

**EAST HAVEN PLANNING AND ZONING COMMISSION**  
**Regular Meeting**

The East Haven Planning and Zoning Commission held its Regular Scheduled Meeting Wednesday, February 6, 2013, at the East Haven Community Center, 91 Taylor Avenue, East Haven, CT

Chairman Cianelli called the meeting to order at 8:20 p.m.

Roll call: Present 5(Ruocco, Raymond, Cianelli, Colangelo, and Fiorillo)  
Also present/not voting: Alternates (DeMayo and McKay)

**Item #1**

Administrative Actions

Accept minutes January 2, 2012 meeting.

Commissioner Raymond moved to accept the minutes.

Vice Chairman Ruocco second the motion.

Roll call vote - All in favor. None Opposed. No abstentions.

**Approved**

**Item #2**

Old Business

No Old Business

**Item #3**

New Business

Accept Autumn View Housing Proposal for review and possible decision.

Chairman Cianelli asked Attorney Hollister if Autumn View LLC, is a profit or nonprofit entity and what is the relationship to Statewide Construction.

Attorney Hollister stated that Vicki Imperato is president of Autumn View LLC, as well as president of Statewide construction and owner of other parcels.

Chairman Cianelli asked how this project is getting financed.

Attorney Hollister stated, "Through a private lender."

Kevin White, PE, Town Engineer indicated that there is a lot of issues to address. First, the width of the road, 30 ft. wide roads are only allowed in open space subdivisions, therefore is a concern of public safety and health, sidewalks are to be 4.5 ft. concrete, on both sides of the street, your plan calls for only one side. With 4,000 ft. of roadway you

will need to increase the detention pond. You divide the site into 5 areas post development, you must narrow it down to 3.

David Nafis, PE, Engineer for the applicant stated areas C, D, and part of E are taking water in a different direction runoff to golf course. B and C areas post construction will get to the basin.

Kevin White asked how long do you anticipate the water being in the basin.

David Nafis stated, 24 hours and it should dissipate.

Kevin White asked after a 50 year storm, water would remain for a week longer than 3 days and would cause a health concern through the Health Department. Also, there are concerns with regard to the sewer next to the detention basin. Where is there gas available on South Strong and Strong Street.

David Nafis stated that gas service is still under discussion.

Kevin White stated that the area designated for mail and the club-house does not have enough parking area and where are these cars suppose to turn around, what if there was a wedding at the club-house. Any other consideration regarding the basin, which is more than a football field surround by a chain link fence, which is not good. There are no lighting details on this plan. The common area where units 56 -105, and 58 are located how would you enforce the use of that area. The 6 to 7 years duration for construction is unacceptable. Improvements to Strong Street will be required with no patch and address the area behind Eddon Drive as to how the water will get down there.

Commissioner Raymond asked if there will be blasting on the site.

David Nafis stated that they preformed a test hole and they encountered some ledge.

Vice Chairman Ruocco stated that this community is very sensitive to blasting due to a previous situation in town. The phasing to build these units is undesirable; to wait for 30 units to sell and start the next phase, it could go bankrupt.

Chairman Cianelli asked if there is another location in town for this type of development. We are here to protect this community from a high density development and in addition, asking us to create a new zone.

Frank Biancur, Zoning Official stated that this is not in line with the Plan of Conservation and Development which we clearly follow. We represent the neighbors and resident regarding the setbacks.

Attorney Hollister stated contrary to those regulations this state program has two parameters, is it a safe design and is it a community people want to live in. Better than a subdivision.

Frank Biancur stated that the Fire Marshal elaborate per your request, no on street parking based on 51 units.

Commissioner Raymond asked where school-age children play and what will be the population of children.

Attorney Hollister stated a total of 72 children and they will utilize the common area for play. Even in a standard subdivision, no doubt on a private road the residents will have a vested interest in keeping the children safe, they will play and ride bikes in the road.

Commissioner DeMayo asked what is the criteria and/or basis for the overall safety and common size calculations; you have not demonstrated safety, the propose is to maximize the space and as a result it is unsafe.

Commissioner Colangelo asked why there are only two housing designs.

John Torello, Architect stated that it is not unusual and are acceptable and could possibly be customized.

Commissioner DeMayo stated that it is possible for any unit owner to make additional living space out of a family room; and zoning does not apply. These are below market rate; could they be rented out, too?

Attorney Hollister stated that there will be no sub-leasing due to the income process.

Commissioner Fiorillo asked if the developer is self-managing to cover the cost because the price varies from \$160,000 to \$222,000 at some point they will be selling at a loss.

Vice Chairman Ruocco asked if the traffic engineer took in account winter months and the immediate problem with the traffic lined up North High Street, that street can't handle more cars.

Balskus stated that it is not a significant amount; it adds one car to that queue.

Attorney Zullo stated in the previous traffic report done by Mr. Young of Nafis and Young Engineers; it was determined that in an age restricted development it would increase 15%, 11% in the a.m. hours and 3% in the p.m. hours. Is it necessary to convert 51 units to 105 units because your demands of weren't met.

Attorney Hollister stated that with price restricted units the calculations are much different.

Attorney Zullo added, with two vehicles per household that would mean two spaces plus street parking and no parking on the street would be allowed. The lack of open space does not fit into the town's comprehensive plan and what data did you utilize to figure the common area.

Attorney Hollister was inaudible.

Attorney Zullo asked if an agreement to dispose water to the golf course was in place.

Mr. Nafis indicated “no.”

Attorney Zullo stated that the affordable idea has a stigma for those houses that are less expensive.

Attorney Hollister stated, there is a commitment that all exteriors are the same.

Attorney Zullo asked what assurance does the town have, the applicant started clearing the land in 2007, and no work has been done since to develop the property.

Chairman Cianelli stated that there are no guarantees that this project will be completed. The applicant has not done any work at the site since 2007, or maintained the property, which is a mess

Attorney Zullo stated that market will not support affordable housing in East Haven.

Kevin White stated he requires a lighting plan from the UI. Also, your date of submission is January 2, 2013.

Chairman Cianelli stated we will extend to the applicant time to provide the commission with the conditions and/or changes of the engineer for the next meeting and accept this for review.

Vice Chairman Ruocco moved to accept for review with engineers conditions.

Commissioner Fiorillo second the motion.

Roll Call – All In Favor. None Opposed. No Abstentions.

**Accepted for Review/with engineer’s conditions.**

Commissioner Colangelo moved to adjourn.

Commissioner Raymond second the motion.

Voice vote- all in favor. None opposed. No abstentions.

Meeting adjourned at 11:19 p.m.

Respectfully submitted,

Roberta A. DeLuca

Commission Clerk