

TOWN OF WALLINGFORD, CONNECTICUT

TOWN COUNCIL MEETING

November 14, 2006

6:30 P.M.

MINUTES

The following is a record of the minutes of the Wallingford Town Council at a regular meeting held on Tuesday, November 14, 2006, in the Robert Earley Auditorium of the Wallingford Town Hall. Town Council Chairman Robert F. Parisi Called the Meeting to Order at 6:40 P.M. Responding present to the Roll Call given by Town Clerk Barbara Thompson were Councilors Vincenzo M. DiNatale, Lois Doherty, Gerald E. Farrell, Jr., Stephen W. Knight, Iris F. Papale, Robert F. Parisi; Rosemary Rascati, and Vincent F. Testa, Jr. Councilor Michael Brodinsky was absent from the meeting. Mayor William W. Dickinson, Jr., Town Attorney Janis Small and Comptroller James Bowes were also present.

There was a Moment of Silence. The Pledge of Allegiance was said and the Roll was taken.

2. Correspondence

*None*

Chairman Parisi announced that the North Farms Volunteer Fire Department celebrated their 60<sup>th</sup> year with a banquet on November 4, 2006. There were two awards made, one to a firefighter for exemplary service, and the other one was the Outstanding Citizenship Award, given to an organization, which was awarded to Wallingford Center. He commended the award winners for their service.

He also announced that the issue with the Rod and Gun Club, Item 18., has been withdrawn from the agenda,

**3. Consent Agenda**

- 3a.** Consider and Approve Tax Refunds (#341 - #388) totaling \$14,866.10 Acct. #001-1000-010-1170 - Tax Collector
- 3b.** Consider and Approve change to the Town Council Schedule of Meetings for December 2006 by canceling the December 26, 2006 meeting.
- 3c.** Approve Adopting the Town Council Calendar of Meetings for 2007
- 3d.** Approve Town Council Minutes for October 31, 2006
- 3e.** Approve Town Council Minutes for October 24, 2006
- 3f.** Approve Town Council Minutes for May 23, 2006
- 3g.** Approve Town Council Minutes for May 1, 2006
- 3h.** Approve Town Council Minutes for April 26, 2006
- 3i.** Approve Town Council Minutes for February 21, 2006, with corrections
- 3j.** Acceptance of Grants from PPL Wallingford Energy LLC for \$3,500 and Wal-Mart for \$2,500 – Fire Department
- 3k.** Consider and Approve an Appropriation of Funds in the Amount of \$6,000 to Donation- WalMart PPL LLC -Revenue Acct # 001-1075-070-7042 and to Data Collection System-Expense Acct. # 001-2030-999-9046 – Fire Department
- 3l.** Approval of Merit Reviews (2) – Personnel Department
- 3m.** Consider and Approve a Resolution authorizing the Mayor to file application and execute agreement with the Department of Social Services for undertaking an Hispanic Human Resources Development Program from October 1, 2006 to September 30, 2007 in the amount of \$87,147 – Program Planning
- 3n.** Consider and Approve Agreement between the Town of Wallingford and Comunidad Hispana de Wallingford, Inc. "SCOW" acting as a subcontractor to fulfill all terms and conditions of the grant – Program Planning.
- 3o.** Amend Special Fund for 148-HHD-5 to adopt a revenue budget of \$87,147 and an Expenditure budget of \$87,147 – Program Planning

- 3p. Consider and Approve an Appropriation in the Amount of \$76,098 to Recreational Lighting – Program Expenditures Acct. # 310-1403-819-7010 and to Revenue Transfer in – Acct # 310-1090-391-9020 – Parks and Recreation

Mr. Knight made a motion to adopt the Consent Agenda 3a. – 3p. Ms. Doherty seconded. Eight Councilors present voted aye. Mr. Brodinsky was absent from the meeting. The motion passed.

4. Items Removed from the Consent Agenda

*None.*

5. Approve Town Council-P.U.C. meeting minutes of December 20, 2005.

Mr. Knight made a motion to accept the minutes of the December 20, 2005 meeting. Ms. Doherty seconded. Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Mr. DiNatale and Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.  
6 aye; 2 abstentions; 1 absent.

The motion passed.

