

MINUTES OF PUBLIC HEARING ON A PETITION FROM MANNARINO BUILDERS, INC., ROBERT MANNARINO, VICE PRESIDENT, REQUESTING ZONE CHANGE FROM R-6 TO RM-3 FOR 0.17 ACRES LOCATED ON THE SOUTH SIDE OF NEW BRITAIN AVENUE TO THE REAR AND WEST OF HOUSE AT 1207 NEW BRITAIN AVENUE.

November 10, 1992

Council Chambers

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President Sandy F. Klebanoff called the hearing to order at 7:05 p.m.

Present were Councilors Owen Eagan, Linda I. French, Tom Johnson, Sandy F. Klebanoff, Charles R. Matties, Madeline S. McKernan, Robert Bouvier for Carole Mulready, Larry Price and Andy Schatz.

President Klebanoff: This hearing was called to order once before and as a result of the inability of the administration to determine if a sign had been posted and remained posted it was rescheduled for this evening. Does the administration have a presentation for the record, Mr. Feldman?

Barry M. Feldman, Town Manager: Madam Mayor, I think Mr. Foster, again, has his wonderful slides.

Donald R. Foster, Town Planner: Madam Mayor, we have the slides we showed the last time. We can go through that again at the wish of the Council.

President Klebanoff: Is there anyone who wishes to see the slides again? Is there anyone in the audience who is here to participate in this hearing who would like to see the slides? Okay, let's see the slides.

Mr. Foster: The first exhibit is a neighborhood map, MDC base maps, highlighted in yellow is the entire area of the Craig Place subdivision that was recently approved by the Town Planning Commission and is now under development. The area being requested for change is the small area in the upper three quarters of the exhibit. It is an area that is about 79 feet wide and extends across the back of the one family subdivision. As we go through the slides we will try to point out where that exists physically on the field. Generally this area is a residential neighborhood. The one family homes to the south of New Britain Avenue are located in an R-6 zone. Along New Britain Avenue this entire area is an RM-3 that extends across many of the blocks through this area and then on to the north, across the street from this development is the Parsons Farms condominium project.

This is a former farmhouse that was on the premises. A two family building permit has been issued within the RM-3 zone

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that already exists, the multiple family zone. Mr. Mannarino is proceeding with a renovation of that to make two dwelling units in that former one family home. Here from about that same location we just simply rotated up the street and we are looking at the westerly edge of the property. About in center of that picture is the current location of the sign which I verified was posted this evening before coming to the meeting and Mr. Mannarino was very conscientious about getting it out after our aborted attempt last time and the sign has been in place all week.

Here we are kind of rotating across the front of the property. It is the home immediately to the west of the property fronting on New Britain. The property line as near as I could tell for this property would be about where the power pole is and we are rotating on back around. You see the two family conversion and the sign for the subdivision. A multiple family development already exists immediately to the east of the property.

Here we are looking through that house at the western boundary down into the subdivision. You see one of the new homes under construction in right center of the picture. Here we have come down to the former extension of Craig Place Drive which was recently abandoned by or a segment of which was abandoned by the Council and you have a recommendation from the Planning Commission to eliminate the street lines in this segment, two homes straddling a street shown on our street index but never approved as a public roadway. The construction in the Craig Place subdivision you see in the center of the picture.

This is a house to the north side of the Craig Place reservation, rotary reservation and you can see the survey stakes establishing the perimeters and boundaries. Here is a straight shot from that Craig Place extension into the subdivision. Now, I have come around into the subdivision and I'm standing at about the cul-de-sac and I will rotate generally around through the development to give you an idea of what it looks like. That is kind of looking in a northeasterly direction, northwesterly direction.

