

PAD MEETING MINUTES
September 18, 2019

PRESENT: Steve Fontana, Economic Development; Clay Williams, Business Development; Jenna Montesano, City Plan; Maurine Villani, Tax Office; Evan Trachten, LCI

Absent: Hon. Gerald M. Antunes, BoA; Hon. Frank E. Douglass, Jr., BoA;

Meeting called to order at 4:02 PM

A motion to approve the PAD meeting minutes for the June 19, 2019 was made by Clay Williams and seconded by Steve Fontana, minutes approved unanimously.

New Business

232-234 Columbus Avenue and 238-240 Columbus Avenue

Evan explained that the City did an RFP and has selected Concrete Creations, LLC to develop housing at this site. The developer is proposing to construct 10 units of residential housing. Five of the units will be deed restricted at 50% AMI for 20 years with no subsidy from the City. The proposed sale price is \$100,000. The project will be subject to zoning prior to closing. Clay asked if the developer has a good track record, Evan told the committee that they do good work. Evan told the committee that Sacred Heart Church was in default of an LDA on this property and facilitated the reversion of this property.

Jenna Montesano told the committee that the developer had visited the City Plan department to do a preliminary diagnostic of this project. The developer will need Zoning relief to create steps in the front-yard setback area based on his concept of row-houses.

A motion was made by Clay Williams to approve the proposal, seconded by Jenna Montesano, Approved unanimously.

181 Pine Street

Evan told the committee this is a sliver lot sale to two owner occupants. We are proposing to sell a small portion to an adjacent property owner on Poplar Street (12' X 36') to square off their property. The remaining portion of the lot will be combined with the property at 183 Pine Street. The applicant on Pine Street is already using the lot and has lived at the property for a long time. Jenna noted that selling the small portion on Poplar Street makes the parcel more conforming which is a positive aspect of the sale.

A motion was made by Steve Fontana to approve the item, Seconded by Maurine Villani, Approved Unanimously.

258 Starr Street

Evan told the committee this is a sliver lot sale to an owner occupant. The property was offered to the other adjacent property owner which is an LLC that is under the control of Ocean Management. They did not express interest in this property (they have a driveway) so we are proposing to sell this land to Carol Pollard who has a three family property next door and has no off-street parking and yard area. There is a cost to the City to maintain these lots so selling sliver lots is beneficial.

A motion was made by Clay Williams to approve the item, Seconded by Maurine Villani, Approved Unanimously.

552 Winchester Avenue

Evan explained that the City is proposing to sell this sliver lot to owner occupant Robin Willoughby-Gales as a negotiated sale at \$0.25 per square foot for a total purchase price of \$800. The proposed use will be a play space for children. The property is a few doors down the street (she lives at 526 Winchester Ave.) The applicant operates a home daycare. There is a building lot next door that LCI is developing as housing and the applicant needs additional yard space so LCI looked for a lot in the area.

LCI wants to support owner occupants and neighborhood-based businesses. Clay asked if an off-site play space is approved by the State of Connecticut. Clay asked if the applicant is properly licensed. The committee discussed safeguards for this sale given it's a little different from our standard proposals. Jenna noted that if the applicant intends to put up play structures they must comply with Zoning and Building requirements. Under Zoning this would be a permitted accessory use in an RM-2 Zone but it would have to comply with setbacks and other aspects of Zoning. The committee wants to support this application but need to have appropriate safeguards.

A motion was made by Clay Williams to approve the proposal subject to the following: Provide proof that off-site play areas are permitted by the State of Connecticut, the property will revert to the City if the applicant does not use this land as approved for at least 5 years from the date of acquisition, Seconded by Steve Fontana, Approved Unanimously

A motion to adjourn was made by Clay Williams, seconded by Steve Fontana, all were in favor.

Meeting Adjourned 4:22 P.M.