6. Approve Town Council Minutes for November 15, 2005.

Mr. Knight made a motion to accept the minutes of the November 15, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.  
7 aye; 1 abstention; 1 absent.

The motion passed.

7. Approve Town Council Minutes for September 27, 2005.

Mr. Knight made a motion to accept the minutes of the September 27, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.  
7 aye; 1 abstention; 1 absent.

The motion passed.

8. Approve Town Council Minutes for May 9, 2005.

Mr. Knight made a motion to accept the minutes of the May 9, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.

7 aye; 1 abstention; 1 absent.

The motion passed.

9. Approve Town Council Minutes for April 26, 2005.

Mr. Knight made a motion to accept the minutes of the April 26, 2005. Ms. Doherty seconded. Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Mr. DiNatale and Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.

6 aye; 2 abstentions; 1 absent.

The motion passed.

10. Approve Town Council Minutes for April 21, 2005.

Mr. Knight made a motion to accept the minutes of the April 21, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.

7 aye; 1 abstention; 1 absent.

The motion passed.

11. Approve Town Council Minutes for April 20, 2005.

Mr. Knight made a motion to accept the minutes of the April 20, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale, Testa and Parisi voted aye. Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.

7 aye; 1 abstention; 1 absent.

The motion passed.

12. Approve Town Council Minutes for April 12, 2005.

Mr. Knight made a motion to accept the minutes of the April 12, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Papale and

Testa voted aye. Ms. Rascati and Mr. Parisi abstained. Mr. Brodinsky was absent from the meeting.  
6 aye; 2 abstentions; 1 absent.

The motion passed.

13. Approve Town Council Minutes for February 28, 2005.

Mr. Knight made a motion to accept the minutes of the February 28, 2005. Ms. Doherty seconded. DiNatale, Doherty, Farrell, Knight, Testa and Parisi voted aye. Ms. Rascati and Ms. Papale abstained. Mr. Brodinsky was absent from the meeting.  
6 aye; 2 abstentions; 1 absent.

The motion passed.

14. Approve Town Council Minutes for July 13, 2004.

Mr. Knight made a motion to accept the minutes of the July 13, 2004. Ms. Doherty seconded. Doherty, Farrell, Knight, Testa and Parisi voted aye. Mr. DiNatale, Ms. Papale and Ms. Rascati abstained. Mr. Brodinsky was absent from the meeting.  
5 aye; 3 abstentions; 1 absent.

The motion passed.

15. Executive Session pursuant to §1-200 (6)(E) of the Connecticut General Statutes with regard to strategy and/or negotiation with respect to collective bargaining - Personnel

Mr. Knight made a motion to enter into Executive Session pursuant to §1-200 (6)(E) of the Connecticut General Statutes with regard to strategy and/or negotiation with respect to collective bargaining as requested by Personnel. Ms. Rascati seconded the motion. Eight Councilors present voted aye. Mr. Brodinsky was absent from the meeting.  
The motion passed.

The Council entered Executive Session at 6:50 P.M.

Mr. Knight made a motion to come out of Executive Session. Ms. Doherty seconded the motion. Eight Councilors present voted aye. Mr. Brodinsky was absent from the meeting.  
The motion passed.

The Council exited Executive Session at 7:10 P.M.

Attendance at Executive Session:

Eight Councilors; Mr. Brodinsky was absent; Mayor Dickinson; Terence Sullivan; James Hutt; George Adair; and Rick Hendershot

16. Discussion and possible action regarding the IBEW Local 457 Production Unit Tentative Agreement effective from September 1, 2006 to August 31, 2012 as discussed in Executive Session – Personnel

Mr. Knight made a motion to approve the IBEW Local 457 Production Unit Tentative Agreement effective from September 1, 2006 to August 31, 2012 as discussed in Executive Session. Ms. Doherty seconded the motion. Eight Councilors present voted aye. Mr. Brodinsky was absent from the meeting. The motion passed.

Appearing were:

Terence Sullivan, Personnel Director  
James Hutt, Assistant Personnel Director  
George Adair, Director; P.U.C.  
Rick Hendershot, Electric Division, General manager

There were no comments or questions from the Council or the public.

