

**200 TYLER STREET SUBCOMMITTEE  
(BLUE RIBBON COMMISSION)  
PUBLIC HEARING MINUTES  
TUESDAY, JANUARY 12, 2016**

The East Haven 200 Tyler Street Subcommittee (Blue Ribbon Commission) conducted a public hearing on Tuesday, January 12, 2016, at 7:00 p.m., at the East Haven Senior Center, 91 Taylor Avenue, East Haven, CT 06512.

Public hearing called to order by Chairman Carbo.

**Item #1 – Roll Call**

All Commission members present – Paul Carbo, Robert Limoncelli, Charles Lang, Marlene Asid, Steven DeLucia.

Also present: Town Attorney Joseph Zullo and Director of Economic Development, Sal Brancati.

**Item #2 – Public Hearing #1 – Solicit public opinion concerning feasible development options for the 200 Tyler Street property including, but not limited to, the use of the property for community/mixed use purposes.**

Chairman Carbo opened the floor to public comment by reminding the public they would have 3 minutes during which to speak, the education option is off the table due to the Board of Education's lack of interest in property, and, the Commission would not be responding to any of the public's inquiries.

Chairman Carbo instructed Clerk Gravino to start to call the public to speak.

First speaker: Linda Hargraves, 521 Thompson Avenue, East Haven.

“The Commission has put the cart before the horse, public hearings should have been held before starting to hold Commission meetings.

Letters should have been sent the affected residents, not all of the Town is affected as much as those in immediate vicinity of the property. It was a ridiculous proposal to move Town Hall to 200 Tyler Street, should never abandon the Town Hall. Why is the Administration rushing to get this done, will the property be sold or given away? The Commission and the Administration have tunnel vision, the property could be used for a vocational training school, adult learning center, meeting place for teen center, rental office space, Probate Court. The Commission and the Administration views are limited.”

Second Speaker: Mary Varunes, 123 French Avenue, East Haven.

“Resident of East Haven for 40 years. Educator, Director of Family Resource Center, currently Director of Old Stone Church Preschool. Should put all preschools and adult education into 200 Tyler Street. Recreation could provide activities and a place for the children to play. The City of New Haven accomplishing this already. Should be looking for grants, and concerned with property values.”

Third Speaker: Barbara Esposito, 41 Gordon Street, East Haven.

“Has lived in East Haven for 75 years, graduated from 200 Tyler Street, currently President of the East Haven Historical Society. Should open a medical center with private dentists, doctors, etc. Some municipal offices such as Building Department, Assessor’s Office, Town Clerk’s Office could be housed at 200 Tyler Street, Police Department and Public Works should not be. The Mayor’s office should stay at Town Hall. Side wing of 200 Tyler Street should be taken down. Concerned with Senior Housing due to the Section 8 questions. Renovations should be considered to house the East Haven Historical Society, which currently uses 5 plus rooms at 200 Tyler Street. The Historical Society needs ample room to display collections. 200 Tyler Street has been allowed to deteriorate and everything should be done to keep this landmark in town. We all should strive to do something to be proud of 200 Tyler Street.”

Fourth Speaker: Margaret (Peggy) Thomas, 42 Grannis Street, East Haven.

“Asking for space for Community Kitchen which is run by East Haven United. It began with one monthly meal, now it has grown to twice monthly. The Town needs to serve daily free meals to its residents. Currently the Community Kitchen is being operated out of Christ and Epiphany Church, but will at some point grow out of this location. The Community Kitchen is asking to use the cafeteria at 200 Tyler Street to serve one free meal daily. The Community Kitchen only needs the space, not asking for Town to pay for renovation of cafeteria, the Community Kitchen would raise the money for renovations. There is a great deal of support from the townspeople and the businesses for the Community Kitchen.”

Fifth Speaker: Bruce Scobie, 27 Kirkham Avenue, East Haven.

“Grew up in East Haven, graduated from 200 Tyler Street. It is time to let the building go; it is nothing more than a money pit, no need to sink more money into the property. Has seen various administrations not do anything concerning the property. The Historical Society, pool, Biddy Basketball could be housed in one of the schools which will be closed or at the High School/Middle School.”

Sixth Speaker: Jack Stacey, 82 Forbes Place, East Haven.