Here we are looking straight from the cul-de-sac looking at the area of what would have been an extended Craig Place but as part of the subdivision approval was abandoned. This is one of the new homes under construction and another two underway in the area. These are both on the south side of Craig Place. Here is the back side of that home, the former farm house being converted to the two family dwelling looking north. Now we have come up along the east side of the subdivision. I pointed out earlier the apartment building that exists along the east boundary of the property and we are looking generally in the direction of a retention basin that is being developed for the subdivision and for

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future development of the two lots, the two family and a subsequent development authorized for the area. Here is the two family, a little closer view. You see the proximity of it to the existing apartments in the area. Here from that same area looking down into the subdivision tract the first of the two homes being constructed there now. Here is a view of the retention facility that is being installed on the property and just a general view approximately where the zone boundary would be achieved, an area projected through that large pile of dirt which will be removed eventually. It is a part of the construction.

You will recall last time we introduced the Planning Commission recommendation to you. The Commission found in favor of the application and made three basic findings. The proposed area of the zone change to RM-3 is a narrow strip of land 7,282 square feet which will be merged with a larger 22,742 square foot RM-3 area already existing on the site (lot 12) of the Craig Place subdivision. The Town Plan and Zoning Commission approving the Craig Place subdivision was aware of the developer's intention to request this small increase in the RM-3 zone. The additional development allowed by the increased square footage from an RM-3 zone will only be two dwelling units. Lot 12 of the Craig Place subdivision was approved by the TPZ and can currently be developed under the existing RM-3 for eight multiple family dwelling units. Three, in judgment of the TPZ the proposed change is a good zoning practice and is fully in accord with the policies of the West Hartford plan of development. The applicant's proposal is part of a comprehensive residential development plan for an entire undeveloped property. The proposal merits the request of a small increase in allowable density which adds only two units to a twenty two unit residential development and it is signed by the TPZ Chairman. Any questions?

President Klebanoff: Are there questions for Mr. Foster? If not, thank you very much. Mr. Mannarino would you care to give us your presentation?

Mr. Mannarino: I don't think I can do as good a job as Mr. Foster but for the record I am Robert Mannarino, Vice President of Mannarino Builders. Good evening Council members. Mr. Foster generally has explained everything. I don't really think I could do much more than he did other than to let you know that we only intend on building nine units. After reviewing the regulations and what not the building size that we want to put up wouldn't give us ten good dwelling units and would be kind of small so nine units would service it better. We are only asking for a small correction to the zone line which is already in the general plan of development for the town as far as the RM-3 zone goes. Other than that, if anyone has any questions I would be happy to answer them.

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President Klebanoff: Does anybody have any questions for Mr. Mannarino? If not, thank you very much.

Mr. Mannarino: Thank you.

President Klebanoff: Mr. Eagan, I think I saw a sign up sheet briefly. Is there one for this public hearing?

Councilor Eagan: Yes, Madam Mayor.

President Klebanoff: The first person to sign up is Shirley Rosie.

Ms. Rosie: My name is Shirley Rosie and I live at 132 Sylvan Avenue not very far away from the Brace Road firehouse and I am here to advocate the keeping of this building. I feel that it is a pleasing Georgian style.

President Klebanoff: Excuse me. The item we are discussing right now is the zone change on New Britain Avenue. Your item will come up later and we will be happy to put you on that list. This is on New Britain Avenue. The second person to sign up is Norman Asbridge. Did you want to address us on this issue Mr. Asbridge?

Mr. Asbridge: No, I think some how those sheets got mixed up.

President Klebanoff: Okay, well it says 1207 New Britain Avenue but they were all mixed up there so we will call you later. David Brown is the third speaker. Did you wish to speak on the New Britain Avenue matter?

Mr. Brown: My name is David Brown, 143 Stoner Drive. I am here on behalf of my two sisters that own the house at 217 New Britain Avenue, I'm sorry 1217 New Britain Avenue and it is that brick house on the corner of Federal and New Britain Avenue. What I was wondering is what type of screening was the developer planning on doing or how was he going to handle coming up to the property line on that west side?

President Klebanoff: Mr. Foster do you have any information regarding the screening?