Roll Call vote: DiNatale-yes, Doherty-yes, Farrell-yes Knight-yes, Papale-yes, Ms. Rascati-y, Testa-yes and Parisi-yes. Mr. Brodinsky was absent from the meeting. 8 –Aye; 1 absent. The motion passed.

17. PUBLIC QUESTION AND ANSWER PERIOD

Jere Sirkis, 6 Bartholomew Lane, speaking for herself and neighbors Ciarlo, 4 Bartholomew Lane; Guillen 5 Bartholomew Lane; and Gonzalez 8 Bartholomew Lane, commented on the condition of 2 Bartholomew Lane, an unfinished, unoccupied house that is a problem site. She requested the assistance of the Council in dealing with the problem.

Geno Zandri, 9 Balsam Ridge Circle, commented on the town hosting the CRRA trash transfer station for five towns and asked if it was fair since the town also hosts the trash burning plant. He asked if the town was doing any independent research as he opposed the transfer station. Mayor Dickinson said that because of time factors regarding a new contract for the resource recovery facility that there must be a parallel course of pursuit with the transfer station if the contract for the resource recovery facility is not successful. The current contract ends in 2010 and planning and permitting need to be done for constructing a transfer station to be done in time when the current contract for the resource recovery facility ends. Mr. Zandri asked the Council to consider alternates. Mr. Knight said that the town receives over \$1 million per year for hosting.

Diana Hotchkiss, Democrat Registrar of Voters, made statements regarding poll workers.

Lucille Trzcinski, 25 Turnberry Road, asked where she could get information regarding the trash issue. Mayor Dickinson referred her to contracts in the Law Department that go back to the 1980s, to Program Planning, CRRA in Hartford, the Mayor's Office, saying there is a voluminous amount of documents of the subject.

Bev Calza, 30 Academy Street, said that she thinks that decisions on this subject are made for monetary and political reasons and that public health concerns should be considered in a scholarly way.

Mayor Dickinson said that this is a complicated subject, and Wallingford handles 400,000 tons of material every year and we as a society are creating more and more waste every year and the State of Connecticut is facing a crisis with solid waste as there are fewer and fewer locations to deposit the waste. Every state is facing the same thing and it is a very difficult matter. The solid waste plan for the State of Connecticut has been very lengthy and our planning depends on what the state plan says. He said that he has heard that the state may require 50% recycling. This is not a simple thing. In regard to health safety, the Department of Environmental Protection reviews permits, contracts and reports of facility monitoring in meeting standards. He said that every town doesn't want something. He said that sometimes you have to work with other communities and arrive at something that works best. This is an example of regionalization that the state talks about. It's part of living in a society that is becoming increasingly inter-related with more people and more waste, and we deal with it by cooperating with one another.

Mr. Testa said that there was a presentation by CRRA to the Council that spelled out the circumstances where we do need to make a decision on how to move forward. He said that he does not want to see the town get to the point with contracts where there isn't much choice. He said that economically it probably doesn't make sense for a town to go it alone but that if the town is going to make a decision in the near future for the next 10 or 20 years, he would like to be able to say to the town that we did do research; we did look at all of the options; and we know that to go it alone it would cost a certain amount and to be able to spell it out. As opposed to CRRA coming to us and saying here is a choice - A or B. He suggested a sub-committee of the Council and he offered to serve.

18. Consider and Approve license agreements with the Wallingford Rod & Gun Club, Inc. to allow hunting, Tuesday-Saturday, From 11/16/06 to 1/20/07 on Wawrzeaniak and Ferguson Open Space parcels -- Law Department

*Withdrawn*

19. Report Out Of The Status of "The Former American Legion Building"  
- Chairman Robert F. Parisi

Chairman Parisi said that he put this on the agenda so that we can know exactly where we are, what's happening, what's going to happen.

Janis Small, Town Attorney, said that the matter is in court and will be scheduled for trial around February so that it will be brought to a conclusion in the next several months.

Ms. Papale asked for a review of the subject.

Attorney Small said that the town bought the property 1995 as a result of a foreclosure action. The town spent about 6 years looking into various options and possibilities of renting the building. An RFP and different searches were put out. Around 2001-2002, the Council voted to have the property demolished but because the property is located in an area designated on the National Register of Historic Places although you don't have to get approval from anyone in order to demolish the property, someone else can claim that that you shouldn't be able to demolish it. She said that there is a state law that provides any person's right to challenge that action and that's what the State Historic Commission did and that is what is pending in court. There will be a trial before a judge to make a determination whether or not the town should be permitted to take the building down. The judge will make that decision based upon the statute.

Mr. DiNatale thanked Ms. Small for taking the time to visit the property with him and Ms. Papale today. He asked what it means to be on the National Register of Historic Places. Ms. Small said that if your property is on the list that it doesn't mean that the town can't do what it wants. The federal government can't tell you that you can or cannot do something with your property if you are on the list but that if you seek to do something that someone else may view to be damaging to the historic significance of that property that they have a vehicle to challenge it. Mr. DiNatale said that he is puzzled by the designation, and asked if it is an area or a structure that is designated. He said that it is not random that we have this designation here. Ms. Small said that certain properties in the downtown area that were submitted, when there was a historical building survey done on the 1970s, and that property was identified as one that was out of place, being next to the Town Hall building, and you would think that a building this size would have some balance on each side of it. Mr. DiNatale asked if the town is going to court to debate historical value or historical significance of the structure to say that it is



not that important, and we are tearing it down? Ms. Small said that the position of the town is that the town has the right to take the building down, and that it is not an unreasonable act. She said that it is up to the Commission to argue that there is historic significance to that building, and that it shouldn't be taken down.

Mr. Knight said that he thinks that there is a lot of confusion about the National Register of Historic Places, and he noted how he can see Mt. Vernon as being on this register, and that he can't equate that with the American Legion Building in Wallingford, Connecticut. Ms. Small noted that there are places of national prominence and those of local prominence. And it doesn't make it insignificant in an historic fashion because it may not be of interest to the nation but if it has some significance to the local community, then it can be just as important.

Mayor Dickinson pointed out other buildings that are on this list such as 390 Center Street, the building across the alley, and the building that was the old town hall, 350 Center Street. He said that you do wonder how a building gets on a list.

Mr. DiNatale said that he doesn't think that the National Register makes a distinction between American Legion and Mt. Vernon. He said the Council has changed, and he doesn't have the history but when do you revisit this issue to see what the perspective is on the structure? Ms. Small said that the Council voted and that it is up to the Council if they wish to revisit it. Mayor Dickinson said that the issue becomes one of dollars. He said that it would cost approximately \$300,000 to fix the building, and it was \$190,000 to purchase it. He said that the town does not want it for municipal offices. He said that we need to cut back on what we are spending money on. Ms. Papale said that after being in the building that day that she thinks that it shouldn't be there, that too much time has gone by now from the time an architect looked at it and offered the town one dollar to refurbish the building. She said it was a mistake to not have taken that offer.

Several residents made comments about the American Legion Building including Barbara Calza-Self, 198 South Main Street, who asked what is the historic significance of the building and asked for information of the building; John LeTourneau, 3 Regent Court, who said that to be listed on the National Register of Historic Places is serious because of qualifying criteria. He said that the building does have historic, architectural significance and to remove it would be detrimental to the parade grounds. He also mentioned that there is a relatively new grant pursuant to historic restoration and that he would like to see the building saved.

Tony Debaise commented on the historic district.

Francine Tremiglio, 1043 North Farms Road, asked about dates, about the property the building sits on, about taxes and the cost of litigation and talked with the Mayor the parking lot in relation to the building. The Mayor said that most of the property is today being used. Ms. Small added that the discussion regarding

this building occurred over a course of two years. It was an ongoing discussion prior to buying it, trying to locate someone to lease it, and that this decision was made by the Town Council over a period of years.

Chairman Parisi said that she could ask for any information that she needs.

Lucille Trzcinski, 25 Turnberry Road, asked about zoning requirements of the American Legion building site.

Phil Wright, Sr., 160 Cedar Street, advocated finding the \$300,000 and restoring the building.

Sharon Saunders pointed out that agendas are available a week ahead of the meeting and are also televised.

Mr. DiNatale said that the town needs to proceed carefully on this question in regard to the historic status.

20. Presentation by LaRosa Building Group regarding the Simpson School property development and proposed changes to the plan of development.  
- Attorney Gennaro Martorelli

Gennaro Martorelli, Attorney, representing LaRosa Building Group  
Robert LaRosa, LaRosa Building Group

Mr. Martorelli said that before they comment directly on their proposal before the Council this evening that he would give introductory remarks. He said that the Simpson Village development as approved is a very good re-development project for the site and for Wallingford in general and that it adds to Wallingford's housing diversity in an appropriate setting and that Mr. LaRosa is very appreciative of the effort and support from the neighbors and from the Town Council. He said that Planning, Wetlands and the Zoning Board of appeals were extremely helpful in terms of following through in the Town Council's guidance and in respecting the interests of the neighbors. He said that they regret that the timing of this proposal, the amendment, right before the closing, seems to put pressure on the Council and that perhaps it gives the perception that they want a quick decision. Mr. Martorelli discussed and presented to the Council the "affordable housing issue" in regard to the "conceptual proposal." He said they want to make it clear that the Council can take as long as it needs on this particular issue and that it will not delay the closing or the commencement of demolition on the project which is critical to the neighborhood.

The Council brought up why another proposal when they already have an agreed upon proposal. And why now. The issue with the access road was discussed and was said to have held up the project by six months. Mr. Martorelli and Mr. LaRosa introduced the new elevation drawings for the Center Street façade of

Simpson Village, which is the area of the 850 square foot units. The new elevation proposal was accompanied by the request from the LaRosa Building Group for the Council to waive the affordable housing requirement in the current, agreed upon proposal. Mr. Martorelli and Mr. LaRosa stated that dropping this requirement would allow them to present an architecturally pleasing façade to the Center Street portion of the development, something that would be more attractive to the entire development, the neighborhood and to the gateway into the center of Wallingford. This is the section where the affordable housing is to be located and that the current proposal allows them to cluster the affordable housing in this area of the development.

Discussion with the Council returned several times to the affordable housing requirement. Chairman Parisi said that he does not understand why they are trying to change the contract after hours and hours over several meetings on the affordable housing requirement, that this is what the Council stipulated. He said that the contract was awarded in good faith and that for the review period that they have gone through that he thinks that they had a clear picture of what they wanted to do.

Mr. Martorelli said that they are offering an amendment, not changing the contract, and that this is not unusual to have a change due to alternatives and opportunities that can develop as a project progresses. He said that this amendment is an opportunity that is better for all in weighing affordable units versus aesthetics and taxes.

Mr. Knight said that affordable units were the point of ongoing discussions. They discussed that the affordable units conversation first came up in a sub-committee meeting in relation to saving the brick school building. They discussed the definition of 'affordable' according to the state's definition.

Referring to the new proposal, Mr. LaRosa said that it allows for density reduction, façade changes, use of mixed materials for the façade and enhanced landscaping.

Ms. Papale said that the main part of the deal was the affordable units.

Mr. Testa said that the implication is that the affordable won't look good. He said that affordable units are what the arrangement was all about when the contract was developed.

Ms. Rascati asked, "Do we have to start over?"

Mr. Farrell left the meeting. It was 10:00 P.M.

Ms. Small noted that 'affordable' was negotiated after the RFP was awarded, and that the RFP allows for modifications to the contract.

Mayor Dickinson talked about the profit of the property to the developer and how does that measure with the purchase price of the property.

Ms. Doherty asked about the conditions of approval from Planning and Zoning. Ms. Small said that if the Council approves the change that LBG would have to go back to Planning and Zoning.

Several members of the public commented on the question. Geno Zandri, 9 Balsam Ridge Circle, John LeTourneau, 3 Regent Court, Lucille Trzcinski, 25 Turnberry Road, Barbara Self, Jim Loughlin, 216 High Street, Wes Lubee, Montowese Trail, Karen Charest, 16 Bonnie Court, property neighbor, Sean , 711 Center Street, Bob Gross, 114 long Hill Road, Francine Tremiglio, Dianne Saunders and Debbie Gross, 114 Long Hill Road. It was pointed out that there was lengthy discussion that the affordable units would be intermingled with the rest of the development and not spotlighted in one area. Mr. Martorelli said that the market price units would be about \$300,000.

*No action was taken.*

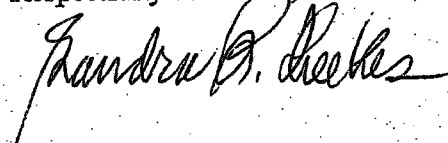
21. Executive Session pursuant to §1-200 (6)(D) of the Connecticut General Statutes with respect to the purchase, sale and/or leasing of property – Mayor

*Withdrawn*

Mr. Knight made a motion to adjourn. Ms. Doherty seconded. Seven Councilors present vote aye. Mr. Farrell and Mr. Brodinsky were absent. The motion passed.

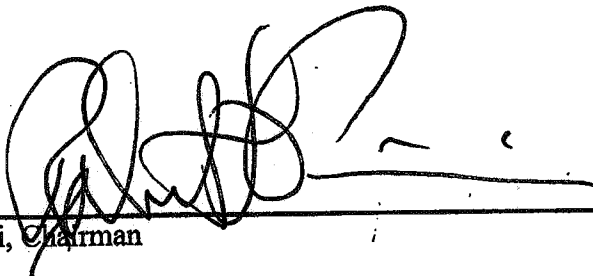
There was no further business to conduct, and the meeting adjourned at 11:05 P.M.

Respectfully submitted,



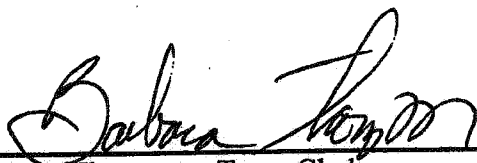
Sandra R. Weekes  
Town Council Secretary

Meeting recorded by Sandra Weekes



Robert F. Parisi, Chairman

12-12-06  
Date



Barbara Thompson, Town Clerk

12-12-06  
Date

**SIMPSON VILLAGE**  
WALLINGFORD, CONNECTICUT

**LAROSA BUILDING GROUP, L.L.C.**  
DEVELOPER

NOVEMBER 14, 2006  
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Market-Rate Unit Elevation Drawing

Unit Comparison Elevation Drawing

Henry W. Bonk Letter to Robert F. Parisi, Chairman of the Wallingford Town Council

Karen Charest Letter to Wallingford Town Council

Attorney Gennaro Martorelli – LaRosa Building Group Letter to the Council and Initiative

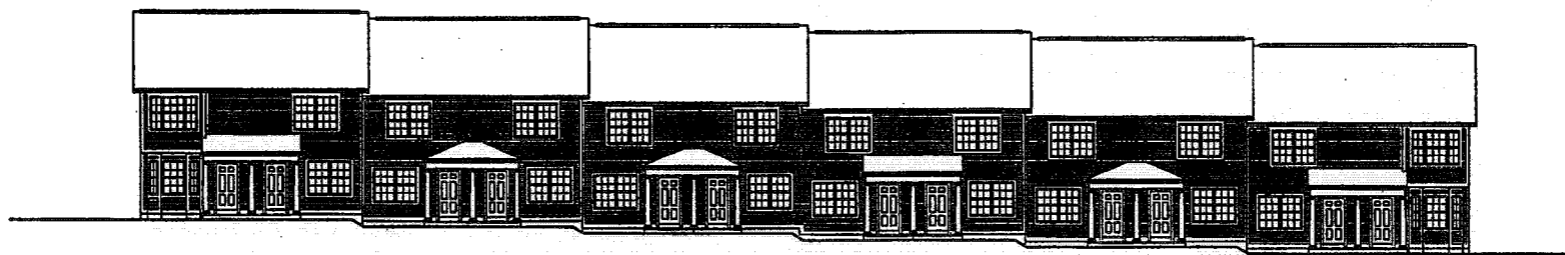
Roy and Diane Bergeron Letter to Robert Parisi, Wallingford Town Council