“Thanked the members of the Commission for taking on this no win situation. A referendum was held, voters had three options, the least favorite was senior housing, and the referendum is now being ignored. The Board of Education is currently paying rent at Dodge Avenue to house Adult Education, move it to 200 Tyler Street. Room for municipal use, but don't move Police Department and Public Works to 200 Tyler Street. Have a meeting room; the Town of West Haven has a fantastic room for the Town Council to use. Please think outside the box.”

Seventh Speaker: Jim Harding, 84 Catherine Street, East Haven.

“An architect who has dealt with projects of development. Developers are finding ways of pushing Section 8 housing from larger cities thru zoning into smaller communities with large swatches of property. People are being tricked. Municipalities would rather have someone leasing than have an empty building so Section 8 housing moves in to building. Once all the permits were done, municipality could not do anything to stop Section 8 housing. Find a developer who specializes in mixed use development, research it before deciding.”

Eighth Speaker: Wendy Bellmore, 57 Catherine Street, East Haven.

“Concerns are what are the comparables, what would it cost to build a new Town Hall vs. renovating 200 Tyler Street. Use 200 Tyler Street for multipurpose center for seniors, have offices for accountants, etc. in the building, with luxury apartments also, instead of this mish mash of apartments. Where is the executive strategic planner to help take this project to the next level? Be more creative, take responsibility for this project.”

Ninth Speaker: Pamela Harding, 283 Tyler Street, East Haven.

“Lived in East Haven for three years, loves the Town, but is concerned about 200 Tyler Street. None of the proposals breathe new life into East Haven, we need new people, new dollars, new opportunities. 200 Tyler Street could be turned into a technology/green business incubator. Could have a café, offer secretarial services, and partner up with area colleges to help businesses. It would be a boom for the Town instead of repeating the same thing.”

Tenth Speaker: Edwin Salmon, 9 Wheaton Road, East Haven.

“The Town does not have a master planner on staff, the last planner was David Anderson. A feasibility study which takes months to do

properly needs to be performed. More time needs to be spent on investigating options. Solicit developers for mixed use/arts. The space could house a museum, artistic spaces, commercial areas, and living spaces. Currently the Vice-Chairman of the East Haven Arts Commission, which was kicked out of 200 Tyler Street. Wants to bring arts to the children, wants to see vitality in and economic growth for the Town. The Town currently does not have a bookstore, art gallery.”

Eleventh Speaker: Vincent Camera, 43 Forbes Place, East Haven.

“Former member of the East Haven Town Council. The current Administration will go with senior housing and it will pass because of the current political makeup of the Town Council. The Board of Education closing schools, which will save two million dollars, the High School bonds are paid off this year. The Town is owed a good quality of life. The Administration and Commission is rushing into this decision, just looking at the money, should sit with the Townspeople and hear what they have to say. 200 Tyler Street could house preschools, tech school, arts, camp, credit union.”

Twelfth Speaker: Dan McCann, 137 Mansfield Grove Road, East Haven.

“Agrees with Jack Stacey, the referendum vote should be respected. 200 Tyler Street has plenty of room to house different organizations. The Town Council previously put the brakes on selling 200 Tyler Street for \$400,000.00. Concerned about senior housing which would allow private residents who cannot be near children the opportunity to do so with the Town retaining ownership of the pool. Has asked this question before and still has not received an answer. Implored the commission to think outside the box and to not rush into any decisions.”

Thirteenth Speaker: Paul Christoferson, 300 Tyler Street, East Haven.

“Tear down the building and sell each brick for \$2.00.”

Fourteenth Speaker: Paul Cofrancesco, 32 Bennett Road, East Haven.

“Teen Center supporter, there is no other space in Town available to house the Center except for 200 Tyler Street. Wanted to remind people the schools don’t come back to the Town unless the Board of Education closes them so don’t count on using those buildings just yet. The Town Council has final say, it is important to attend those meetings and let your voices be heard.”

Fifteenth Speaker: Jeffrey Lendroth, 320 Tyler Street, East Haven.

“Most people voted for a recreation center when referendum occurred. Per Town Zoning Regulations, the parcel of land is too small for senior housing. Discourage the use of Section 8 housing. Why are there only 2 options? In the Mayor’s October 9, 2015 press release, it was stated that it is essential to facilitate public voice. How does the public have a say if we can’t speak at the meetings. The Administration and Commission are both ignoring what the taxpayers want.”

Sixteenth Speaker: Michael Provencal, 139 Charter Oak Avenue, East Haven.

