

## Bryan Meccariello

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**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Sent:** Monday, May 17, 2021 8:49 AM  
**To:** Bryan Meccariello  
**Subject:** Fwd: 295 Laning Street

Bryan F. Meccariello, Esq.  
Meccariello & Bornstein  
P.O. Box 874  
Southington, CT 06489  
(O) (860) 276-0585  
(D) (860) 378-5938

Begin forwarded message:

**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Date:** May 14, 2021 at 9:19:40 AM EDT  
**To:** jpaul@southington.org  
**Cc:** Rob Phillips <phillipsr@southington.org>, Karen Molloy <molloyk@southington.org>, bovino@kratzertjones.com  
**Subject:** Fwd: 295 Laning Street

Good morning Chief Paul.

I'm following up my email below to confirm your receipt and whether you will be able to reply before the PZC hearing this coming Tuesday (5/18).

Bryan

Bryan F. Meccariello, Esq.  
Meccariello & Bornstein  
P.O. Box 874  
Southington, CT 06489  
(O) (860) 276-0585  
(D) (860) 378-5938

Begin forwarded message:

**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Date:** May 10, 2021 at 4:58:34 PM EDT  
**To:** jpaul@southington.org  
**Cc:** Rob Phillips <phillipsr@southington.org>, Sev Bovino <bovino@kratzertjones.com>, Karen Molloy <molloyk@southington.org>  
**Subject:** 295 Laning Street

Good afternoon Chief Paul. I thought that it would be easier for me to simply forward you my email (below) sent to Rob Phillips earlier today. Mr. Phillips had no objection to me contacting you directly regarding my clients' proposed age-restricted development at 295 Laning Street. I understand that you provided Mr. Phillips with the following opinion on May 3rd:

*In regards to the proposed development, Laning 830g Affordable Housing, and the number of access points needed, two access points are safer and allows more area for fire apparatus to enter and exit in case of an emergency.*

In addition to your opinion on the proposed redesign of the sole access point described in my email below (since there is not a second viable access point), is there a distinction between a conventional age-restricted development and an affordable 8-30g age-restricted development (both with only one access point and the same number of buildings) relative to fire safety? I've attached copies of two other age-restricted communities which were recently approved by the PZC with your respective comments.

I am available all week to discuss before the next regularly scheduled PZC meeting on May 18th.

Thanks,  
Bryan

Bryan F. Meccariello, Esq.  
Meccariello & Bornstein  
P.O. Box 874  
Southington, CT 06489  
(O) (860) 276-0585  
(D) (860) 378-5938

Begin forwarded message:

**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Date:** May 10, 2021 at 12:44:08 PM EDT  
**To:** Rob Phillips <phillipsr@southington.org>  
**Cc:** Karen Molloy <molloyk@southington.org>, David Lavallee <lavalleed@southington.org>, Sev Bovino <bovino@kratzertjones.com>  
**Subject:** SPD/SFD review/opinion

Rob, with your permission, I would like to communicate directly with both Fire Chief Paul and Police Chief Daly about redesigning the driveway at 295 Laning Street to create a 14' lane (in) and a 14' lane (out) spaced between a 3' landscape median similar to Doral Lane (to the east). I also want to inform them that the buildings in this development are only one-story structures which would obviate the need to use the largest fire trucks. Additionally, there were two other age-restricted developments (45 Pacer Lane and 785 South End Road n/k/a Kings Ridge Drive) with the same number of buildings recently approved by the PZC. Was the SPD and/or SFD ask to provide opinions relative to those developments? And if so, were any opinions provided?

Bryan

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(O) (860) 276-0585  
(D) (860) 378-5938

Begin forwarded message:

**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Date:** May 14, 2021 at 9:21:53 AM EDT  
**To:** chiefdaly@southingtonpolice.org  
**Cc:** Rob Phillips <phillipsr@southington.org>, Karen Molloy <molloyk@southington.org>, bovino@kratzertjones.com  
**Subject:** Fwd: 295 Laning Street

Good morning Chief Daly.

I'm following up my email below to confirm your receipt and whether you will be able to reply before the PZC hearing this coming Tuesday (5/18).

Bryan

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(O) (860) 276-0585  
(D) (860) 378-5938

Begin forwarded message:

**From:** Bryan Meccariello <bryan@meccariellobornstein.com>  
**Date:** May 11, 2021 at 10:38:00 AM EDT  
**To:** chiefdaly@southingtonpolice.org  
**Cc:** Rob Phillips <phillipsr@southington.org>, Sev Bovino <bovino@kratzertjones.com>, Karen Molloy <molloyk@southington.org>  
**Subject:** 295 Laning Street

Good morning Chief Daly. This email is sent on behalf of Frank and Mary Fragola, the owners of 295 Laning Street, regarding their proposed age-restricted affordable housing development. I'm taking the same approach with this email as I did with the one to Chief Paul below. I understand that you provided Mr. Phillips with the following opinion on May 3rd:

*Relative to your inquiry regarding the choice between one or two access points, in my opinion it would always be safer to have two separate access points rather than just one. If one access point becomes blocked in the event of an emergency the ability to access from a different area could be the difference between a major tragedy and a positive outcome.*

Given the fact that many condominium developments and subdivisions in town have only one access point (some of which having been recently approved by the PZC), is there a difference between a conventional age-restricted development and an affordable 8-30g age-restricted development (both with only one access point and the same number of buildings) relative to police safety? If so, then can you explain? If not, then please state that too, thanks.

In addition, do you have an opinion about my clients' proposed revision to widen the sole access point by including a 14' lane entry (in) and a 14' lane exit (out) with a 3' landscaped median in between similar to Doral Lane located immediately to the east?

Bryan

Bryan F. Meccariello, Esq.  
Meccariello & Bornstein  
P.O. Box 874  
Southington, CT 06489  
(O) (860) 276-0585  
(D) (860) 378-5938



KEYMAP SCALE 1"=1000

**kratzert jones & associates, inc.**  
 425 WINDY HILL ROAD, SUITE 200  
 SOUTHINGTON, CT 06488  
 PHONE: 860.261.5100  
 FAX: 860.261.5101  
 WWW.KJA.COM

**SITE LAYOUT PLAN**  
 for  
**KINGS RIDGE**  
**AGE-RESTRICTED**  
**HOUSING**  
 LOWLEY DEVELOPMENT, INC.  
 #785 SOUTH END ROAD  
 SOUTHINGTON, CT

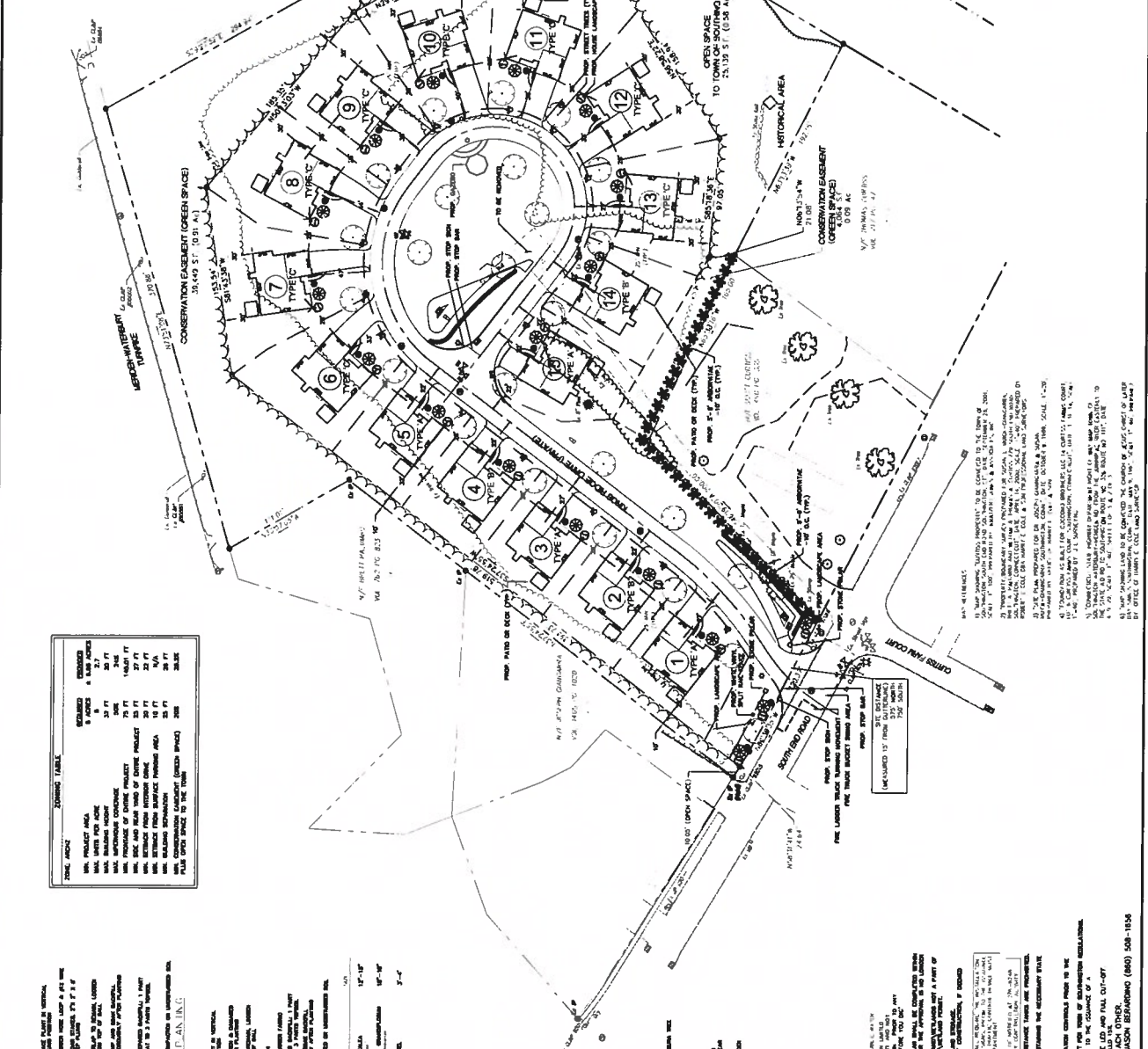
SCALE: 1"=40'  
 DATE: MAY 2, 2019

PROJECT NO: 217-092  
 SHEET NO: S-1

THIS PLAN WAS PREPARED BY THE ARCHITECT UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ARCHITECT AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND REGULATIONS. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF THE DESIGN OR CONSTRUCTION OF THE PROJECT.

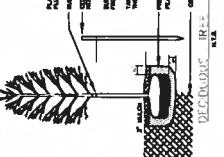
CONVICTION OF THE ARCHITECT BY THE STATE OF CONNECTICUT ON JAN 24, 2015, FOR VIOLATION OF SECTION 20-210 OF THE CONSTRUCTION CODE.

CONVICTION OF THE ARCHITECT BY THE STATE OF CONNECTICUT ON JAN 24, 2015, FOR VIOLATION OF SECTION 20-210 OF THE CONSTRUCTION CODE.



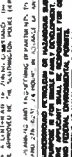
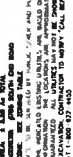
**EXISTING TABLE**

TYPE	AREA	REMARKS
1	EXISTING PAVED DRIVEWAY	15.00 AC
2	EXISTING DRIVEWAY	1.00 AC
3	EXISTING SIDEWALK	0.50 AC
4	EXISTING DRIVEWAY	0.50 AC
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50	EXISTING DRIVEWAY	0.50 AC



**REQUIREMENTS SHEET**

NO.	DESCRIPTION	REMARKS
1	EXISTING DRIVEWAY	15.00 AC
2	EXISTING DRIVEWAY	1.00 AC
3	EXISTING SIDEWALK	0.50 AC
4	EXISTING DRIVEWAY	0.50 AC
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50	EXISTING DRIVEWAY	0.50 AC



1. THE PROPERTY IS TO BE DEVELOPED AS AN AGE-RESTRICTED HOUSING COMMUNITY.
2. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND SUBORDINATE REGULATIONS.
3. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND SUBORDINATE REGULATIONS.
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25. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS AND SUBORDINATE REGULATIONS.



## Southington Fire Department

310 North Main Street  
P.O. Box 289  
Southington, Connecticut 06489  
Telephone (860) 621-3202  
Fax (860) 628-4049

Date \_\_\_\_\_

To : Town Planner

From : Fire Marshal's Office

SPR 1780

Re : Plans # SFU (222)

Fire Plan # 19-116

The Plans Submitted to our office for review have been

Approved

Rejected

Address of Property 792 SOUTH END ROAD

Comments : SEE ATTACHED DOCUMENT FOR PLAN

REVIEW TO BE COMPLETED

Fire Marshals Office

SOLUBY



**TOWN OF SOUTHLINGTON  
FIRE MARSHAL'S OFFICE**

310 North Main St., Southington, CT 06489  
(860) 621-3202



**SITE PLAN REVIEW  
FOR  
KINGS RIDGE AGE-RESTRICTED HOUSING  
792 SOUTH END ROAD**

June 3, 2019

A full size site plan is requested for review showing the following:

- 1). Fire Department turning movement.
- 2). Hydrant locations





### Southington Fire Department

310 North Main Street  
P.O. Box 289  
Southington, Connecticut 06489  
Telephone (860) 621-3202  
Fax (860) 628-4049

Date 6/6/2019

To : Town Planner

From : Fire Marshal's Office

Re : Plans # SPP 1750  
SPL 622

Fire Plan# 19-116  
19-129

The Plans Submitted to our office for review have been

Approved

Rejected

Address of Property 792 SOUTH END ROAD

Comments : KINGS RIDGE AGE RESTRICTION HOUSING

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Fire Marshals Office SOLYR

# PLANNING AND ZONING COMMISSION

196 North Main Street, Southington, CT 06489  
(860) 276-6248



Michael DelSanto, Chair  
Paul Chaplinsky, Vice-Chair  
Jennifer Clock, Secretary  
Robert Hammersley  
Susan Locks  
James Morelli  
Dagmara Scalise  
Joe Coviello, Alternate  
Val Guarino, Alternate  
Peter Santago, Alternate  
Stuart Savelkoul, Alternate

Robert A. Phillips, MS, MPA, AICP  
Director of Planning and  
Community Development

David Lavallee  
Assistant Town Planner

Matthew Reimondo  
Zoning Enforcement Officer

**Tuesday, June 18, 2019**  
**7:00 p.m.**

**John Weichsel Municipal Center**  
**Assembly Room**  
**196 North Main Street**

## AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. APPROVAL OF MINUTES**
  - A. Regular meeting of June 4, 2019
- 5. PUBLIC HEARING**
  - A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 of the Zoning Regulations (ZA #600)
  - B. Special Permit Application of Lovley Development to construct an age restricted housing development on property located at 792 South End Road, in an ARCHZ zone (SPU #622)
- 6. BUSINESS MEETING**
  - A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 of the Zoning Regulations (ZA #600)
  - B. Special Permit Application of Lovley Development to construct an age restricted housing development on property located at 792 South End Road, in an ARCHZ zone (SPU #622)
  - C. Site plan application of Lovley Development, Inc. to construct 15 units of age-restricted homes, property located at 792 South End Road, in an ARCHZ zone (SPR #1780)

- D. Lazy Lane Industrial Associates, site plan application for a proposed 8,100 s.f. industrial building, 182 Lazy Lane, in an I-2 zone (SPR #1777), *tabled from June 4*
- E. Inspired by Opportunity, LLC, site plan application for fast-food restaurant with sit-down dining and drive-through service, property owned by Southington Development Partners, LLC, located at 1799 Meriden-Waterbury Road, in a B zone (SPR #1779), *tabled from June 4*
- F. Borghesi Building and Engineering Co., Inc., site plan application for an 18 x 30 addition, property located at 86 Queen Street (SPR #1781)
- G. Centrica Business Solutions, Inc., site plan application for the installation of 39.8' wide x 182.7' long solar canopy array over existing parking area and installation of solar panels on roof, property located at 261 Summit Street (The Summit of Plantsville), in an R-12 zone (SPR #1782)

**7. ADMINISTRATIVE ITEMS**

- A. Open Space and Land Acquisition Report
- B. RPC Liaison Report
- C. Heritage Committee Update
- D. Administrative Review Authorization: Site plan application of John Salerno for proposed reconstruction of grocery store, 887 Meriden-Waterbury Turnpike, in a B zone (SPR #1784)
- E. Administrative Review Authorization: Southington Country Club for proposed 374 square foot addition, 150 Savage Street, in an R-20/25 zone (SPR #1783)

**8. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

**9. RECEIPT OF NEW APPLICATIONS**

**10. ADJOURNMENT**

Planning & Zoning Commission – June 18, 2019

PLANNING AND ZONING COMMISSION  
TOWN OF SOUTHTON

JUNE 18, 2019

The Planning & Zoning Commission of the Town of Southington held a public hearing and a regular meeting on Tuesday, June 18, 2019 at the John Weichsel Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Michael DelSanto, Chair, called the meeting to order at 7:01 pm.

The following Commissioners were in attendance:

Dagmara Scalise	Paul Chaplinsky
James Morelli	Jennifer Clock
Robert Hammersley	Michael DelSanto, Chair

Alternates: Peter Santago & Val Guarino

Ex-Officio: Robert Phillips, Director of Planning & Community Development  
James Grappone, Assistant Town Engineer

Absent: Susan Locks, Commissioner  
Joe Coviello & Stuart Savelkoul, Alternates

The Chair seated Mr. Guarino for Ms. Locks for this evenings meeting.

A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

**MICHAEL DELSANTO, Chair, presiding:**

MINUTES

A. Regular Meeting of June 4, 2019

Ms. Clock made a motion to approve. Mr. Morelli seconded. Motion passed on a majority voice with Mr. Hammersley & Ms. Scalise abstaining. (5 to 0 to 2)

PUBLIC HEARING

Mr. Phillips read the legal notice into the record.

A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 o the Zoning Regulations (ZA #600)

Stephen Giudice, Harry Cole & Son, 876 South Main Street, Plantsville, CT presented. This is a request for a small modification to Section 3-04.2. This section currently permits the distance between buildings for multifamily and duplexes to be 30'. We are proposing to change that to 25'.

This would mostly affect your condominiums, single and duplex type units, as your regulations for bigger buildings is larger, 45'. But for the small buildings, you have a smaller separation.

This is proposed to allow a little bit more flexibility. This regulation was originally 20'. About 15 to 20 years ago they bumped it up to 30'. And, since that time, as we design these projects, 25 seems like a realistic distance.

In similar communities it can range any where from 20' to 25' to 30'. But generally, 20' is typically the minimum requirement because that's what the requirement is in the building code, the fire separation is 20'.

We think 25' is a reasonable request.

Housing trends change and this would allow for different types of shapes of houses to fit in a development. Giving more flexibility.

Taking a look at the POCD, they didn't really cover this specific issue but there is a line there that takes about housing diversity and I guess I would suggest we fall on this a little bit because it gives us a little more flexibility in the types of houses we would propose on a site.

I brought this forward because your new regulation, 3-09.7 proposes a 25' separation. I felt this regulation should be consistent with the other regulation on the books.

This does not increase unit numbers. It just gives us more flexibility when laying out units in a development.

Ms. Scalise asked if we knew the background of why we moved from 20 to 30? What was the rationale that got us to that point several years ago? Mr. Phillips said he didn't research that. It predated his tenure.

Mr. Giudice offered there was a development that was constructed --- new for this commission to see single family units on one parcel of land. Some people didn't like it. It was very successful and still is a good development. That's how the ball got rolling. If you looked at that development you wouldn't be able to tell the difference compared to others. I think it looks good.

Ms. Scalise asked the typical lot size you develop on if this isn't going to affect the capacity. Mr. Giudice said it doesn't affect the lot size. It affects the dimensions of the house. Explained sometimes you want the units smaller or wider. That's really the difference. Maybe have a two-car garage instead of a one car garage. It gives us flexibility to make it more home like with the different types of homes that you can build and flexibility with the garages.

Mr. Phillips said we have density, units per acre, and that's the guidance overall. There may be situations where you could get a little bit of effective density increase due to specific site topography or geometry, but you'll still be capped at the overall units per density.

Discussion.

Mr. Giudice disagreed stating his position that all multifamily housing is based on square footage of the land, not the dimensions between units. It will not change the density.

Originally, I believe you permitted one unit for every 7,000 or 8,000 sf. That was bounced to 10,000 sf when this was bumped up. Reduce the number of units and spread them out further. But they may have spread them out a little bit too far and I'd like to bring it back.

Ms. Scalise asked if it would give flexibility for open space. Mr. Giudice responded there is no open space requirements for multifamily housing.

Discussion.

(Those speaking in favor of the application)

Sev Bovino, Planner with Kratzert, Jones & Associates. I support Steve's proposal. It makes sense. Gives us more flexibility.

(Those speaking in opposition to the application)

None.

The Chair closed this public hearing item.

B. Special Permit Application of Lovley Development to construct an age restricted housing development on property located at 792 South End Road in an ARCHZ zone (SPU #622)

Sev Bovino, Planner with Kratzert, Jones & Associates, represented the applicant. The property is zoned for age restricted housing. It is served by public water and sewer. The land area is 5.88 acres. Currently it is zoned ARCHZ and that required a two-step process and this is the second step for SPU and later in the agenda we have a site plan application for the same property.

One purpose for ARCHZ is to increase the available housing options for the senior population. This proposal is for 15 units, age restricted housing, ranging in size from 1444 sf to 1610 sf. All on one floor, ranch style homes.

This zone allows 5 units per acre and we propose 2.7 units per acre.

The maximum impervious coverage for the area could be 50% and we propose 24%.

Required minimum frontage is 75' and we provide 145' on South End Road and 145' plus the 322 frontages.

We do not propose access from Rte. 322. That will be a conservation area.

The units have the 25' minimum set back which allowed us to have a good layout and flexibility. We'll be able to offset these units per staff recommendations to give an interesting look. In terms of the number of units, we are not getting more than we started with.

Planning & Zoning Commission – June 18, 2019

This project is bounded on the north by a veterinarian office. There is a gas station and we have a church and we have open space. A couple of residences on South End Road.

Per Section 8 of the regulations, notification is required to property owners within 500'. We did that. The area map with names & addresses is included in your packet.

Per the IT Manual, traffic manual, this project will produce 1.01 additional trips per unit at the peak hour. I have a statement from the IT Manual for the record (handed in).

We have copies of the architectural and floor layout of three different type units (A, B & C), they're similar in nature but a different layout on the inside. (Handed in)

We have not received engineering department comments. I am not going to continue with this presentation until we get more information to address the comments properly and for the public to know what is going on. I'll ask for question and then ask to continue the public hearing and table the application.

The Chair advised this will remain open until our next meeting which July 16, 2019.

Mr. Hammersley asked about the IT Manual information. Mr. Bovino clarified it states this type of development will produce one additional trip per unit at the peak. Fifteen additional trips per peak hour.

Ms. Clock asked about the historical area. Mr. Bovino pointed to an area which abuts the open space. People will be able to access per the current access to the open space.

(Those speaking in favor of the application)

(Minutes are prepared summary style and you may refer to the video on line to hear the full commentary.)

Brad Lawrence, 54 Crestview Drive. When this was first brought up, we submitted a letter. Does that continue or do you want another copy that states our concerns? Concerns are positive. Mr. Phillips explained as this is a new application, it is based on its own evidence, so we have to have it resubmitted. It is dated February 5<sup>th</sup>.

The resident stated that the one thing that seems to be missing in Southington is single family living in a condominium. There is plenty of condos and they have plenty of stairs. The older you get, stairs . . .

I am in favor and hope this goes forward.

Pam LaPenta, 9 Silo Drive, Plantsville. I consider myself one of the lucky ones to be on the list for one of Mark's condos. I echo what Brad said. There is a scarcity of free-standing condos on one floor. For anybody older with trouble with their knees, there is a real need for it.

I am totally in favor of it.

Tom Curtis, 821 South End Road. He stated he was in favor of the concept. He saw the need. My comments are: this is way too dense. The other issue is: what is the difference between a conservation area and open space. I presented the possibility of moving lots 6,7 & 8 further north or closer to Meriden Waterbury Road because that area is not conducive to any public use. There is no access and the entrance to the current open space is behind the property where the church is and their parking lot. The other issue with this design is the water runoff from the swale. These areas over the years tend to get over grown with weeds, mats down, and the water does not percolate back into the ground. They just breed insects. The other issue is the sloping in the center open space which makes it unusable as open space for the complex. If 6,7 & 8 are moved further north that area could be made smaller and increase the usable open space to the town. I think there are too many units. Units 11, 12 & 13 are marginal as far as sloping. If they were eliminated, you could increase the space between the condos giving more elbow room.

I commend them for working with me on preserving the historical area which has been in the papers. I appreciate that.

Really it comes down to the density. Just because you are seniors doesn't mean you want to be crowded in.

(Anyone here speaking against this application)

None.

Rebuttal:

Mr. Bovino stated the difference between conservation area and open space, both green areas, the one we call open space is going to be deeded to the town. The other is not deeded to the town, the association will be responsible to maintain the area. We were requested to do that. Town is not interested in taking over this area (indicating) so the association will take care of that. There will be a maintenance program to take care of that. Both are green area with shrubbery growing in there. Be kept natural.

As far as moving units 6, 7 & 8 north, we already moved them north and the distance between the back of the units and the Meriden Waterbury Road, we don't want to be too close. We want to give them back yard, open area and provide a buffer of wooded area.

In regard to the drainage, we now look at open areas with no piping. We try to use swales and grass swales and the like. That's what we're doing here. Explained the drainage system.

A maintenance program between the buyers and sellers will be that this area is going to be maintained. I do not expect it to be overgrown.

In regard to the slopes, they are 6:1 which are very easy. A 3:1 is very mobile. A couple of the units are walkout so you will have a walkout basement.

As to the density, the allowed number of units is 5 per acre. We are proposing 2.7 units per acre. We have the appropriate separation distance between buildings.

Mark Lovley of 710 Main Street, Plantsville, CT. We did move this development 25' to 30' to the north from the original proposal. Any further north, we have to cut the trees along Meriden Waterbury



Turnpike which blocks in the development. That's why we didn't want to take it out any further.

Discussed.

The Chair advised the public hearing would be left open and continued to the next meeting which is July 16<sup>th</sup>.

#### BUSINESS MEETING

A. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 o the Zoning Regulations (ZA #600)

Mr. Morelli made a motion to approve. Mr. Chaplinsky seconded. Mr. Morelli commented thru his tenure on the board we have always talked about flexibility and working with the applicants. I think the town is lucky we have engineering firms to work with us and make modifications based on our input. I don't think to go from 30' to 25' is a huge difference. If it makes their life better, it is better for all of us.

Mr. Chaplinsky liked the idea of flexibility and being able to expand the garage size. Make these wider versus deeper. It does add flexibility in the options we are providing for these types of units.

Motion passed 7 to 0 on a roll call vote.

Effective date: July 4<sup>th</sup>, 2019.

B. Special Permit Application of Lovley Development to construct an age restricted housing development on property located at 792South End Road in an ARCHZ zone (SPU #622)

Mr. Chaplinsky made a motion to table. Mr. Hammersley seconded. Motion passed unanimously on a voice vote.

C. Site plan application of Lovley Development Inc. to construct 15 units of age-restricted homes, property located at 792 South End Road in an ARCHZ zone (SPR #1780)

Motion to table by Mr. Chaplinsky. Second by Mr. Hammersley. Motion passed unanimously on a voice vote.

D. Lazy Lane Industrial Associates, site plan application for a proposed 8,100 sf industrial building, 182 Lazy Lane in an 1-2 zone (SPR #1777) tabled from June 4<sup>th</sup>.

Mr. Bovino, representing the applicant, stated the proposal is for 8100 sf of industrial facility which is a combination of office, manufacturing and possibly storage. The proposed parking is

associated with the needs of the tenant. A tenant is taking these three units and he has nine employees plus management. We propose 21 space.

We expect a similar situation here. He might take the entire building as he grows.

We have received additional staff comments from engineering. We have addressed planning and engineering comments.

Last time we discussed the planted buffer to be provided next to the residential area. We were to preserve the existing growth in this area (indicating) and add to that as needed when construction takes place.

The project to the south was approved in 2009 with a 35' planted buffer versus a 50'. We want to continue that here. There are no structures within the 50' buffer, so we'd like you to consider approving the same approach to this based on Section 5-00.3B where if you find that the foliage in this area is appropriate, the buffer can be 35' versus 50.

I have a picture (handed in). Mr. Bovino pointed out they plan on keeping the mature trees. The grade is going to be cut down 4.5' to create the berm and the landscaping will be above that. This growth extends from Lazy Lane south.

Mr. Phillips reminded the commission that would require a supermajority vote (two-thirds) of the commission.

Any questions?

Mr. Phillips advised this is ready for action with a separate vote for the buffer.

Discussion of the foliage in the buffer area now. Discussion of removal of all invasive. Discussion.

The plan detail shows the plantings, of mix of evergreen and deciduous trees.

Mr. Hammersley asked how many jobs are being considered. Mr. Bovino said nine employees and two management so eleven people will be here.

Mr. Hammersley made a motion to approve the application. We're fortunate to be able to add jobs in an economy that is struggling right now and increase our tax base. A good thing.

Mr. Phillips reminded everyone before this vote to approve, you have to have a supermajority vote on reducing the landscaping. He wanted to make sure it's on the record that because the parking spaces is dictated by the needs of an industrial use and there is no really hard and fast number, I want to make sure these aren't going to turn into storage of material spaces. Mr. Bovino said that is not the case here. It's not the heavy use in the back properties.

Mr. Hammersley removed his motion for a question of by Mr. Morelli. Mr. Morelli wanted clarification on what we disused as far as the invasive species, removing or not removing, and the planting plan. If we decide to leave it the way it is, then that's the way it is. If they plant in there, how're they going to get in there to plant? Mr. Bovino said we are going to maintain what is there. We are not going to cut the mature trees. If we see a gap in the growth, we'll go in there, clear a little bit, and plant trees versus what is there.

Mr. Morelli asked: What is a buffer for a buffer? Mr. Bovino said it can be an existing buffer. Mr. Morelli asked what has been decided here? You can't plant deciduous trees in there without removing the underbrush and if you remove the underbrush, we'll make him remove all the invasive or just what he needs to remove to plant the trees? What happens when the invasive grows back?

Discussion.

Mr. Phillips suggested keeping it consistent with what was approved previously.

Discussion.

Motion to waive the 50' buffer to reduce it to 35' with the expectation that plantings be made unless there is no need per town staff was made by Mr. Hammersley. Mr. Chaplinsky seconded.

Mr. Bovino clarified that we will put the tree in if there is a gap.

Motion passed 7 to 0 on a roll call vote.

Mr. Hammersley made a motion to approve the application. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

E. Inspired by Opportunity, LLC, site plan application for fast-food restaurant with sit-down dining and drive through service, property owned by Southington Development Partners, LLC, located at 1799 Meriden Waterbury Road, in a B zone (SPR #1779), tabled from June 4<sup>th</sup>

David Sacco, civil engineer, with TPA Design Group in New Haven, presented on behalf of the applicant and the owner.

We received comments from the engineering department and provided a response. We followed up with the Planner regarding planting requirements and we provided a revised site plan that addressed the issue of the parking spaces and the require front yard. The parking spaces have been moved out of the front yard. We stretched the parking lot to the north and added them in that area rather than provide the berm in the front because of grading considerations on the site. Beyond that there were some technical considerations identified by the Town Engineer that we addressed.

Happy to answer any further questions at this point.

Mr. Chaplinsky asked if he had a chance to look at the site layout as far as proximity close to the road or pushing it back further? Mr. Sacco indicated they had a discussion with the client and they were very strongly in favor of leaving the site plan as it was in terms of the proximity of the building to the front yard. They are very interested in maximizing the visibility given that it is on a fairly high-speed roadway and masked from the east by an existing building.

There is a 40' setback and then the building itself is about 16-17' beyond that so about 57' total from the property line. From the actual street line, it's more about 72' clarified Mr. Sacco.

Discussion of the new Dunkin location.

Mr. Chaplinsky stated he was struggling with what the hang up is being so close to the road. Discussion.

Mr. Chaplinsky said for him, he'd like to see the aesthetics of the area consistent. This is really one parcel with the movie theater in the back, this parcel on one side of the entrance, the parcel to the west is another piece approved for yours. Harmony in the area would be nice. I don't like the idea of having the buildings not aligned. Especially with all the open space behind there. You have plenty of room to move it back. I don't see a big advantage for traffic flow or to the town having it so far forward moved. I think we're destroying the look of the area and I don't think anybody is not going to go to Wendy's because the building is another 20' or 30' back.

Mr. Sacco reiterated he was speaking on behalf of his client and this is the layout they asked us to prepare and submit. We've tried to make it compliant with the regulations. This site is going to be extensively landscaped to be as attractive as possible. This is the approach they asked us to take.

Mr. Hammersley asked if the topography limited where you can place the building or the parking? Or is it flat? Mr. Sacco said it slopes from the rear to the front. The site does neck down as you move towards the back. There is a limit to how far back it could be slid before it would start to impair available parking. This is the limited required parking for the site.

Mr. Hammersley asked if the topography was a limiting factor in moving the building back and Mr. Sacco said it was not.

Mr. Phillips said the client wants visibility. No question about that. Every business does. The building is located within the setbacks. That's per the regulations. We don't have any additional comments on it.

Mr. Chaplinsky confirmed with Mr. Phillips, within the regulations, we have the leeway to request this site be moved forward, backward, am I correct? Mr. Phillips said you absolutely have the ability to question those things from an aesthetic standpoint but the building is in the envelope.

Mr. Chaplinsky commented he'd like to see this thing go forward. He doesn't like the inconsistency in the area because of the established site plans and buildings there today. I'd really like to see us work more closely together and collaboratively on it. I don't want to see a denial tonight.

Mr. Sacco restated he was presenting what he was asked to present by his client. They're taking the position they are being consistent with the neighbor to the east. That building is an impediment to visibility to the westbound traffic moving along Rte. 322 and I think that is what has really driven their position. They're trying to relate to the building to the east rather than to the Dunkin to their west.

Signage was discussed.

Commissioner Chaplinsky stated that he wouldn't mind pushing this out one more time to allow the applicant a chance to push it back farther from the setback line rather than making a motion to deny it. He stated that he didn't know how anyone else felt about that.

Chairman Del Santo stated that we wouldn't know what the feeling of the commission is until someone makes a motion.

Mr. Phillips interjected before any motion was made that professionally speaking he wouldn't recommend a denial based upon asking the developer to push the building back farther from the setback line than it currently was proposed.

Mr. Chaplinsky made a motion to table. Mr. Morelli seconded. Motion passed 7 to 0 on a roll call vote.

F. Borghesi Building and Engineering Co., Inc., site plan application for an 18 x 30 addition property located at 86 Queen Street (SPR #1781)

Gary Capitanio, Borghesi Building and Engineering, represented the applicant, Valvoline.

We are here for an existing building in a Business zone. It is located at 86 Queen Street. What we are presenting for consideration is a small addition, 18 x 26. It is listed as 18 x 30 but got smaller due to the fire marshal's comments. The distance from the dumpster had to be no less than 10'. We made it 11' and made the proposed addition a little bit smaller from the original submission.

At the end of this Valvoline, there used to be a carwash bay, which has been since abandoned and not functioning. They need this space for storage of filters, etc., and storage space for other businesses in the general area.

We have received staff comments. Those from the fire marshal we addressed. We have written responses to Rob's. Jim had some comments this afternoon and we have written responses to.

Mr. Phillips brought up the comment about the accessibility connection especially to the southern property line. Mr. Capitanio responded their professional belief is it is not beneficial in this particular case. We've done them in other places. The owner is not willing to do that. He feels it would be an unnecessary encumbrance upon his property for future flexibility. You are not going to reduce curb cuts or accessibility coming/going and that little bit --- I truly don't see any benefit to the area and the development. That's our personal and professional opinion.

Mr. Chaplinsky pointed out it is a B zone and cross easements are required in a B zone. Mr. Phillips said that is what the regulation states and he feels as though we have to modify this soon because there have been instances before where the topography, the slope hasn't made it feasible. It is not an issue here pointed out Mr. Chaplinsky. Mr. Phillips responded the regulation does not allow you to vary that, either.

Mr. Chaplinsky restated it is required in a B zone. I know the applicant might not want it, but I categorically disagree with you about the benefit. That's a very difficult area. When traffic is high there may be an advantage to going out one driveway versus the other depending on the direction you are turning. It could make the difference between a sight line and traffic moving in a certain direction. There is a benefit and if it helps one person get out more safely, it's worth doing.

The other thing is we don't know what this is going to be 30 years from now. Putting a cross easement on the land records for the future ensures there is interconnectivity between the two parcels.  
Discussion.

Mr. Capitanio asked for clarity: Is it definitive black and white to have the access easement? Mr. Phillips said it is the easement, at least. There is an existing 20' sanitary encumbrance right about where you would want to make that connection. Mr. Capitanio said he couldn't argue the black and white requirement.

Discussion as to when the connection needs to be made.

An access easement needs to be filed on the land records for potential future cross connection, clarified Mr. Capitanio.

Discussion.

(Item passed for client consultation.)

Mr. Capitanio reported after discussion they are in agreement and will move forward in that regard.

Mr. Chaplinsky made a motion to approve with the stipulation staff will work with the applicant on proper placement of the easements per 9-09.1. Mr. Hammersley seconded.

Motion passed 7 to 0 on a roll call vote.

G. Centrica Business Solutions, Inc., site plan application for the installation of 39.8' wide x 182.7' long solar canopy array over existing parking area and installation of solar panels on roof, property located at 261 Summit Street (The Summit of Plantsville) in an R-12 zone (SPR #1782)

(Ms. Scalise recused herself from this item and left the dais. Mr. Santago was seated in her stead for this item.)

Brian Baker with Civil-1, licensed engineer in Connecticut presented on behalf of the applicant at 261 Summit Street, Centrica Business Solutions.

He noted the existing conditions survey. A little over five acres. A senior care facility. It slopes up from south to north, higher in the back. The parking lot is in the rear.

What we are proposing is to put a solar array over top of the existing parking lot in the back over a portion of the parking lot. Refer to the sheet set.

The solar modules are shown in blue. It's approximately 60' from the rear property line. There is a 20' setback there and we're well beyond the setback for structures. The array slopes facing to the south so the lower and southern end of the top of the array is 12.5' off of the parking area. In the back and rear section is 17.5'. It covers approximately 40 parking spaces. (Pictures of what they look like on the last sheet of the plan set.)

Discussion.

As far as staff comments, the fire department had no comment initially. Neither did water. Town Engineering had a few comments. No regrading of the site. No change of impervious coverage. It's going over existing parking.

The solar panels are meant to provide power to the facility. That gives funding assist with the facility. Questions about the agreement, Ron Lewis from Centrica Solutions is here, also.

Snow melt was discussed.

Rain runoff was discussed.

No plan for charging stations.

This is ready for action.

Mr. Chaplinsky made a motion to approve which Mr. Guarino seconded. Motion passed 7 to 0 on a roll call vote.

The Chair reseated Ms. Scalise thanking Mr. Santago.

(Please refer to Item F again.)

#### ADMINISTRATIVE ITEMS

##### A. Open Space and Land Acquisition Report

Mr. Chaplinsky reported there was not a meeting. (Photos on the screen.) Mr. Guarino explained this is the pollinator garden in process over at Novick's Orchard. There is a stone path going in that Dave Lavallee did some work on. And, the Ag-Sci people planted all the bushes (blueberry, viburnums and winterberries). It's all shrubbery as opposed to flowers. We'll plant seed mix to make this low maintenance.

There is going to be a bench there. (Indicated)

Rain barrel pictures were shown.

The Chair thanked them for their hard work. On their own time, own dime.

Mr. Chaplinsky said open space is great to have but you have to maintain it as well. We have a lot of volunteer opportunities for people. Just call Dave. This property is in a sad state right now. The eastern half by the road, it's so overgrown right now it is almost to the point where we don't want to make an investment to do it. Each and every one of us should be working hard to try to talk to the other boards to get some funding to get this recut and get the field back to a condition where it can be mowed regularly. We have to pay attention. This is a gem in our town. It's a really nice parcel.

The Chair said next time you're doing work, send an e-mail. People can go and help.

##### B. RPC Liaison Report

No meeting to report on.

##### C. Heritage Committee Update

Ms. Clock reported on the June 5<sup>th</sup> meeting. We voted and approved our mission statement.

"The mission of the Heritage Identity Study Committee is to identify and safeguard Southington's historical spaces, places and structures by educating and assisting our community."

Planning & Zoning Commission – June 18, 2019

We're still in the beginning stages of everything. We'll be discussing goals and objectives and the criteria that we want to use. We're pulling data of the historical inventory report.

Our next meeting is July 3<sup>rd</sup>.

D. Administrative Review Authorization: Site plan application of John Salerno for proposed reconstruction of grocery store, 887 Meriden Waterbury Turnpike in a B zone (SPR # 1784)

There is a consensus this can be done administratively.

E. Administrative Review Authorization: Southington Country Club for proposed 374 sf addition, 150 Savage Street, in an R-20/25 zone (SPR #1783)

This is an addition to the kitchen. There is a consensus this can be done administratively.

#### ITEMS TO SCHEDULE FOR PUBLIC HEARING

None.

#### RECEIPT OF NEW APPLICATIONS

The two discussed tonight and also a floodplain filling for a truck wash on 1300 South Main Street and a floodplain application for various bridge locations in town. Two text amendments, zoning regulation and subdivision regulation, removal of a second that has to do with lot size with no sewer or water.

The next regularly scheduled meeting is July 16, 2019.

#### ADJOURNMENT

Mr. Hammersley made a motion to adjourn which was seconded by Mr. Chaplinsky. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:45 o'clock.)





**Legal Notice**  
**Southington Planning and Zoning Commission**  
**Notice of Actions**

The Southington Planning and Zoning Commission voted to take the following actions at the meeting of June 18, 2019:

1. Petition of Stephen M. Giudice dba Harry E. Cole & Son to enact a zoning regulation amendment of text to Section 3-04.2 of the Zoning Regulations (ZA #600), *approved, effective July 4, 2019*
2. Lazy Lane Industrial Associates, site plan application for a proposed 8,100 s.f. industrial building, 182 Lazy Lane, in an I-2 zone (SPR #1777), *approved waiver of landscape requirement resulting in a reduction from 50 feet to 35 feet; site plan approved*
3. Borghesi Building and Engineering Co., Inc., site plan application for an 18 x 30 addition, property located at 86 Queen Street (SPR #1781), *approved with stipulation*
4. Centrica Business Solutions, Inc., site plan application for the installation of 39.8' wide x 182.7' long solar canopy array over existing parking area and installation of solar panels on roof, property located at 261 Summit Street (The Summit of Plantsville), in an R-12 zone (SPR #1782), *approved*
5. Site plan application of John Salerno for proposed reconstruction of grocery store, 887 Meriden-Waterbury Turnpike, in a B zone (SPR #1784), *authorized administrative approval*
6. Southington Country Club for proposed 374 square foot addition, 150 Savage Street, in an R-20/25 zone (SPR #1783), *authorized administrative approval*

*Dated at Southington, CT*  
*This 19th day of June, 2019*

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Robert A. Phillips, AICP  
Director of Planning and Community Development

**PLEASE PUBLISH ON: Friday, June 21, 2019**





**TOWN OF SOUTHINGTON  
FIRE MARSHAL'S OFFICE**

Community Risk Reduction  
310 North Main St., Southington, CT 06489  
(860) 621-3202



**SITE PLAN REVIEW STATUS**

DATE: 11/24/2020

TO: Town Planner

FROM: Fire Marshal's Office

RE: Plan # SPU, 641

Fire Plan # 20.146

The plans submitted to our office for review have been:

Approved Rejected

Address of Property: 45 Paver Lane

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Save Lives • Stop Fires**

# PLANNING AND ZONING COMMISSION

196 North Main Street, Southington, CT 06489  
(860) 276-6248



Robert Hammersley, Chair  
Robert Salka, Vice Chair  
Peter Santago, Secretary  
Jeffrey Gworek  
Susan Locks  
Christina Volpe  
Steven Walowski  
Theresa Albanese, Alternate  
Joseph Coviello, Alternate  
Caleb Cowles, Alternate  
Stuart Savelkoul, Alternate

Robert A. Phillips, MS, MPA, AICP  
Director of Planning and  
Community Development

David Lavallee  
Assistant Town Planner

Matthew Reimondo  
Zoning Enforcement Officer

**TUESDAY, March 16, 2021**

7:00 p.m.

Planning and Zoning Commission Regular Meeting  
Hosted by Robert Phillips, Director of Planning

**PLEASE CAREFULLY READ THE FOLLOWING:  
JOIN MEETING HERE –**

Meeting Information

Meeting link:

<https://southingtonct.webex.com/southingtonct/j.php?MTID=m9f830a0638bf189b95f72b598705c432>

Meeting number: 129 737 3528

Password: 1234

More ways to join

Join by phone

1-408-418-9388 United States

Access code: 129 737 3528

Should you only be able to utilize the call-in feature, you can email any questions about any public hearing to [phillipsr@southington.org](mailto:phillipsr@southington.org) while the hearing is still open.

At all times during the digital meeting, all participants are requested to stay 'muted' until prompted in an effort to minimize any disruptions or background noises. And as always, all participants are expected to maintain respectful decorum throughout the meeting. All meetings are audio and video recorded.

**[Click here to view meeting documents](#)**

**Tuesday, March 16, 2021**  
**7:00 p.m.**  
**Planning and Zoning Commission Regular Meeting**  
**Hosted by Robert Phillips, Director of Planning**  
**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. DETERMINATION OF QUORUM**
- 4. PLEDGE OF ALLEGIANCE**
- 5. MOMENT OF SILENT REFLECTION**
- 6. APPROVAL OF MINUTES**
  - A. Regular Meeting of February 16, 2021
- 7. PUBLIC HEARING**
  - A. David M. Gold, special permit application to construct a garage in excess of three spaces, property located at 267 Berlin Avenue, in an R-12 zone, parcel size .56 acres (SPU #646)
- 8. BUSINESS MEETING**
  - A. David M. Gold, special permit application to construct a garage in excess of three spaces, property located at 267 Berlin Avenue, in an R-12 zone, parcel size .56 acres (SPU #646)
  - B. Laurel Court, LLC, 3 lot subdivision application, 351 West Street, in an R-12 zone, parcel size 1.40 acres (S #1326)
  - C. Robert and Sherri Bauder, site plan application for a 2,520 s.f. cold storage addition, property located at 611 Old Turnpike Road, in an I-1 zone, parcel size 2 acres (SPR #1815)
  - D. Hunter Build LLC v Southington Planning and Zoning Commission Appeal Docket # HHD-CV-20-6127655-S, Proposed Legal Settlement of the previously approved, with conditions imposed by the commission, site plan application by of Hunter Build LLC, to permit a thirty (30) unit multifamily residential community development, with an affordable or workforce housing opportunity component consistent with, and in compliance with, Section 8-30g of the Connecticut General Statutes - "Affordable Housing Land Use Appeals Procedure". Property located at 136 Liberty Street, owned by Giammatteo, Inc., parcel size approximately 1.9 acres (SPR #1792)

**9. ADMINISTRATIVE ITEMS**

- A. Request for administrative approval – site plan application of the Southington Police Department to install silt-fencing, level area with surplus fill, and top with asphalt millings, property located at 69 Lazy Lane, in a B zone (SPR #1814)
  
- B. Request for administrative approval – site plan application of Martin DiVito to locate a food truck on property located at 2156 Meriden-Waterbury Turnpike, in a B zone, parcel size .66 acres (SPR #1816)

**10. ITEMS TO SCHEDULE FOR PUBLIC HEARING**

**11. RECEIPT OF NEW APPLICATIONS**

**12. ADJOURNMENT**

Planning & Zoning Commission – November 4, 2020

PLANNING AND ZONING COMMISSION  
TOWN OF SOUTHLINGTON  
NOVEMBER 4, 2020

The Planning & Zoning Commission of the Town of Southington held a public hearing and regular meeting on Wednesday, November 4, 2020 via WebEx teleconference. Robert Hammersley, Chair, called the meeting to order at 7:01 pm.

The following participated:

Robert Salka, Jeff Gworek, Susan Locks, James Macchio, Christina Volpe & Peter Santago

Alternates: Theresa Albanese & Caleb Cowles

Absent: Alternates Joe Coviello & Stuart Savelkoul

Staff:

Robert Phillips, Director of Planning & Community Development

James Grappone, Ass't Town Engineer

A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance being led by Kayleigh Phillips who was celebrating her 10<sup>th</sup> birthday today.

A Moment of Silence was observed by everyone.

ROBERT HAMMERSLEY, Chair, presiding:

APPROVAL OF MINUTES

A. Special Meeting of October 20, 2020

Mr. Salka made a motion to approve the Minutes of the Special Meeting on October 20, 2020. Ms. Albanese seconded. Motion passed on a majority voice vote with Mr. Gworek abstaining.

B. Regular Meeting of October 20, 2020

Mr. Salka made a motion to approve the Regular Meeting Minutes of October 20, 2020. Mr. Santago seconded. Motion passed unanimously on a voice vote.



PUBLIC HEARINGS

A. Eleni Real Estate, LLC, Special Permit Application for two buildings on one lot, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPU #639), extended from October 20

Sev Bovino, Planner with Kratzert, Jones & Associates presented on behalf of the applicant. The property is at 1615 West Street. Last time we met, you expressed interest in having the applicant work for the possibility of purchasing additional property. He did approach the property owners to the North (Sepko family) and to the South (Church). They could not work out a deal. That effort failed.

You also were concerned about traffic. We ordered a traffic review which was done by Fuss and O'Neill and a letter was submitted with the conclusion that the two uses can live and operate together without a problem on West Street pending the state approval of the traffic report which will be done at site plan time. He concludes for now that the driveways can work and we have to do some widening for a south turn movement coming from the north.

Those were the concerns in addition to the legal standards of the lot itself which I think was resolved. I'll answer questions.

(Those wishing to speak in favor of the application)

No response.

(Those wishing to speak in opposition to the application)

No response.

(Commissioner Comments)

Ms. Locks was curious about the temporary building now put up on the property and how the traffic flow is going to work if that temporary building is causing a different circulation problem on the property now. Mr. Bovino said the building is temporary. It is to replace the tent that was there. That'll be removed once the virus situation comes to an end. The traffic will be as proposed on the site plan.

Will the building be taken down when all this construction is being done? Mr. Bovino said yes. The building will be done. Then the building is just for the holiday season she further asked. Mr. Bovino said it is to continue the business because they wouldn't be able to operate based on the restrictions. They installed this building versus having a tent and they blocked the entrance. Ms. Locks noted another entrance that connects to the building. Mr. Bovino said there is no entrance now. They blocked the southerly entrance so everyone comes in on the northerly side. When this is over, the building will be removed and the curb cuts will be reactivated. It also depends on who the site plan will go and the full traffic study and what the recommendations are going to be.

Ms. Locks noted that is quite the large building, bigger than the tent was. Mr. Phillips interjected the temporary structure is permitted per the Governor's Executive Order. They are attempting to recreate 100% capacity by expanding the floor area with the extra building. They're aware that when the emergency order ends or at the end of the calendar year depending on what happens with the virus, that has to be removed.

Mr. Macchio, Mr. Cowles, Ms. Volpe, Ms. Albanese and Mr. Gworek had no questions for this item.

Mr. Santago clarified that this application is not to expand CAVA. This is for a separate building, a separate business that is on a property that CAVA owns, correct? Mr. Bovino said it is for a medical/office building.

Discussion.

Mr. Santago asked if there were a tenant right now. Mr. Bovino said no.

Discussion.

Mr. Santago explained basically you are asking for an office building near an existing restaurant with the hopes of a tenant but not sure if the rest of the regulations will be applied, or not. Mr. Bovino said this is not a speculation building. Once approval is granted, he will market it and when he has the client, he will build it. He has five years to build it. That's not a speculation building.

Discussion.

Mr. Salka said if they have five years to develop this, and they presented a 9-page traffic study, how valid is that study we have now versus what will happen four years from now? The traffic could increase on West Street over that period.

The other question is what really changed between the last meeting and now when they requested a 12-1 date for a review versus now?

Mr. Bovino responded when they do the traffic, they do a projection for the future traffic. Things could change in the future as with any approved site plan. You deal with the present, project the expected traffic in the future based on historical data and provide an estimate. They look at the traffic, driveways, curb cuts and the traffic lanes on West Street to come to a conclusion.

As to the date the 12-1 date was the longest date we could have before we had to make a decision. It is not like we were going to plan to present on 12-1. That was an outside date. The reason we are here because we tried the negotiations, got the answer and were able to come back to continue this process.

Hearing no further comments, the Chair closed this public hearing.

B. Lovley Development, Inc., Special Permit Application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres, (SPU #641) continued from October 20

Mark Lovley, President of Lovley Development, 710 Main Street, Plantsville, CT presented. We've worked with engineering on the plan. We've added some sidewalks in and as per request, we put pines in to block that back development. We've added to the south in the open areas pine trees. As we go along if we see some open spaces, we will add the pines trees or arborvitaes into those areas to block that in. We've worked with Jim Grappone and got his comments back to him.

We got the comments back to planning. Water wanted us to do a loop system and we revised that plan and sent that back to them.

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(Those speaking in favor of the application)

No response.

(Those speaking in opposition to the application)

No response.

Kelsy (no last name given) 39 Mount Vernon Road, expressed her appreciation to the applicant for taking into account our perspective as far as keeping our privacy. With the new site plan, we will get a nice line of trees. This is not for or against, just merely an appreciation comment.

Mr. Lovley also added they did move he homes about 25' more away. Whatever can be done to maintain the privacy we have is appreciated she responded.

(The Chair shared his screen.)

Mr. Lovley noted the sidewalks are going all the way out from the end cul de sac to Pacer Lane. You can walk throughout the green space and walk to Pacer Lane and do the sidewalk network around Pacer Lane. We put the guest parking here (indicated). We do have two parking spots in every garage and every driveway has at least enough space for two more cars, some have space for four cars in the driveway, also. We did put more plantings up on the north side, on the cul de sac to Southfork to block that whole area. We cannot plant in the CL&P easement.

With the entrance, it is a little boulevard with a stone monument in the middle to dress it up. Putting arborvitae trees along the side (indicating). Any sparse spots, we will plant trees. We have the street tree planting area throughout the development.

We spread the homes out a little bit more and they are about 27' apart now instead of 25'.

No children under 18 can live in these units per the ARCHZ and our condo documents.

(Any members of the public who would like to speak on this application)

No response.

(Commissioner comments)

Ms. Locks liked there is more area to walk with the greenspace and all the trees and plantings proposed. She likes the plan now.

Mr. Gworek appreciated the extra coverage on the north and south side. He liked the sidewalk, as well. As to the trampoline in the north, has there been any issues with clearing that up? Mr. Lovley responded he has been in contact with the neighbor and he is going to move it. He wants to tie into the sewer we're bringing up Southfork.

Mr. Macchio had no questions. The little improvements he put in he likes.

Mr. Cowles had no comments.

Ms. Volpe said she appreciated the developer heard us. The sidewalk is great. I like the greenspace implementation. I feel heard and I appreciate that.

Ms. Albanese echoed all commissioners. We appreciate your taking everything we said into consideration. Looks good.

Mr. Santago had nothing further other than to echo previous comments. Thank you for listening.

Mr. Salka echoed previous comments. Thank you for working with us on the greenspace, plantings, sidewalk and little additional parking he put in.

The Chair felt the developer did a great job. You did incorporate things we brought up last time.

Mr. Phillips had one comment in chat, from Kelsey. She wanted to ask with the cattle fence right now sort of dividing our properties, what is going to happen with that and do you have a timeline. We use that to keep our dogs fenced in and I don't want them in the backyard if the fence is not there.

Mr. Lovley said he had no problem leaving the fence up. I'll stop over and see you to work something out for the future. We're looking to get started just before or after Christmas.

Discussion.

Mr. Grappone brought up an EPA regulation called the community sewer system regulation. It's a state statute. Especially, if we under the ARCHZ start approving more of these types of applications where you have private roads and the utilities are somewhat owned and maintained by the association. This issue came up when Jensen Communities was sold to Sun Communities. During the title search they realized they needed to get an approval from DEEP as it was a community sewer system and there was no agreement between the town and the developer and DEEP required as part of the closing documents that it be ratified.

This has been brought to our attention. I talked to Mark about Kingsridge, doing something similar. It's my understanding the water mains in these developments are also going to be private.

It's a document that addresses maintenance of the system by the association. If the association doesn't maintain the sewer lines over time, the town has the right to lien the property for billing purposes if we have to repair a clog, et cetera, due to non-maintenance.

Discussion.

This is ready for action from an engineering standpoint.

The Chair closed the public hearing at this time.

C. Proposed zoning regulation text amendment to repeal Section 18- Redevelopment Overlay District (ROD), ZA 66) opening of public hearing was tabled to November 4

Mr. Phillips recommended the PZC consider tabling the opening of the hearing until the November 17<sup>th</sup> meeting. The Chair said without objection, this item would be tabled until November 17<sup>th</sup>.

D. Christine Plourde, Home Occupation, application for Cottage Food Industry, property located at 17 Alyssa Court, in an R-20/25 zone (HO #77)

Christine Plourde, noted K & L on the line as well. They are my two middle school girls who are with me in this endeavor. We are dipping anything we can find in chocolate. This is made to order. A side business and they are no service hours such as 9:00 to 5:00. We'll work when we have orders to fulfill them. At this point it is custom orders. The majority will be delivery, meeting people to exchange product offsite, generally. Some pickups might happen at the house.

(Those wishing to speak in favor of the application)

Dina Bonola, a neighbor, stated she and her family were in full support. We're excited about it. Be successful.

(Those wishing to speak in opposition of the application)

No response.

(Commissioner Comments)

Ms. Locks asked about putting signage in front of the house. The applicant responded: No, no.

Mr. Gworek, Mr. Macchio, Ms. Albanese, Mr. Salka & Mr. Santago had no questions.

Mr. Cowles asked about the process with DCP and their licensing program. The applicant explained she hasn't gotten that far yet because she had to get town levels approvals, first. She felt it seemed easy as long as you stick to the typical cottage good items.

Discussion.

Mr. Cowles asked about advertising. She said she is working on a webpage and also social media is very powerful. We have to make sure we can handle whatever orders we get. It is a side business.

Ms. Volpe commended everyone's effort in doing these. It is vital during this struggling time and the idea is incredible as you are inspiring another generation to learn, economics, cooking, et cetera. You have my support.

Discussion of other dietary options.

The Chair said this is a great thing and he had no questions.

The Chair closed the public hearing.

BUSINESS MEETING

A. Eleni Real Estate, LLC, Special Permit Application for two buildings on one lot, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPU #639), extended from October 20

Mr. Salka made a motion to approve SPU #639. Ms. Locks seconded.

Discussion:

Mr. Santago explained he had reservations about this. About an office building next to a restaurant on West Street on a nonconforming lot. If this was an expansion of the existing business, I might think differently. But it is not, so I have reservations about this one.

The Chair asked if traffic was a reservation for him. Mr. Santago said part of it is. But the other thing is that for all the other nonconforming businesses there, we now set the precedence to say that the WSB is an idea but not necessarily held firm where we wanted 2.5 acres, I get it is a nonconforming lot, but I have a hard time with letting everybody else on West Street now do that that has that.

And, I've got a business that I don't necessarily know if that business is going to impact the other. One of the criteria of special permit is that will one business take away the viability of the other and that kind of thing. For me, it's a little too unknown for me right now.

All of those factors are entering into my agita on this.

The Chair's concern was the traffic on West Street and the amount of curb cuts on West Street. I don't want it to be something that looks even remotely similar to Queen Street. In the WSB we do require that businesses tie into an access way once that is available to them. I ask if the proponent of the motion would be agreeable to making sure that we stipulate that to be clear that when and if an accessway becomes available that this property would be required to tie into that and also close the curb cuts they currently have out there.

Explained.

Mr. Phillips added they could abandon that temporary parking on the northern end of West Street. They're not going to need that.

Mr. Bovino said the northern parking lot has been abandoned. Their property is no longer owned by CAVA. As far as stipulating to curb cuts on West Street, I think it has to be based on what the traffic and the State of Connecticut decide. We have no objection to tie into the future connector when it becomes available but at this point, we would have to defer to the State of Connecticut.

The Chair disagreed. He stated the STC plays no role in whether we have an access road or a requirement in our regulation that you have to tie into it. The regulations right now require that you have to tie into it when and if it gets constructed. I want to be clear that when that access road is built, you are going to have to tie into the access road. I'm asking of the proponent of the motion would be willing to stipulate that to be clear. Mr. Bovino said that they don't object to that as far as that is concerned.

Mr. Salka said he would amend his motion to include that access point. Ms. Locks seconded the amended motion.

Mr. Grappone brought up on the traffic, DOT needs to review this from an encroachment standpoint. But part of the traffic study made a recommendation about a deceleration lane for a bypass for somebody that is travelling southbound and turning left into the northern driveway. That is a safety standpoint and I agree with that.

I throw out what the PZC's feeling is for excluding left turn lanes coming out of driveway on to West Street. I think that the traffic engineer misunderstood and I thought he made mention that he disagreed with the left turn from 221 to the site. I agree with that from the bypass standpoint. But exiting the driveway, I think the applicant should consider no left turn lane.

Mr. Bovino responded we will take those considerations when we get to the stie plan. We don't want to agree to something that is going to turn out to be unnecessary. In the report, he did indicate that if we close that, it's not as good as if you have both. He doesn't want to eliminate the left turn coming out because the traffic generated by the two businesses is a little bit different as to the time of the traffic. We have gaps in the traffic because of lights on the north and south. He would like to keep it open until we have a total picture of this traffic. But we know the commission is concerned about that and we will take that into consideration.

Discussion by the commissioners on the left-hand turn exiting.

Mr. Salka included in his motion about the prohibition of the left-hand turn exiting the site. Mr. Phillips said you can pass any kind of a motion with stipulations but it will ultimately lie with the DOT. Ms. Locks seconded.

The Chair recapped: The motion right now is to approve the application with the stipulation to require that the property be tied into the accessway when and if it is constructed or available, close the curb cuts on West Street and provide for a right turn only lane on the exiting on to West Street. Mr. Salka agreed as did Ms. Locks.

Mr. Cowles asked about the parking lot layout. Is it going to be just a big parking lot until we get a tenant? Mr. Bovino responded there is a parking lot there now for the restaurant. And, then there are some open areas, the old house and the garage. Eventually the house and garage will have to come down to make room for the future building and the additional space.

Mr. Phillips confirmed the drainage is already installed for the parking area. Mr. Grappone said just for a portion of it. The medical office building parking lot (inaudible). If they put additional impervious area over there, I would recommend the second detention basin get constructed. As it is right now with the gravel lot being paved with the first detention basin, we're going to be okay.

Nothing is going to be built (building & parking lot) until a tenant is secured asked Mr. Cowles. Mr. Bovino responded he built the parking lot to take care of his business. If he needs additional parking, he will expand that but he would have to provide the drainage for it. The concept is to have a medical office building with related parking. The concept also was to share parking. Some parking will be used by the restaurant in the future. The medical use will not need as much parking as the restaurant use. Right now, he has the parking he needs and he's waiting for this approval to market it for the additional building. We are not going to build the entire parking lot now and then the building later.

Discussion.

Mr. Bovino said he was concerned about where this is heading with this approval. In front of you we have a special permit request for two buildings on one site. They are different. But traffic is traffic. If we address the traffic concerns, it doesn't matter what kind of use we have there. I agreed to the stipulation that when the connector road is there, we will be required to connect.

You said we need to close the curb cut on West Street and make it only a right turn. That's pretty drastic of a stipulation to make at this point before all the facts are on the table. I would object to that stipulation to close the curb cut and make it a right turn, only.

The Chair called for a roll call vote.

Motion passed 4 to 3 with Mr. Macchio, Mr. Santago & Ms. Volpe opposed.

B. Eleni Real Estate, LLC, site plan modification application for a two-story office/retail building, property located at 1615 West Street, in the WSB zone, parcel size 2.13 acres (SPR #1802), extended from October 20

Mr. Phillips recommended a tabling of the site plan for responses to comments. Mr. Salka made a motion to table. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

C. Lovley Development, Inc., Special Permit Application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres, (SPU #641) continued from October 20

Ms. Locks made a motion to approve SPU#641. Mr. Salka seconded. Motion passed 7 to 0 on a roll call vote.

D. Lovley Development, Inc., site plan application for proposed 15 units age-restricted development, property located at 45 Pacer Lane, owned by Dennis Crispino, in an ARCHZ zone, parcel size 5.75 acres, (SPU #641) continued from October 20

Sev Bovino, Planner from Kratzert, Jones & Associates presented on behalf of the applicant. This site plan is for 15 age restricted units, ranch style. Similar to South End Road. The separation distance is about 27'. We have more than the 20% of greenspace that is required under the regulations. We have provided visitor parking as indicated during the special permit. Sidewalks to Pacer Lane and we added some benches in the project.

We received staff comments. We went through the wetlands application process to do the sewer crossing and received approval.

We responded to staff comments in writing and the plans were revised to reflect those comments. We have the appropriate landscape, street trees, landscaping around the units of low flowering shrubs and also, we have added additional buffering to the south and north as required by the special permit.



Drainage was reviewed by the town engineer and approved. We have a low impact development type of drainage system. We're reducing the number of pipes and catch basins on the project. We have swales and areas that collect water in the center of the turn arounds. Water runs along the southerly via grass swales, 300' or more before it enters a water quality basin and then exits into a drainage ditch to the west. The water eventually runs into a wetland to the north.

The entrance is a boulevard type of entrance with landscaping in the center. We have arborvitaes also on the south and north sides to screen the driveway and we are connecting to an existing sidewalk that was left from when Pacer Lane was constructed.

We are connecting into the sewer at the north of this property. The sewer needs to be extended. The water line will be looped through the project as preferred by the water department.

Any questions, I'll be glad to answer them.

Engineering and planning indicated it was ready for action.

Mr. Salka made a motion to approve SPR#1804 as submitted. Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

E. Proposed zoning regulation text amendment to repeal Section 18- Redevelopment Overlay District (ROD), ZA 66) opening of public hearing was tabled to November 4

Mr. Salka made a motion to table. Mr. Santago seconded. Motion passed unanimously on a voice vote.

F. Christine Plourde, Home Occupation, application for Cottage Food Industry, property located at 17 Alyssa Court, in an R-20/25 zone (HO #77)

Mr. Salka made a motion to approve HO #77 as outlined to the commission. Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

G. 8-24 referral for the purchase of 55 Sherry Drive for \$400,000 (MR#557)

By way of background, Mr. Salka explained this property is a 9.67-acre parcel in an R-40 zone. There is an open field along with a large wooded area. It is connected to a current open space piece of property that the town owns. It is a wildlife corridor. It will have hiking trails as there is parking in that little cul de sac on Sherry Drive. Very little wetlands. Mostly open field. If the town did not acquire this, being in an R-40 zone, that was prime building property for five or six homes.

I am recommending we support this proposal.

The Chair noted a good job by Mr. Salka and the open space committee.

Motion passed 7 to 0 on a roll call vote. \*

\* No motion or second offered.

H. Request for road acceptance, LaCourse Pond Place from Marion Avenue to its terminus, a total distance of 745 feet (.14 mi), subject to receipt of a \$19,000 maintenance bond (S #1315)

Mr. Grappone said this item is ready for action. We did confirm that the deeds for the proposed roadway have been filed on the land records and public improvements are all constructed and are ready for acceptance.

Aldo DeBacco asked to be allowed to speak. I live at 74 LaCourse Pond Place. Plantsville.

Ms. Verna indicated she would like to speak after Mr. DeBacco.

Mr. DeBacco said there is a question on the ownership of the land they're coming in with the road, 50 by 150 or so. I've been paying taxes on it for three years already. That's one issue.

The number two issue is they created some kind of an engineered drainage system and with all the storm drains on LaCourse Pond Place flow into these containers or design system and from there they flow into the five-acre pond on this property. It's spring fed. Whatever the design --- I called DEEP and you people --- we had severe weather and three quarters of the pond turned brown. Like chocolate.

Number three is they took down a fence I had for my dogs and they never put it back.

The design system abuts the parking lot and my driveway. It's a safety issue. From the top of my driveway to the top of this invert, it's over 20'. Somebody comes to visit me at night and decides to backup and turn the car around, they could fall into this thing and eventually fall into the pond. Something has to be addressed. This is a safety issue.

I am making you people aware of this and what can you do for me on this issue. I talked to the engineer and everybody and nobody does nothing about it.

Mr. Grappone explained Mr. DeBacco was part of the development and he owned the land from the previous owner and I think it is V-Squared and Liz Verna is the V in V-Squared. She purchased the land from Mr. DeBacco for a certain price. I have been out to the site. I went out after the rainstorm. I did not see erosion at the pond. I did see the drop off he is referencing. I think it could be cleared up just by putting up some kind of fencing. There is other fencing that is shown as part of the development of the other lots. That safety issue could be resolved by fencing and it's just a matter of the two developers working it out.

This was all part of a large tract of land with an existing house on it. Subdivision lots got carved which created the subdivision. That leads to some of the concerns he has.

The Chair asked staff if the commission had any authority to do anything on this?

Mr. Phillips said what is before you right now is the acceptance of a roadway. It's really not related to this.

Mr. Grappone stated he did confirm that Mr. DeBacco actually signed the deed over the V-Squared who did the development of the roadway.

Mr. DeBacco interjected he never signed it. Never signed any deed there.

Mr. Grappone indicated he had a signed copy of his signature.

Elizabeth Verna, the managing member of V-Squared, 26 Mapleview Road, Wallingford, CT spoke. As Mr. Grappone expressed the title of the property is owned solely by V-Squared. Property taxes have been paid by V-Squared. A site plan bond was posted by V-Squared. And, recently, we gave permission to transfer the remaining \$19,000 that was in a site plan into a maintenance bond because there are three items of street trees that Eversource asked us to move out of the easement.

We're asking that the town accept the road. We have been addressing any of the incomplete items that were on the subdivision approval plan since June. I believe that we've met all the criteria of the public safety with the (inaudible) departments as well as wetlands, engineering and planning & zoning.

We submitted final as-builts. And, the property is owned by V-Squared, LLC. And, it is recorded on the land records that I've provided copies of.

I'm asking the commission to approve the acceptance of the road and that any of the issues that Mr. DeBacco has are issues on his own property and they should be taken care of by him.

Mr. DeBacco showed his tax bill and I paid. How they own that property, I do not know.

The Chair said in front of us is a proposal for the town to accept the road. The issues that you raise are outside of our purview on this agenda item. Mr. Phillips said you are looking at accepting the roadway as a public infrastructure. That's what we are looking at right now.

The status of the development, problems or issues by Mr. DeBacco, that is not in front of us right now. Mr. Phillips believed that was irrelevant to the agenda item right now.

The Chair explained that the commission did not have a role to play in the items that might need to be worked out at time. Mr. DeBacco said it is the commission's job to protect his property rights. The danger of the 20' invert, drop --- would you like that next to your property, driveway? And, now I am supposed to put a fence? She's saying that's my problem? It isn't my problem. I didn't create that engineering thing.

The Chair said this is just asking us to accept a road to add to the town inventory. Nothing behind that. The dispute you might have with the developer --- (inaudible) --- .

Mr. Grappone said the motion is for road acceptance and he believes everything is in order with respect to the deeds, I'd be more than happy to share that information with the town attorney for a review. You can either table or accept the road subject to the town attorney's review of the deeds.

Mr. DeBacco said I am asking you to table it tonight.

Ms. Verna said she is asking for acceptance of the road. The deeds as Mr. De Bacco knows, the property is owned by V-Squared. We would like to have it accepted tonight. There are two property owners that purchased lots. I made a commitment to them we would have everything done by a certain date so a table creates a bit of a burden.

There are two other residents that purchased two lots out there. The building permits, financing, they need a town approved road.

We've met all of our obligations that engineering and zoning has proposed to us. I don't see why the road shouldn't get approved this evening.

Discussion about approving this subject to review by the town attorney. Mr. Grappone offered he has a degree of confidence that everything has been done properly, thus the recommendation to move forward subject to his review. I will get the deeds to Jeremy now.

Mr. Santiago made a motion to accept the road subject to the town attorney's review of the warranty deed for the street per town engineering recommendation. Ms. Locks seconded. Motion passed 7 to 0 on a roll call vote.

I. Request for road acceptance, Aspen Way from Loper Street to its terminus, a distance of 1,560 feet (.29 mi) and Teakwood Dr from Aspen Way to its terminus, a total distance of 440 feet (.08 mi) subject to receipt of a \$30,000 maintenance bond (S#1312)

Mr. Grappone explained this is Phases 1 and 2 for Woodland Heights Subdivision. Phase I was construction of the road Aspen Way. Phase 2 involves Teakwood. The public improvements are in, accepted and reviewed by the town engineering department and we recommend acceptance on both streets.

Mr. Salka made a motion to approve S#1312. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

#### ADMINISTRATIVE ITEMS

- Adoption of 2021 meeting schedule

Ms. Locks made a motion to accept and adopt the schedule as written. Mr. Salka seconded. Motion passed unanimously on a voice vote.

- Regulations Review Committee Update and Discussion

Mr. Santiago said the only thing was if indeed people had a chance to review the handout, we did last time in regards to different ways to present to the regulations. We'll be working on the Excel diagram with the history of the regulation changes going back 30 to 40 years. Rob's team is working on that. We were wondering about your thoughts on the presentation of the regulations.

You can email me or Rob and let us know what you think if you didn't have a chance to look at it.

ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Michael Treviso, Special Permit application to construct a garage in excess of 3 spaces, property located at 212 Valley View Court, in an R-40 zone (SPU #642) November 17

- Severino V. Bovino, V>P> (KJA) agent for Michael Riccio and David J. Carabetta, application to change zone boundary from R-20/25 to B, property located at 307 Meriden Waterbury Turnpike, owned by Compagnos, LLC parcel size .83 acres (ZC #568), November 17

RECEIPT OF NEW APPLICATIONS

Nothing to report.

ADJOURNMENT

Mr. Salka made a motion to adjourn. Mr. Santago seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:45 o'clock, p.m.)

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Southington, Connecticut



Street View



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OP-EDS OPINION

# Affordable housing doesn't hurt towns. It helps them -- even the wealthy ones.

FEEDBACK

By **DAVID FINK**  
SPECIAL TO HARTFORD COURANT | DEC 15, 2019



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Stay out.

That, essentially, is what residents of scores of Connecticut towns say to the people who come to their towns to trim their hair, cut their lawns, make their lattes, care for their parents, teach their kids, pave their roads, serve their meals and do so much more.

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So those hard-working citizens have few, if any, choices of communities that work for their families.

Their children must attend overburdened schools, they cannot access jobs or childcare, and the rest of us suffer when our achievement gap is among the nation's widest, our Medicaid costs mushroom, our sales tax revenues — to say nothing of our merchants — falter because people have little discretionary income after paying the nation's sixth-highest median monthly housing costs.

SECTIONS

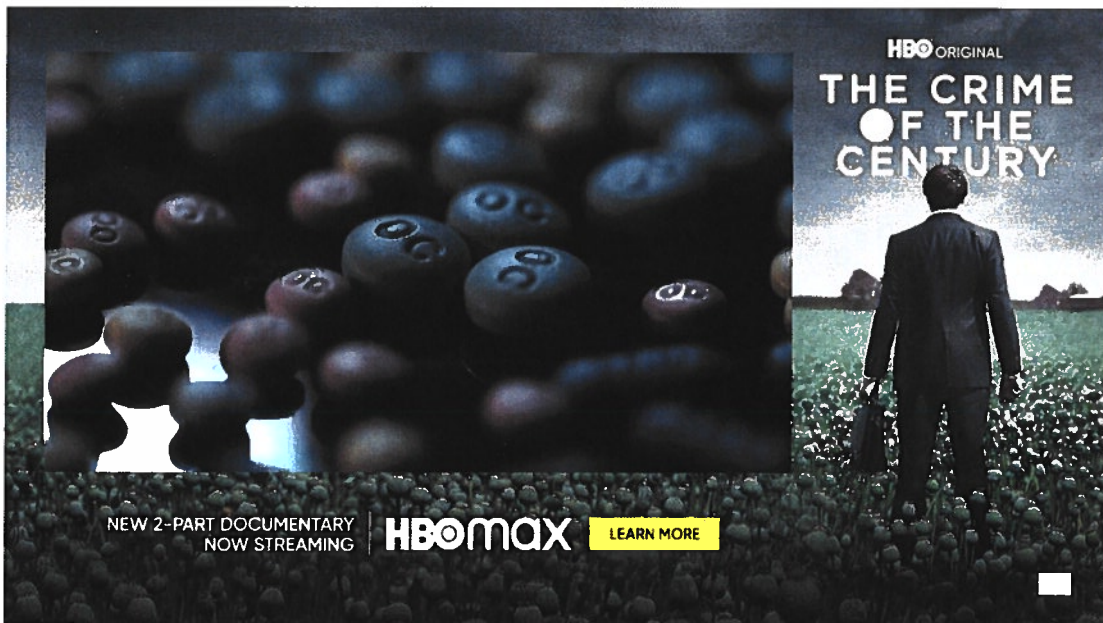
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their income on housing, leaving little for other vital needs.

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It's a dangerous problem.

Some say the exclusionary towns are racist, classist, selfish, scared, clueless or all of the above. And they rail against those towns, insisting they change their ways. Which they should.

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But Stacey Abrams, the thoughtful Georgia politico, has counseled that “you don’t simply complain, you try to find solutions.”

I realized there are two types: the solutions we wish for, and the ones that can happen.

As the [Connecticut Mirror recently reported](#), many of us have long complained:

- Congress doesn’t force towns to create homes for lower-income workers and provides scant construction financing and vouchers.
- Connecticut’s legislature doesn’t ban zoning that excludes the workers rich people depend on from living in the communities they serve.
- State officials don’t ensure construction financing is used for lower-income housing in suburbs with high-resource schools and abundant services.

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And we’ve been right about all of it. Connecticut’s lack of opportunity, wealth disparity and racial tensions all spring from the undeniable fact that low- and moderate-income families are virtually trapped in 30 of our 169 municipalities where the homes are affordable but the rats, vermin, lead paint, low-resource schools, surrounding crime and lack of jobs leave children with bleak futures.

Research shows students who move to high-resource towns and school districts see test scores rise. Their parents’ incomes rise too.

So why don’t suburbs create more homes that kindergarten teachers, EMTs, bus drivers, landscapers and about 340 hard-working Connecticut occupations can afford?

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It's a fool's errand to ask towns to give up power, force recalcitrant towns to accept people they fear as neighbors, deny recalcitrant towns state aid or try to get legislators to pass mandates.

Those should all happen, but they are politically DOA. Elected officials aren't going to help a minority when angering the majority will buy them an Election Day defeat.

So, what succeeds?

I've been working with Connecticut towns on this problem for 15 years. Some have done nothing, others little. But many, slowly but surely, have done a lot.

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The trick: helping the community educate itself.

Research shows affordable homes don't lower neighboring property values, raise school enrollments or bring crime. Those are myths. Rather, mixed-income housing can, and has, increased grand lists, provided homes for aging Boomers and debt-strapped Millennials and let new residents come to town who volunteer for local boards, coach Little League and bid up single-family home prices.

There are many examples of beautiful mixed-income housing in high-resource towns all over the state — Darien, New Canaan, Old Saybrook, Bethel, South Windsor, Fairfield, Brookfield, Avon, Suffield, Stonington, Farmington, and on and on. They are graceful, fit their surroundings, are landscaped, don't have graffiti on the walls or used syringes on the ground, and are populated by people who respect their neighbors.

It happens slowly, with town meetings, lots of questions and answers, involvement by a core of residents who understand what new housing the town needs and where to locate new homes. It takes the school superintendent, business owners, the head librarian, the clergy of the key congregations, town elders and town



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I get why advocates are furious and impatient. I am too. Towns, the legislature and Congress have been resistant for too long. Really, it's shameful.

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But banging our fists on the table will only get us sore fists. The better model is what individual towns, several councils of government, organizations like LISC, CHFA and the Partnership for Strong Communities have painstakingly done: work town by town.

After a while, towns learn that more housing choices can attract cool shops and interesting people, help

property values rise and show all the dire warnings are myths. And then they build more affordable homes.

Sure, we can keep urging lawmakers to act. Maybe someday they will. Or maybe the courts will step in. But we shouldn't hold our breaths. There are homes we can build, and lives we can save, in the meantime.

*David Fink is a housing policy consultant and former reporter and editor at the Courant.*

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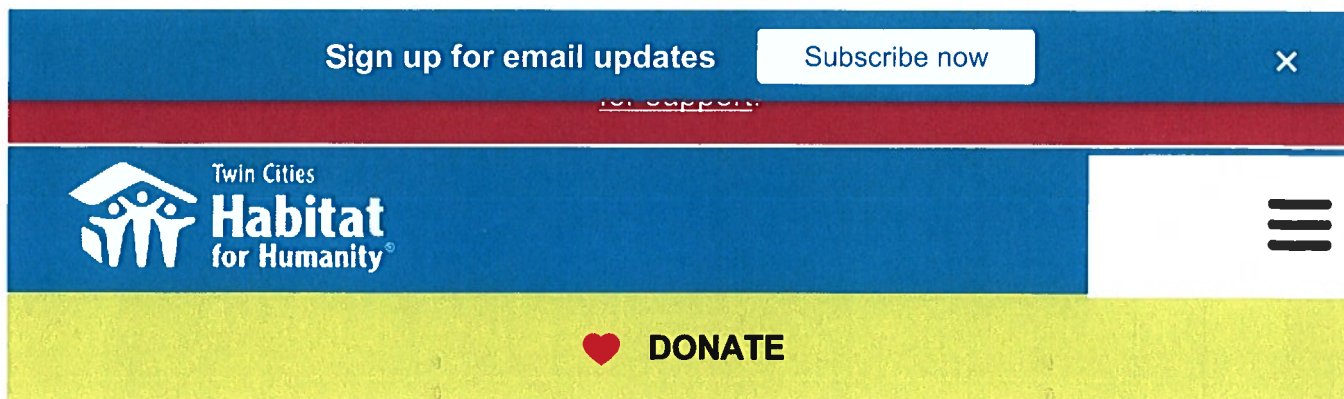
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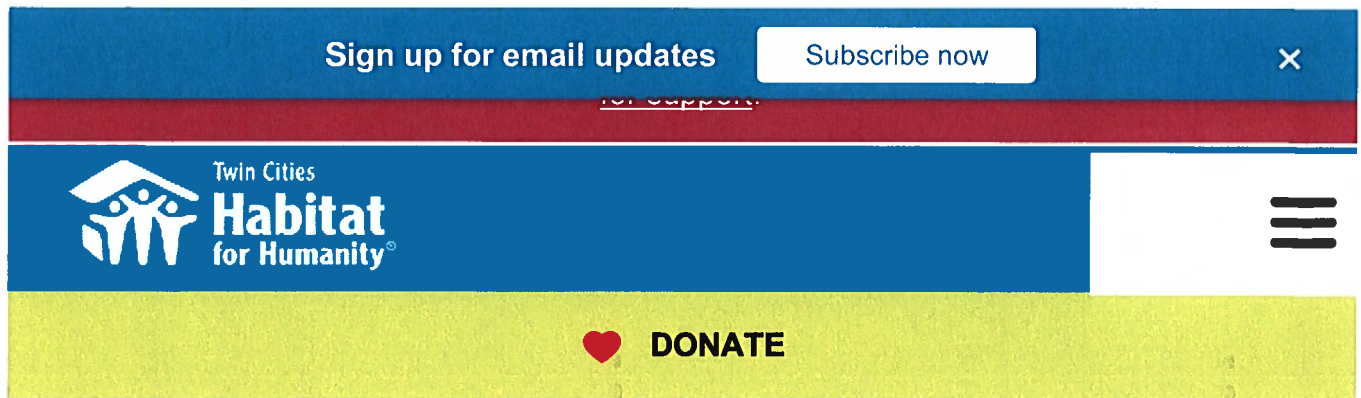


The need for affordable housing is a fact of life in most communities across the country, yet myths, fear, prejudice, and misunderstanding often overshadow the debate.

To give a little perspective to the debate, here are seven affordable housing myths and realities.

## MYTH #1: Affordable housing drives down property values.

REALITY: Repeated research shows affordable housing has no negative impact on home prices or on the speed or frequency of sale of neighboring homes. According to the [National Low Income Housing Coalition](#), 85% of affordable housing meets or exceeds federal quality standards and over



restrictions on design and construction standards as market-rate projects. Furthermore, because affordable housing projects frequently rely on some public money, they have to comply with additional restrictions and higher standards than market-rate housing.

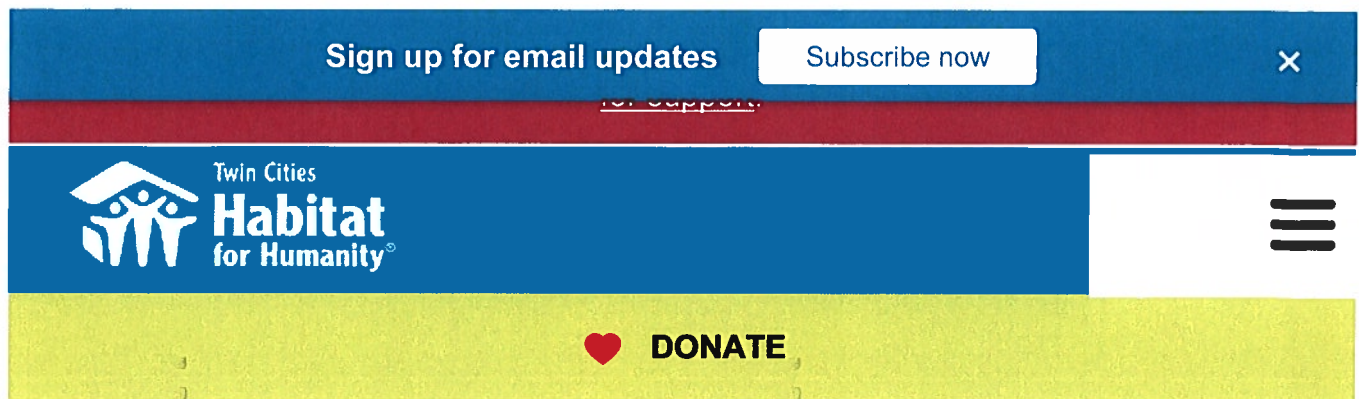
The reality is that affordable housing is affordable because public and private funds go into making it less costly to live in, not because it's lower quality construction.

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## MYTH #3: Affordable housing hurts the quality of local schools and lowers standardized test scores.

REALITY: The opposite is actually true. Without affordable housing, many families become trapped in a cycle of rising rents and have to move frequently to find living space they can afford. That means their children are not able to stay in the same school for long, resulting in lower test scores on standardized tests.

When a child has a stable home and can remain in a single school system, their test scores rise. It also means children are able to build long-term relationships with peers, teachers, and mentors that are key to increasing performance in elementary and secondary schools. Finally, it increases the likelihood that children will be able to attend college. [When housing disruptions are minimized, everybody wins.](#)



and in how they increase property values and revenue in a neighborhood. In fact, in 2019, Twin Cities Habitat for Humanity homeowners contributed nearly \$2.7 million in property taxes alone.

## MYTH #5: Affordable housing brings increased crime.


REALITY: There are no studies that show affordable housing brings crime to neighborhoods. In fact, families who own their own homes add stability to a neighborhood and lower the crime rate. Homeownership increases neighborhood cohesion and encourages cooperation in ridding communities of criminal activity. Families who live in affordable housing seek the same thing every family does – a safe place to raise children and the opportunity to enhance the value of what they own.


## MYTH #6: Affordable housing is just another government hand-out.

REALITY: It isn't the poor who benefit the most from federal housing subsidies, it's the wealthy homeowner. Homeowners receive tax deductions for mortgage interests and a similar write-off for property taxes paid. According to the Department of Housing and Urban Development, in 2003 these subsidies cost the federal government \$87.8 billion, while building and subsidizing affordable housing cost only \$41.5 billion.

When you factor in improvements in property values, increases in taxes paid by stable employment, and enhanced revenues from a better-educated populace, affordable housing provides a net gain to governments at every level.

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to retain qualified workers, and lowers the amount of money available to spend in those businesses. Affordable housing isn't about doing something to help the poor, it's about improving business and raising the standards of working- and middle-class families, and the nation at large.

Here at Twin Cities Habitat for Humanity, our mission is to eliminate poverty housing from the Twin Cities and to make decent, affordable shelter for all people a matter of conscience. Despite the affordable housing myths, the truth is that helping people own their own home helps the community as a whole.

To learn more, read the [“Myths and Stereotypes About Affordable Housing”](#) report from *Business and Professional People for the Public Interest*.

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