Mr. Foster: Madam Mayor, we have received a preliminary sketch, site plan which the Commission reviewed while they were considering it. Perhaps Mr. Mannarino can address it. This is not a special development district application so we don't have specifics of what is proposed. The ordinance would require between a multiple family use and a one family use of this type something like type c screening. That is a fence and about five feet of screen planting or ten feet of screen planting. There is really those two options in the

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regulations that the applicant can use.

President Klebanoff: Is there anyone else who wishes to address the Council? Excuse me, Mr. Mannarino did you have any more information on the screening question? Sorry.

Mr. Mannarino: I think you are talking about the stone wall and how that all is over there. We plan on leaving that and like Mr. Foster said there is required screening for a site plan approval by the Engineering Department but we plan on leaving the existing grade that is there. It will come down towards our new building. There will be a swale that will bring the water into the back of the property down to that detention basin that Mr. Foster was showing in the slides.

Mr. Brown: Okay, but between the two houses there is probably a six foot drop.

Mr. Mannarino: Yes, you are right.

Mr. Brown: So if you are doing some screening....

President Klebanoff: Mrs. Cronin asked if you would come to the microphone because we are transcribing this.

Mr. Brown: Between the two properties there is probably maybe a six or seven foot drop so what I'm concerned about is if they put a fence up to the property and the fence really is six feet high and it is going to be even with the property that is there and I'm not against the project being built. I just want to know how the two pieces are going to abut and make it look presentable for both projects.

Mr. Mannarino: To answer that, we do not plan on using any fencing. We have I believe it is a three or four inch caliber tree that is required for that type of screening in a residential, abutting up to a residential property so there will be trees that we will be proposing. They are showing if you would like on our proposed plan if anyone is interested.

Mr. Brown: Okay, if you say your going to have trees...

Mr. Mannarino: I know the six foot drop.

Mr. Brown: How far are you going to have them from the property?

Mr. Mannarino: They are going to have to be what is required by the town. They will be approximately ten feet from the property, somewhere between the center of the building and your property line.

Mr. Brown: Okay, what I'm seeing here on the map. I can

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see that but I'm not so sure...

Mr. Mannarino: I don't think we will screen it totally the way you might be, we won't screen it totally. There is no way to do that. It is New Britain Avenue. It is a highly traveled road and it has the existing condominiums and multi families along it and I don't know what more we can do to make it so you don't see. There really is not anything we can do except provide the required screening.

Mr. Brown: When will we know what type, in other words you are saying this is what it is or this may be what it is going to be.

Mr. Mannarino: Well, it has not been approved yet by the Planning Department or the Engineering Department but what we have proposed is what is in the regulations.

President Klebanoff: Mr. Brown if I'm understanding your concern and what the Council's power is over your concern, this is not a special development district application so we are not approving anything in terms of the details of screening other than what the Planning Department is going to require in terms of site plan approval. Is that correct Mrs. Wilder?

Marjorie Wilder, Corporation Counsel: I'm sorry I didn't...

President Klebanoff: I'm sorry. Because this is not a special development district application, the Council is not going to be presented with the details of the screening. The only thing that we will, that the developer will have to abide by is what the Planning Department requires in the way of site approval.

Mrs. Wilder: Madam Mayor that is correct.

Mr. Brown: Okay, my concerns and I understand what you are saying if it is a screening is it a screening or a fence?

Mr. Mannarino: No, it is not.

Mr. Brown: It just a few trees.

Mr. Mannarino: No, not just a few trees, big trees, four inch caliber trees that are quite mature along that property line.

Mr. Brown: Okay.

Mr. Mannarino: If there are anymore questions I would be happy to answer them.

President Klebanoff: Thank you. Is there anyone else who

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wishes to address the Council on the issue that is before us, 1207 New Britain Avenue? If not, are there further questions from Council members? I will close the public hearing.

The hearing adjourned at 7:23 p.m.

Norma W. Cronin
Recording Secretary