“A member of the 200 Tyler Street Committee, wished the public hearings took place first and that the Commission members spoke with the Committee members. There is no way to come up with a feasible plan in just six weeks, ask for more time and ask for help from the Committee members. The Town will fight the Administration on this. Need to research grants, options, get more help.”

Seventeenth Speaker: Fred Parlato, 146 Tyler Street, East Haven.

“Currently Chairperson of East Haven Town Council. The comments he has heard disturb him, his family has houses around 200 Tyler Street property. He takes offense to comments about this being a

done deal. He knows whatever option is chosen, it won't please everyone. It must first go through Zoning, at which time everyone will have a chance to voice their opinion, then it will go before Town Council, at which time everyone will again have a chance to voice their opinion. Must keep East Haven viable."

Eighteenth Speaker: Art Hulford, 234 Foxon Boulevard, East Haven.

"Keep the front façade of building, tear the rest of it down and rebuild, cheaper to rebuild than to renovate."

Nineteenth Speaker: Margaret (Peggy) Thomas, 42 Grannis Street, East Haven.

"Works for an architect who specializes in urban restoration restored an old school in New Haven which currently houses his offices. Don't tear down an old building, restore it."

Twentieth Speaker: Bob Fox, 180 Coe Avenue, East Haven.

"It is a farce that this will be done in six weeks. What are the credentials of those sitting on Commission to undertake this endeavor? Members of Commission should have shown resumes instead of having Mayoral appointment."

Twenty-First Speaker: Kathy Malone, 72 Charter Oak Avenue, East Haven.

"Building should be used for educational purposes."

Twenty-Second Speaker: Louis Pellegrino, 2 Kirkham Avenue, East Haven.

"No need to rush into any decision after waiting 17 years, take your time."

Twenty-Third Speaker: Dan Laudano, Holme Street, East Haven.

“Uses pool regularly, out of towners use it also, potential to improve it, renovate what you have.”

Twenty-Fourth Speaker: Josephine Perricone, 480 Thompson Avenue, East Haven.

“Does not want Section 8 housing or senior housing. No one received a letter, which they were supposed to have been sent out to residents. Thinks it is a done deal. Why does this whole process have to be done in six weeks?”

Twenty-Fifth Speaker: Jeffrey Lendroth, 320 Tyler Street, East Haven.

(Asked Mr. Parlato concerning the vote to concerning the dispatch center)

“A year ago Mayor Maturo was called in to push thru Pd because spent one million dollars. No public hearings were held.”

Twenty-Sixth Speaker: Fred Parlato, 146 Tyler Street, East Haven.

“The Town Council held a public hearing on the dispatch center. If the Town hadn’t passed the dispatch center, the DOJ would have fined the Town for non-compliance.”

Twenty-Seventh Speaker: Ken McKay, 59 Sidney Street, East Haven.

“Owns 3 properties in town, has lived in East Haven for 65 years, 25 years serving on East Haven Town Council. Most people at a public hearing since the one held when the Town Council was flat funding the Board of Education. No one is twisting anyone’s arms on the Town Council to vote a certain way. The Mayor made a campaign



promise to do something with 200 Tyler Street. Where is the Town going to get the money to build an arts council, etc., it will be a \$500.00 to \$600.00 tax increase per year. Nothing has been decided.”

Twenty-Eighth Speaker: Jim Harding, 84 Catherine Street, East Haven.

“Get it in writing that there will never be Section 8 housing on premises and then people might be more receptive to the idea of senior housing, if not, then don’t do it.”

Twenty-Ninth Speaker: Mary Zurkis, Ure Avenue, East Haven.

“Will her property be taken?”

Chairman Carbo asks if there are any other comments from the public, there were none.

Chairman Carbo stated the Commission would not be rushing into anything, it’s function would be to merely recommend an option, it would be up to the Town Council to ask where the money would come from if a taxpayer funded project is chosen.

Item # 3 – Adjournment of Public Hearing #1.

Chairman Carbo asks for a motion to adjourn Public Hearing #1.

Commissioner Lang made a motion to adjourn Public Hearing #1, Commissioner Asid seconded the motion.

Voice Vote: All in favor, none opposed, no abstentions, motion carried.

Public Hearing #1 adjourned at 8:20 p.m.

Respectfully Submitted,

Stacy Gravino  
200 Tyler Street Subcommittee, Clerk