

Planning and Zoning
Public Hearing

Stacy Gravino, CTC
TOWN CLERK

The East Haven Planning and Zoning Commission held a certain Public Hearing Scheduled Wednesday, February 7, 2018 at the East Haven Community Center, 91 Taylor Avenue in order to transact the following:

Vice Chairman DeMayo called the meeting to order at 7:00 p.m.

Staff present: Christopher Soto, Zoning Official, Salvatore Brancati, Director of Administration, and Joseph Zullo, Town Attorney.

Roll Call - 5 Present (DeMayo, Asid, Lang, Gravino, and Alternate Carocci)

Vice Chairman DeMayo recognized Attorney Bernard Pellegrino.

Attorney Pellegrino submitted an article from the New Haven Register with regard to the need for elderly housing in New Haven County. He briefly explained the plan of 5 buildings, 415 units, four stories high, with amenities for 55+ older at the site. He further

Vice Chairman DeMayo recognized Nathan Peck of Milone and McBroom. He is a Professional Engineer certified in traffic engineering and will address some the accidents mentioned prior. He explained that there was a rollover a mile up the road on the North Branford line and the motorcycle accident occurred due to excessive speed. Finally, turning into the site and taking a page from the DOT manual of their design, which summarizes the drive around those cars turning into the site and the length of the site line exiting the site are all appropriate traffic flow.

Vice Chairman DeMayo stated that he is not concerned with the numbers from the State of Connecticut. He asked a practical question and does not believe the numbers are true, due to the human factor. Again, I would like to see a light that is triggered when entering and exiting the site.

Commissioner Carocci thanked Mr. Peck for answering the previous questions.

Vice Chairman DeMayo stated looking at the property with the number of units is concerned with the impact on the surrounding community and how it will affect the character of the neighborhood.

Attorney Pellegrino stated that time marches on and this property will be developed. This application works for the site, its topography, it takes Sperry Lane out of the mix minimizing any traffic issues, the traffic concentration will be low due to the age restricted housing, the maximum buffer of vegetation and how the site rises into the topography along with revising the plan and removing one of the buildings increases the vegetation buffer and lessens the impact to the neighborhood.

Vice Chairman DeMayo stated that Branhaven Drive is predominantly single family homes.

The impact on the community will be minimal, you will not be able to see the buildings from the road, it will not be any different than it is now, and you won't know the difference driving by.

Commissioner Asid asked how will this development remain age restricted and can children live there.

Attorney Pellegrino indicated that the development will be deed restricted recorded on the land records as age restricted. With regard to children that is a Fair Housing challenge. But one of the tenants must be 55+ and if there isn't a qualified tenant the remaining tenant has 6 months to move out.

Vice Chairman recognized Frank Cappelloni who spoke in favor of this application. He believes this is a much needed type of housing for the area. He is a qualified developer and it should be approved.

Vice Chairman recognized Genaro Amendola stated that he is opposed to the double zone change to get what they can't get with one zone change. This will lead further blight in town along Foxon Road. The commission should pay attention to the Plan of Conservation and Development. The passing of a car in the shoulder on the right will cause debris in the breakdown lane. There is a trucking company ¼ mile up the road with 50 or more rigs. He is concerned with the monitoring of the equipment on the site and blasting.

Vice Chairman DeMayo recognized Mark Hartney, 435 Lighthouse Road, New Haven who asked if this development is affordable housing.

Vice Chairman DeMayo indicated this is not affordable housing.

Lenore Salvati, 15 Virginia Road this is a good development for those who want to downsize and it will be an asset to the town.

Nicole Anderson, is the 8-30G forever on the land.

Attorney Joseph Zullo stated to be very careful with discussion on the 8-30G.

Jane Vollono, Kenneth Street stated that this is a much needed development, it will increase taxes and the developer has a proven track record that does quality projects in town.

Commission Asid asked, will they be using the new access road during construction or the high school access road.

Chairman DeMayo stated the high school access road will only be utilized for town use.

Commissioner Gravino asked what the rental amount would be.

Mr. DiLungo stated possibly \$1400-\$1800 for a one bedroom and \$1800-\$2100 for a two bedroom.

Commissioner Lang stated that after studying the plans this is a very good plan from a businessman who does impeccable work and keeps his properties meticulous. This is an excellent project.

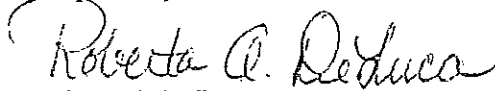
Discussion as to the status of the type of housing and rental took place between the commission and the public.

Stacy Gravino clarified that this is not subsidized housing it is not government funded it is privately owned.

Commissioner Asid moved to close the public hearing.
Commissioner Gravino second the motion.
Voice Vote-All in favor. None opposed. No abstentions.

Hearing closed at 7:58p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Roberta A. DeLuca". The signature is written in dark ink and is positioned above the printed name and title.

Roberta A. DeLuca
Commission Clerk