Public Hearing

Planning and Zoning Commission

The East Haven Planning and Zoning Commission held a Public Hearing Wednesday, January 4, 2017 Scheduled at 7:00 p.m. at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Roll Call – 4 Present (DeMayo, Metzler, Gravino, and Cianelli) 1 Absent (Colangelo)

Staff Present – Christopher Soto, Zoning Official, Kevin White, Town Engineer, Sal Brancati, Director, and Town Attorney, Joseph Zullo.

**75, 83, 93 Hemingway Avenue:** Site Plan Application for 76 age-restricted units and 10,000 square feet of commercial space.

Chairman Cianelli recognized Timothy Lee, Esq., who represents the applicants Grupka and also representing the applicant is Robert Mangino Architect for the applicant and Jim Gallagan, PE engineer for the drainage. This application consists of three properties one, which was approved in November 2016, for a zone change. The property in total is approximately 4.5 acres all in the CB-2 Zone. We have an application before you pursuant of Section 33.19, which allows for elderly housing. It is actually 74 units with a commercial component that will front on Hemingway Avenue. The commercial portion is intended for medical offices, which would be convenient to those residents at the site. In addition, there will be a small retail portion for a convenient store a good use for the residents as well. As part of the application we submitted a Coastal Area Management application to the DEEP, as we understand there are inland/wetlands and tidal wetlands at the site and we are awaiting comments from the DEEP. The Chairman interrupted to comment that the DEEP as not received any information as of this afternoon or any of the correspondence given to Attorney Lee on the original application. Therefore, the Chairman clarified that no information on this application has been received by the State of Connecticut. I understand that the commission is not taking any actions tonight and Attorney Lee stated that he will clarify that information with the State of Connecticut prior to the next meeting. We did submit the application with the town separate from this application.

Commissioner DeMayo stated that I thought that this already was reviewed by Marci Balant.

Chairman Cianelli stated no this is the Southwest Regional Staff from DEEP, CSPR has not received anything as of today.

Attorney Lee asked if is something different the Southwest Conservation District, he believes they are separate entities and somewhat private entity separate from the DEEP. It is his understanding that DEEP has seen the application because the planning office contact us because she had some questions with regard to tidal wetlands.

Chairman Cianelli stated please just make sure that our Town Engineer, Kevin White has the information a week or two before the next meeting so that we have no questions when it comes to voting on this application.

Attorney Lee said it is his understanding that the DEEP wants additional time in reviewing the application to clarify the tidal wetlands. The activities will be far enough away from any tidal wetlands. Mr. Mangino has prepared a model of the site with a three-story residential building that will house the 74 residential units, under the 55+ housing regulation require 1 parking space per unit and we meet the bulk standards for the commercial portion with a total of 180 parking spaces. As part of the application we submitted a traffic study prepared Nafis and Young which indicates no adverse impact and will not affect the service on Hemingway Avenue, it will remain at the same level, adequate. Mr. Gallagan has become involved since the last meeting by making some revisions to the storm drainage system and has review that with Kevin White. With all this being said we ask the commission to approve the application, it complies with the zoning regulations and consistent with the ideas discussed at our meetings. It is a mixed-use development on a main thoroughfare it is going to be a benefit to economic development with the commercial portion fronting on Hemingway Avenue with the residential in the rear. No children at the site with no effect to the school system. It is a positive development.

Mr. Robert Mangino, Guilford stated that there is open space, community space within the building, the roof is being designed to receive solar panels, the character of the building fits within the community, and two elevators and three sets of stairs. As soon as, the building plans are complete we will submit them to Jim Bassett the Building Official. We meet all aspects of the building code, fire code, and hopefully the commission. This development is a good fit design wise and development wise.

Mr. Jim Gallagan did the design of the drainage on the site.

Attorney Trefiers who represent Gia Patel and it is their opinion that this is two separate projects, a commercial project, and a residential project. There isn’t anything wrong with the application for elderly housing, but if you look at the regulations for elderly housing it doesn’t meet them because it says that you should have four acres and it does not have it. The elderly project should also have frontage on Hemingway and it doesn’t. There is a great concern in a flood zone for the elderly because they would have to leave and in an emergency the frontage is very important. Too much water coming into the site and the loss of electricity is a concern. Let’s have a real hearing on water.

Niki Whitehead, 9 Hilton Avenue, ask for clarification that the public hearing will remain open to receive comments from the DEEP.

Chairman Cianelli indicated yes.

Ms. Whitehead stated that she will then reserve her comments until that time.

Mr. Soto, Zoning Official stated that there are a couple of concerns that I believe can be worked out before the next meeting.

Chairman Cianelli asked Mr. Gallagan if he has taken into consideration the flooding at Short Beach Road and Hemingway Avenue.

Mr. Jim Gallagan, professional engineer register in the State of Connecticut. The concern with a project of this size is the runoff. There are two very large underground systems to collect all the runoff from the building and mitigate all the water from the buildings in to these two large underground structures that are built to hold water and they slowly release the water. The water that comes off the site is separate from the water that comes off the roofs and that water does not have salt and sand to clog the system the water is then release slowly into the wetlands.

Chairman Cianelli asked Mr. White if he had any comments.

Mr. White state he had just receive the maps the week prior so now he has no comments.

Commissioner DeMayo asked if all the residential parking is under the buildings.

Attorney Lee indicate that is will be all surface parking none under the building. That was the original plan under the new parking regulations.

Commissioner DeMayo ask how many space for residential and what about visitor spaces.

Attorney Lee indicated one space for one unit under the regulations. The entire site will have 180 space for overflow.

Commissioner DeMayo indicated that it seems a little disproportionate to the amount of housing. Why didn’t you allow for more parking with the residential and make the parking more equivalent?

Chairman Cianelli indicated that because the residential portion was already approved under the old regulation they were allow to utilize those parking regulations. But Mr. DeMayo has a good point maybe you could move a few spaces top the back where the residential is located.

Commissioner Metzler asked what about residents who have two cars.

Attorney Lee agrees that maybe the parking can be reallocated.

Chairman Cianelli that the public hearing will remain open until next month.

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk