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Comm Leinwand

Well, that's (inaudible)

Mr. Nucci

When a person comes into the program gentlemen, they sign a contract with us and that contract states everything that you know - their goals and aspirations and what we're going to help them do and what they have to do to help themselves, and among those things is an involved to rule and you follow those rules or you're out of luck.

Comm Leinwand

How about the issue of length of stay.

Mr. Nucci

Each individual and their children is a different case and there is a range - we're talking 6 months to a year and a half.

Comm Leinwand

Can you ever have being the maximum - meaning they normally come in here unless they less than a year and a half to go. I'm just trying to get at what point people have to be moved out.

Mr. Nucci

If somebody had good reason to be there - after a year and a half we would not - and they were meeting with our goals and they still had goals to achieve and stuff like that we would continue to keep them. We want to finish the job in other words.

Comm Leinwand

One of the other things that I heard this week was - here is another good idea clearly needs to be done - that isn't this just another vehicle to bring outsiders into Middletown who are going to stay here for a year and then stay here. Is that a legitimate concern - you're not just talking about serving people from the greater Middlesex area - I assume.

Mr. Nucci

Again, the greater middletown area would receive preference in this. We cannot - this would be funded by the state so we would not be able jto exclude people who were'nt from this area - if in fact they were'nt from the area - they would have to convince us why are you doing this here. The point of - this is a startup of this program - the point of us is to show that it works - that this type of program can work - that there is no - there really isn't a need to take that mother and child away from each other at this critical time.

Comm Leinwand

I don't understand - you're saying that there js not another facility like this in the State of Connecticut.

Mr. Nucci

That is correct.

Comm Leinwand

Ok - so then you understand - respond to this - I mean that's part of the problem - you've been here before and there is always neighborhood opposition - we have approved halfway houses of a number different sorts because we've been able to say - we know it works - we know it has not been a problem - you're saying that in this case, you don't really know that - do you.

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Mr. Nucci

We have other things to look at - we have our Connection House here in town and - I don't believe that anybody's had any problems with that program - which is a halfway house which has women in it and does not have children. There is a study that recently completed a couple of years ago - it indicated that there is a tremendous drop in (inaudible) when...

Comm Leinwand

George, why is this kind of facility a permitted use in this city?

Mr. Reif

MX Zone - the B-1 zone - the B-2 zone and the TD zone.

Comm Leinwand

So if in fact, Peter was to buy the building across the street he would not be here - he would be a permitted use.

Mr. Reif

No - he would be here applying only for the special exception. He's here on it for two reasons.

Comm Leinwand

Why - so these guys are good (inaudible) for special exceptionse uses everywhere.

Mr. Reif

Yes, they are.

Comm Leinwand

OK - answer the last question - why so many? - why seven - why not 4 - why not a total of 8

Mr. Nucci

OK - I think we're working now - I have to give that a moment to warm up - why not 7 why not 8 - Two Reasons: One is economy of scale-in order to provide the kind of quality staffing that we want and the price that isn't going to be exhorbitant - fifteen is a good number. We can have a staff of 9 or 10 people - we can have a psyciatrist - we can have a dietician - we can have all those things that we need. We can have 24 hour coverage and with somebody awake - as you know there are 168 hours in the week and you start dividing that up and giving some 5 people some sick time and you know you're really stretching it. The other reason why its 15 is because we found in our experience in other people around the state that that's a good number for this population.

Chm Gionfriddo

Comm Patenaude - did you have any questions. Anyone else have any questions from Peter. If not, Peter you said you have someone else you wanted to.....

Ted Jackowiak

As you can see here from the plan here before, the dashed line shows the existing drive and the existing parking. It would seem to be ashame to rip up all that lawn and tear out all those trees just to make a lot of blacktop there - what we have right now is sufficient for the anticipated number of cars - I would like to ask that we are allowed to remove that parking and just provide for 5 or 6 cars that we believe will be needed.

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Chm Gionfriddo

Thank you Ted - Peter go ahead - do you have someone else you wanted to.....

Mr. Nucci

I'd like to introduce Mr. John LaRosa, Director of Youth Services in Middletown and long-time Connection board member - I believe nine years, John?

John LaRosa

Good Evening - I won't take up much of your time. A couple of things, I'd like to enter a few things into the record - First I'd like to read a letter from the Rev. Michael Fox who is Pastor of St. Francis Church. One of our concerns for placing parish owned property on the market was who are new neighbors would be? It was with a great deal of pleasure therefore, when Connection Inc. and the person of its Executive Director, Peter Nucci was interested in its use of a halfway house for women, their infants and their children. The final work done by this organization in keeping with our theological mandate of our christian faith that of love and concern for our neighbor, especially those who are in need and it is our hope that grant their petition. Signed: The Most Rev. Michael Fox ---- along with that I'd like to also enter some petitions in favor of the proposal and also a list of references and resources about child care and the real importance of infants and children and the bonding issues and it's quite an extensive list and I enter it into the records so that a great deal of research has already been done and if any of the commissioners have any time to look at that and to do all the research, I think it would very clearly point out that the proposal being made - one of which is to help the younger children in our society grow up to be better citizens. I think all of the information that you would get would support that. In addition to that, I would like to say for my position in working for the city and working with children, although it's true that we don't deal with children this young - there have been occasions when looking at cases histories of some of the young people that we do know, that their very early lives are very disrupted and very disturbed and one way that that happens is young children are often with maybe the children of these women as they're incarcerated, the children are often placed in foster facilities and certainly not the cast a black mark against the State Department and Children and Youth Services, but foster care, I think, in many instances is a less effective care for children. Children belong with parents who can care for them adequately. For some of the woman who you may think may not be able to care for them adequately, that is why the program supports and will have support systems that we're designing it to have. To move away from that just very briefly, a note about Connection and its operations. It presently runs two group home facilities - two halfway houses - one here in Middletown and one in the New London area and both with clients who are coming from the prison system. In addition to that, Connection and Youth Services my agency currently runs a diversion board program for the young offender. In addition to that, there is both here in Middletown and down county on the shoreline, an outpatient counseling center. So, I bring that to light to mention only because to let you all know and those who are here from the general public to answer the question that Connection is not a new agency. It is not an agency that is unskilled in dealing with the type of client that we're talking about and if anyone were to look at any of the records and things that Connection has done in the past, I think you'll find that all of its marks are very, very good. And if there are any questions, I certainly be glad to answer them.

Chm Gionfriddo

Comm Patenaude has a question.

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Comm Patenaude

(Inaudible).....questions here. (Inaudible) ...repetition submitted.
(Inaudible.....) in the area of Middletown proper.

John LaRosa

Middletown proper.

Comm Patenaude

Two - this one goes to Mr. Nucci here - (Inaudible) the staff apart here. The answer to one of the questions that Comm Leinwand introduces - (inaudible) is already located in a zone already permitted for private use. Have you looked around for another spot.

Mr. Nucci

I looked around for about a year, Comm Patenaude. We want a facility like the facility on Silver Street because its - we're promoting a non-institutional kind of program and it was difficult to find property for that. We think that this - you know - considering its current use we think this is in keeping with that.

Comm Patenaude

(Inaudible).....Silver Street you got TD and X. Even on Wall Street you got residential - you got a section over here that you have't spoken yet - the residential people over here at all - (inaudible).....anybody can go around and get a petition all over the city and (inaudible)main idea.
(Inaudible).....

Chm Gionfriddo

Is there anyone else who wishes to raise a question? - From the Commission.
Peter, do you have anyone else you'd like to

Mr. Nucci

Yes, just one more person - Mr. Philip Hallie who is our board vice-president.

Philip Hallie

Thankyou - I want to speak a resident of Middletown, but also somebody very much interested in decency. I want to tell a little story about three years ago, while I was still a member of the Board of Directors of Connection, I went to speak to a young woman I'll call her Rachel over at the Liberty Street house. We had a long talk - we talked for about three hours and here is what she told me - she told me that she'd been previously completed disconnected - separate - isolated from life. She had a child - she was just the kind of person who we'd have in the family center that's being proposed - she had a child - she had been incarcerated - she wanted to get back to her child - but she couldn't - however, the Connection had brought her in closer contact with the business community here, with her own parents, with new friends and she felt as if she getting a new life. And it was a good life. For thousands of years really, the idea of goodness and ethics has been the same as bonding, caring, or loving, especially regarding children. It's also for millions of years been bonding, caring and loving has been the essence of life without a mother - the young have died. Goodness and life have been tied together in union between human being. For this young woman who had been brought in contact with decency and with a new life by the Connection and by the kind of facility that the Connection is now proposing, an act of bonding becomes something like a pebble on a pond - you drop the pebble into an area - an act of bonding into an area and it spreads like the ripples from that pebble. That young woman's vitality and joy and decency spread to her parents, to me, to various friends and I think the family center if it does enter our community will be a pebble of decency in the pond that will indeed spread so that bonding and caring, goodness and life will have a better chance in Middletown.

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Chm Gionfriddo

Thank you. Peter, do you have anything else you wanted to add.

Mr. Nucci

No, we're all set.

Chm Gionfriddo

Comm Leinwand

Comm Leinwand

Ted, on the map on Silver Street - Lot 12 on the corner of Silver and Evergreen - what's on that (inaudible). That's the one that's owned by Genevieve Ginicki.

Ted Jackowiak

I think there is a home there - there's another home.

Comm Leinwand

A single family home.

Ted Jackowiak

No, I think it's a larger (inaudible) two family or more.

Comm Leinwand

How about on 13?

Ted Jackowiak

That's a home also., and that might be a two family home.

Comm Leinwand

How about on 14?

Ted Jackowiak

It's a home.

Comm Leinwand

Same think, I mean a large home.

Ted Jackowiak

No, I believe that that's a smaller home.

Comm Leinwand

You say similar or single.

Ted Jackowiak

Single - single family.

Comm Leinwand

What about on 15

Ted Jackowiak

I believe 15 has a small home - it's just a large piece of property with a small home.

Comm Leinwand

Thank you.

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Chm Gionfriddo

Any other questions - if not, thank you Peter. Is there anyone else wishing to speak in favor of this proposal - are there any wishing to speak in opposition because I know there are - you don't have to raise your hand just come up one at a time - give your name and address, please.

Don Mitchell

Chairmen, member of the Commission - I thank you for the opportunity - my name is Don Mitchell. I am a resident and property owner at 39 Wall Street less than 200 feet away from this proposed change. First, I would like to present a petition that we've gathered in our area and then I'd like to speak for myself. The petition reads - "We the undersigned property owners and residents of the Wall Street - Silver Street neighborhood do hereby object to any consideration of a zone change to a transition zone at the southeast corner of Wall Street and Silver Street. We are a neighborhood that has tried and succeeded to maintain and upgrade our properties. We feel that a transition zone would detract from the area - lower property values and increase the need of a police presence in the area. Since zoning is part of the planning process, any plan in zoning, especially spot zoning should carry the burden approved to the applicant and the Planning and Zoning Commission to show how such a change would better the area. We hope you'll agree that this would not be the case. This is signed by some 163 residents of that area, well in excess of the 20% within 500 feet of the proposed zone change, such that the Commission - if it were to decide on the matter, would have to adopt that change by a 2/3 majority.

Chm Gionfriddo

Just to clarify that in your own mind, we have to have 5 out of 7 positive votes to pass anything through this Commission, so OK.

Don Mitchell

Speaking for myself, there are several things that come to mind. I think you'll see that first of all our petition really addresses the zone change. We see transition zone - transition development zone as you would call it and the uses that are permitted are quite wide and varying and we really are a residential neighborhood - a good many people here know each other - speak to each other on a routine basis and get along as a neighborhood, come together in times of crisis and even not in times of crisis - we do get to see each other and speak to each other as much as anyone does in this day. My concern - I have several concerns - the house that I have bought is close to this proposed change I'm not new to the area - I've spent some 26 or 27 of my 30 years on Wall Street. I grew up there and I had enough faith in the area to buy a house there and make it my home. I live with my wife and my 2 small children who go to a bus stop at that very corner, to go off to school. I don't feel that this would be good for our area as the transitional zone would allow many uses although by special permit. It's nothing that I want to see go in there. I don't feel it's going to be for the better of the neighborhood and absolutely don't think that in my only lifetime investment-my house- I don't see how it's going to benefit that. For the plan in view of the proposed use, I would say that certainly the Commission has made a very good point about good work that they do, and I don't think that there is anyone here that doesn't feel that kind of work needs to be done. It's something that is very important. Just like so many considerations of zone change, why does it have to be next door to me? It's not that attitude though, I really do feel this is going to have an impact on the area. As far as the other considerations on the proposed use, which I hope you won't even get to considering, because I hope that you don't even approve this zone change. Speaking with some experience as a sanitarian and zone enforcement officer, what you see there at that corner, if the Commission were to get their application, we'd be the part of day care center. We're talking about the possibility that there will be some children to be

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Don Mitchell

looked after while the mothers are out working. Day Care centers are very strictly regulated by the state. There are all sorts of considerations about what goes into a day care center in making it safe. The area that we're talking about on that corner, we're talking about a lot of the rear yards - side and rear yard being taken up with parking. Where does that leave for a small child to play. If a small child can't get out and play without being practically in a busy street we've got a real problem. I don't think you are going to meet the square footage requirements on having children play areas. As far as the other question about teenagers not being allowed in the facility, I don't know quite how the criteria would run - it would seem to me that some of the offenders themselves would be nothing more than teenagers. I'd like to respond now with just letting some of the other area residents express their opinions. - I thank you for letting me turn in this petition and speak before the Commission.

Chm Gionfriddo

Thank you. Anyone else, just come up one at a time.

Paul Dykus

Paul A. Dykus, 51 McKenzie Street - Our street is zoned A-1 - single family residential. I built a home there 40 years ago - on the end of that street - Leo Cones? - when he donated that house to the St. Francis Parish he built the home - I knew him very well - gave it to the church as a gift and I believe he would turn over in his grave seeing what is going to happen to it. But he seems to be talking about children and women - there's no place to bring children and women in a place like that - there's no place children like to play - there's no recreation - there's no land - what are they going to be prisoners too. Children gotta have fresh air and that's no place for children. There is plenty of land - everywhere - in the country - why a halfway house - like I say, I built a house 40 years ago - I'm living alone now. I bought the - from Mr. McKenzie - it's A-1 - look at the records - zoned A-1 - strictly one family houses. There no going to change it. That's only one street above Evergreen Avenue. That isn't far from there, but I don't see why they want - how they acquire - how they get - how they're trying to acquire this property to bring up children and women and that many and they have no place to park cars - where are these going to play and it's a highly traveled street - you've got the village down there - it's like a race track - somebody's gotta be - I don't care if they're five year old or what - with them children, they have no place outside at all, and I'm strongly opposed to it - I signed the petition and hope and I hope it doesn't have to be rezoned or nothing because it shouldn't be rezoned. Thank you.

Chm Gionfriddo

Thank you. Anyone else.

Bloom Aaron

I live next door to this building you are talking about - 26 - I live 30 Silver Street I know this place quite well - I knew the whole structure and there I knew the nuns when they were there. There was a (inaudible) when the nuns were there. We had an excellent relationship. Secondly, I work for the State at CVH. I dealt with children, young children, old children, men, women, boys and girls and believe me when I tell you I worked there for 31 years - I'm retired now from there and I wouldn't do it again for nothing because that take a lot out of your life and you have to be strict. Now that land there, most of the kids would be playing in my yard because I own quite a piece of property there - clear property - it's a clear piece of land and they have nowhere else to play so I oppose that because we have excellent neighbors in our neighborhood.

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Bloom Aaron

We get along fine - we have no problems and like the gentleman said before - we all know each other. So, that's all I have to say now. Thank you.

Chm Gionfriddo

Thank you.

Martha Page

My name is Martha Page - I live at 29 Wall Street with my husband and my 12 year old daughter. I too am opposed to the zoning - the change in zoning that has been requested and the reasons are probably quite emotional in terms of like the quality of the neighborhood. No one is disagreeing - I'm sure we that we can't find anyone here who disagrees that what the Connection is proposing to do with this property is a good idea. Unfortunately, it's not a proven idea. We have no standards to go by - we have nothing to guarantee that these people will be properly supervised - we've been told that the type of resident will be a non-violent resident that's not been defined - what does it mean by non-violent - what type of offenders are we going to have in there - they will be free to come and go - even though they have jto sign in and out there's not going to be anyone watching them 24 hours a day. I believe Mr. Mitchell mentioned that there is the bus stop for all of the neighborhood children attending both grade school and the junior high and high school is at that corner. I don't believe that I - that we are in favor of having our children be exposed to an environment that is unproven - an environment that may turn to be unsavory - that our children should be exposed to all realities of life certainly, but I don't know that we need to have it at the end of our street and approve that type of environment where we have no idea whether we're going to have something there that will work. The people in the neighborhood try very hard to maintain the quality of the neighborhood and we have certain things that are already working against us within about four or five blocks - we have that whole environment down there with Mac's Safari Cafe - we have some questionable commercial development at the opposite end of Wall Street. These are things we already have to contend with. I don't know that we need to introduce another unknow - another transient type situation into a neighborhood which is trying very hard to maintain integrity - to maintain the residential quality of the area. It's an old and established neighborhood. We've been there for three years - we would like to make a committment to the neighborhood, but with changes like this, it becomes more and more difficult to commit to the residential quality of the neighborhood that currently exists and we're trying hard to maintain that. Thank you.

Chm Gionfriddo

Thank you.

Mary Palomo

I am a resident of Silver Street for some 30 years. Why is everything in this neighborhood? We have Conn. Valley - we have Maplewood Terrace - we have Mac's Safari Cafe and also at the same token, I understand that the property where Fava's Wrecking Yard is also going to be proposed for low income housing - Why? - Why is everything in our area. Also, I have an objection to the type of house you're putting in here. There is no guarantee to what's going to happen here. You have a situation where your going to have these young children that don't have anyplace to play. Why do we need this here? I have the place that's quite closer than Middletown - we have how many now in this town - is it 5 or 6 of these type homes. Don't get me wrong - I'm not against people - but I was also a youngster who lost her father at age 4 - whose mother brought her up by herself - she didn't need a special place to do this. She went out - she found a place to live - she went to work and she had someone watch me - why do you have to have group homes for these people. And why do they all have to be in Middletown - also I think, why couldn't we have one closer - like Deep River which is closer to Niantic. Thank you.

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Chm Gionfriddo
Anyone else.

Biega

Good evening gentlemen. My name is Biega I have a piece of property just to the West on Silver Street here. And I think there is a lot of traffic in this and know we've done a traffic count with the police station for the area prior to the post office coming in. And at 3:30 I don't think you can probably get across the street to carefully there, when Pratt & Whitney and CL & P get out and Conn. Valley also. Also, gentlemen, I can't see why you're putting this in this area or contemplating it because are these people going to be main residents of Middletown afterwards - are they going to be back on some of your programs - will we be supporting them in the future - I am against it. Thank you.

Chm Gionfriddo

I just want to just respond to that so you'll know I think everybody in the public does know when somebody makes an application - we're under an obligation to contemplate it - this is not a permission application but a proposal by someone else.

Wayne Reed

Country Club Road - just got two questions - I neither for or against it. If you do the rezoning of the area will you be in a situation where you have to have (inaudible) because you've now changed the zones and your changing the intent in that area and secondly, if it does come closer to a child care are you going to have to put a fence all the way around the property so that you do not have a situation where the children can't walk to the neighbor's property.

Chm Gionfriddo

I think the map does have a 10 foot buffer strip built in - that responds to that question.

Erhard Konerding

My name is Erhard Konerding - I'm a resident of 26 Evergreen Avenue - homeowner there for six years. I live there with my wife and children. My concerns, I'm not going to address (inaudible) as disturbances in the neighborhood. The Middletown Press has reported that East Main Street is already a hot spot as they say - I don't think it would be very good for Silver Street and the Wall Street area to become their "hot spot". Thank you.

Chm Gionfriddo

Anyone else.

Walter Haan

I live at 16 Evergreen Avenue. I live there with my wife and two girls and we've lived there 11 years. Gentlemen, the word is out - it was in the New haven papers and everyone is getting to know it. They're calling Middletown a "flop house". They're calling Middletown is in misery, because we have so much care facilities people that do not come from this area. Listen to what Mr. Mitchell and other people have said - get in your cars and drive down Wall Street, Evergreen Avenue and MdKenzie and look at some of the fine homes still there on Silver Street and you will see that this type of exemption would destroy what a lot of people have been working for. Thank you.

Chm Gionfriddo

Is there anyone else.

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Patty White

I live on 32 Wall Street. I didn't plan on coming up here tonight, so I didn't prepare anything but me and my husband rent an apartment downstairs portion of a house on 32 Wall Street and before we moved in we really didn't know the area good but we lived here about 3 years and we really have grown to love the area. If you ask me exactly why I'm against this, I just have just a gut feeling that it's not going to be right for the area. I don't think that spot zoning this area to this type of thing when we really don't know if it's going to benefit the area and the property value. Hopefully, I would like to buy a house on Wall Street someday - me and my husband because we've really grown to like it and I think it's going to be a good area to live in. I'm not against this type of thing the halfway house for women and children - I'm in the human services field myself, but I just don't think it's the right area for it. Thank you.

Chm Gionfriddo

Thank you. Is there anyone else wishing to be heard.

Linda Liptrot

I live at 42 Wall Street - two houses away from the proposed area. I think everyone will agree that it's been a strong fight for Wall Street, Silver Street, and the surrounding areas - in the past several years - I've been there for 7 years myself - I have come to love the area and I have put an awful lot of money into my home etc. to make things better on the street. I think everybody will agree that we all get along very well etc. I would suggest however, that you look into some of the crime statistics in the area. I've been robbed in the last two years twice. The people right next door to this building have been robbed in the last two years twice. When something like this is proposed with people out of a correctional institution I have to admit I'm very scared, and I hope you take that into consideration.

Chm Gionfriddo

Thank you. Is there anyone else wishing to be heard.

Barbara Stevens

I live at 26 Wall Street, Middletown. I have lived in Middletown for all my life - in fact, when I went to school, I lived at 15 Silver Street for a good many years and when it came time to buy a house I had used to visit up on Wall Street as a child. I came to like it - serene - shaded trees - just a nice residential area. Unfortunately, I bought a house and have lived there for 8 years and it just seems like everytime you turn around somebody wants to put something in there to take away a residential status. We are private home owners with fairly decent yards and if you have this transitional zone approval, then what stops me from losing this residential, quiet street to boarding houses or maybe more halfway houses. I just hope you really give this a great deal of thought. Thank you.

Chm Gionfriddo

Thank you. Is there anyone else. If not, I want to close the public hearing and I will entertain a motion to move the agenda to make Items 4 and 5 - that we move the agenda up and make Items 4 and 5 at this particular moment since we have so many members of the public here.

Comm Leinwand

Mr. Chairman, I think that's a wonderful idea, and I would so move.

ITEMS 4 & 5

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Chm Gionfriddo

Any discussion. If not, all those in favor- any opposed. We'll deal with Item 4 first which is a proposed zoning map amendment to extend transitional development zone into the part so located at the southeast corner of Silver Street and Wall Street (inaudible) Inc. Peter Nucci

Comm Leinwand

Mr. Chairman, (Inaudible) discussion, I would move the zoning map amendment to extend the TD zone and I would like to speak to it.

Chm Gionfriddo

It's a motion to approve the extension of the transitional development zone - is there a Second.

Comm Leinwand

I (inaudible) a good deal of what people that just spoke said. It's very true and doesn't need to be reiterated at great length. I believe in the idea - I think it is something that's needed and I believe in Connection - I think that they have done a tremendous amount of good not just in the City, but for many, many people's lives. But the problem here is location. I think that when we get asked to change zones, that we need to have a compelling reason and I think that we have changed zones any number of times there was a compelling reason. Either it brought significant benefits to everyone in this city or allowed something to happen here - something important - which couldn't easily be done in another place. I just don't think that this particular proposal meets those kind of criteria for compelling reasons. I think when you look at the map - or when you walk through the neighborhood - you've got a reason that TD on this corner is an intrusion and what still works as a residential zone and on the other side of the coin, I think that as much as we recognize as a need for this facility there are places in this community as hard as Peter Nucci has said he's looked for them, there are places in TD zones and MX zones that doesn't require a zone change - it would simply require a special exception. Hence, there would still be neighborhood opposition because basically no one really wants these kind of things in their neighborhood. We've stood up to neighborhood pressure before and put these things with special exceptions where we thought they made sense. My (inaudible) is that in this case it doesn't make sense - it's not the right spot and I would encourage us to defeat the motion.

Chm Gionfriddo

I would concur with the comments of Comm Leinwand and I would also add that the thing that frustrated me the most is much as we've had a number of these proposals come before us, not for similar - exactly similar type proposals - proposals that are proposed by the State of Connecticut where we as a Commission are basically told that we don't have the discretion to say yes or no, basically if the State proposes it, we're obligated to say yes and I know the public has been frustrated by that in a number of occasions where some of these facilities have been put in various sections of town in spite of public opposition when we really haven't had the opportunity to say no. I think the arguments you made this evening were compelling - I know the area - I know it's an area that's still has a viable single family residential area. I didn't hear enough to convince me that this would be a compatible use for that area and for that reason I'm not going vote to approve it. Is there anyone else on the Commission that wishes to be heard on this matter? The motion on the floor is to change the area to transitional development. All those in favor - say I - All those opposed say Nay. In reality, that motion being defeated, do we have to go through the motion of voting on #5 or is it just mute? #5 is now mute since the zone was not changed the Special Exception cannot be considered - that takes care of #4 and #5. Thank you for your patience.

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Chm Gionfriddo

We'll take a 5 minute recess to give the public an opportunity to...why don't you tell us exactly how many square feet you're talking about - how many stories etc. Give us a little summary other than just looking for approval for an office building.

ITEM #7 Special
Excep. Office Bld
So. Main & Hunting
Hill

Andrew Wargo

According to the zoning, the height of the building determines the distance after the buffer - it's gonna be 16 foot high - 2200 sq. foot.

Chm Gionfriddo

The building is going to be 16 feet high?

Andrew Wargo

Right

Chm Gionfriddo

So, what are you talking - is that one story or two story?

Andrew Wargo

Two Story

Chm Gionfriddo

Two midget stories. Any members of the Commission have any questions they would like to ask? How many tenants are you looking to have there? Do you know?

Andrew Wargo

Four

Chm Gionfriddo

Do have any idea? Do you have people on line to rent already - what type of offices are you talking about?

Andrew Wargo

I'll be taking 25% of it.

Chm Gionfriddo

What other type of facilities - are you talking doctors' offices, dentist offices, lawyers offices - who - what type of professionals - who are you talking about?

Andrew Wargo

Whatever.

Chm Gionfriddo

I'm trying to get an idea of traffic - the type of office you put in there is going to have some impact on the number of cars that come in and out of there during the course of a day - so I'm trying to get some idea from you, what type of offices you're looking to put in there. I understand whatever, but if it's a - if it's a dentist office or doctor's office, you're talking a greater traffic flow than certain other types of offices - you don't have any other idea what you're looking to put in there?

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Andrew Wargo

No, not really. (Inaudible) who's going rent?

Chm Gionfriddo

You're talking 4 offices - how many square are you talking then per office? What are you talking - 1,000, 2,000, 5,000?

Andrew Wargo

What about 500?

Chm Gionfriddo

500 square feet per office. Comm. Leinwand.

Comm Leinwand

This is toward the TD zone. (inaudible) So. Main St. - This is the MX zone. You know that this building of this sort is a Special Exception - permitted use in this zone. Sal, your comments 1-6 in (inaudible) they are cosmetic kinds of things - correct? Have you seen the comments from the Public Works Dept.?

Andrew Wargo

No, I haven't.

Comm Leinwand

One of the other comments has to do with curb cuts - suppose that we were to ask you to have both curb cuts on Hunting Hill Avenue and no curb cut on So. Main Street. How does that effect you - your plan?

Andrew Wargo

No problem.

Comm Leinwand

Sal, is that reasonable and possible? Still is this enough parking?

Mr. Reif

I honestly think Sal is indeed as he said at a loss. I think probably somebody else in his office has reviewed this.

Comm Leinwand

We know that anything Phil Bauer puts in front of him he signs. George, aside from the issue the curb cut (inaudible).

Mr. Reif

Obviously, somebody is going to use that piece of property and it's as good a use as any and it does lend itself to not having another aggravation of cars going in and out on that corner.

I would assume with a 500 square foot office you're not going to be able to have anything major in these buildings because 500 square feet is not large enough to really hold any office of any size - you're talking basically about one man operations then.

Andrew Wargo

Yes, basically one man operations.

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Sal Fazzino

You asked about the driveway situation. Normally, you'd want the driveways to be off a main artery for easy access - identification and so on. I know the gentlemen asked to be accepted on Highland Avenue and I'm just wondering if it's all clear.

Chm Gionfriddo

He's indicated - no problem. Any other questions by members of the Commission of the proponent. Yes, OK - Thank you. Any members of the public wishing to speak in favor of this proposal? Any members of the public wishing to speak in opposition to this proposal?

John Maziarz

I live at 56 Hunting Hill Avenue. I have lived there for 40 years and I've noticed a considerable increase in traffic through that street. I am not opposed to have an office building on the corner of Hunting Hill Avenue and So Main Street, but I want to make sure this Commission makes sure that there is no entrance to the parking area for this office off of Hunting Hill Avenue. It's bad enough trying to get into So. Main Street now without having to seeing all cars coming out of an office complex there. Thank you.

Chm Gionfriddo

Anyone else wishing to speak in opposition to this.

Angelo DiMauro

I live on 22 Woodside Circle - just up the street from Hunting Hill Avenue and like Mr. Maziarz I have an awful time getting down on So. Main Street myself and if the driveway is going to be on Hunting Hill Avenue side, it's going to be a regular mess, because we have buses coming up that way - you can't get on Main Street as it is now. It's a narrow street anyway and I hope you people take alot of consideration into this when you vote on it. Thank you.

Chm Gionfriddo

Can I just ask you a question - wouldn't there be an equally bad problem if we had traffic coming in on So. Main Street and let's say traffic at - I know how that light is right here - the Texaco Station there on the corner - I guess it's Texaco - Timbro's station - The cars back up all the way thru and cover the intersection of Hunting Hill Avenue quite often so that you actually have to sit there while the light changes. If you have additional cars looking to turn from So. Main into this parcel - wouldn't that actually make this situation a lot worse? What I'm saying is that it would be worse than what it is but I think it would actually even be worse than to have two entrances coming out on Hunting Hill - one for going in and one for going out - I think you'd have less traffic than having cars backed up on So Main Street looking to turn in.

Mr. DiMauro

Yes, but that's a narrow street as it is now. Hunting Hill Avenue coming off of So Main Street is very narrow and if that building they propose to put up is not set far back enough, there won't be much room.

Chm Gionfriddo

I don't know if you've seen the map. The building is basically all the way back to almost the very back edge of the property. It almost butts up against Joe Benzie's property. It's not anywhere down at the front of the street.

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Mr. DiMauro

How far is this building going to be from So. Main Street?

Chm Gionfriddo

It's at least - I don't know - it looks like almost 130 or 140 feet from So. Main Street

Mr. DiMauro

So Main Street? Because coming down Hunting Hill Avenue now, you can't see the oncoming traffic and I myself almost got into an accident coming down Hunting Hill Avenue because of the cars and trucks that are parked on that corner now. I have no objection to the building being built - the only thing I'm concerned about is the traffic hazard and trying to get back on So. Main Street when we have to go shopping. Thank you.

Chm Gionfriddo

Thank you. Anyone else. If not, we'll close the public hearing on Item 7 - is there a Motion to make this item 6.10? Is there a Second. Any discussion? ITEM 6.10
If not, all those in favor - I - any opposed - Motion carried - that closes the public hearing.

Adjournment 9:05 P.M.

Transcribed by:

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