*Rec'd during Town Council  
mtg LBG 11/14/06  
SM*





1 CENTER STREET PREFERRED ELEVATION  
1/8" = 1'-0"



2 CENTER STREET APPROVED ELEVATION  
1/8" = 1'-0"

SIMPSON VILLAGE  
WALLINGFORD, CONNECTICUT  
LaROSA BUILDING GROUP, L.L.C.  
DEVELOPER



**51 Seiter Hill Road  
Wallingford, CT 06492  
October 16, 2006**

**Robert F. Parisi, Chairman  
Wallingford Town Council  
45 South Main Street, Rm. 220  
Wallingford, CT 06492**

**Dear Chairman Parisi:**

**Re: Simpson School Site Development**

**I am writing to you because of my interest in the 55+ Condomium that's going to be built on the former Simpson School Site by LaRosa Building Group. I'm a Wallingford native who grew up and raised his family in Wallingford. My wife, Maryann, and I want to downsize from our current home and have been looking at 55+ condominium developments throughout the state, but our preference is to remain in Wallingford, which did not seem possible until the subject development was proposed. However, the Council complicated matters not only for LaRosa and the Planning & Zoning Commission with their requirement that nine of the thirty units be "affordable", but us too. This requirement and/or non-homogeneous development will impact both cost and resale value. It is our understanding that the LaRosa Building Group will present an alternate plan at the Town Council meeting on October 25, which we anticipate would eliminate our concerns. Therefore, Maryann & I request that the "affordable" requirement be rescinded and LaRosa's alternate plan be approved.**

**Thank you for your consideration of this request.**

**Regards,**

**Henry W. Bonk**

**Kristine Beaudry**

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**From:** Robert LaRosa  
**Sent:** Thursday, October 19, 2006 11:03 AM  
**To:** James LaRosa; Kristine Beaudry; Gennaro Martorelli (E-mail)  
**Subject:** FW: Sandy, please pass this to all members. Thank you.

*FYI*

*Bob L.*

-----Original Message-----

**From:** Karenchrst@aol.com [mailto:Karenchrst@aol.com]  
**Sent:** Thursday, October 19, 2006 10:54 AM  
**To:** townCouncil.wlfd@sbcglobal.net  
**Cc:** Robert LaRosa  
**Subject:** Sandy, please pass this to all members. Thank you.

I live at 16 Bonnie Court and I was invited to attend a meeting with The LaRosa Building Group who intend on developing the parcel which includes the Simpson School into age restricted housing. At the meeting Bob LaRosa explained to the group that he was going to speak to the council at their next meeting and request the affordable aspect be dropped from his restrictions.

Why would Mr. LaRosa ask for this change, one has to assume it is for financial reasons and for pride.

Pride is an important variable because I am certain each one of you had pride in finally getting something that appeared workable to go into such a visible part of town. This location is passed daily by countless people, it is a gateway to the center of Wallingford. Over the last 15 years that I have lived here, I have watched as many homes are being revitalized and the pride of ownership along this route is becoming the norm. I am proud of my town and of the area I live in. I want the developer of Simpson Village to have this same sense of pride. I would hope that each time he goes by the units which face center street the buttons on his shirt stretch as his chest expands with pride - and I wish the same for each of you. But it is doubtful that any of us will experience this button popping, if the units get developed the way they were approved.

I attended every meeting involving this project and received copies of each RFP. I know the RFP did not contain an affordable component. I feel the good intentions of the council to try to fill a gap in affordability masked the fact that there is a reason developers can apply to do an affordable development using the States 8-30G guidelines. The reason is the Statute protects developers who are willing to do affordable projects from the unreasonable demands and restrictions of a town. It lets the developer adjust setbacks and density so they can do a handsome project that meets the needs of all - including theirs to make money. You effectively demanded the restrictions without consideration of the result.

When asked what the price of the Affordable Condos would be Bob explained approximately \$145,000.00. I think it is worth noting that of the 169 condos that have closed in Wallingford since the beginning of the year, 48 of them sold for under \$145,000.00 and of those 18 were \$100,000.00. It is also important to note that they did not have the restriction placed on them which would limit the profit of the owner, as will the ones at Simpson Village will. It is also important to note, that since the criteria to fill affordable housing is first come first served - and it is income based not asset base, you in all likelihood will not serve those you are hoping to.

As a people, as a town, as a government, we need to take care of all of our citizens and your attempt is admirable but this is the wrong place, the wrong time and the wrong development to demand such criteria. It would be far better to work with an 8-30G application and develop another site, like the one between Savage Commons and Simpson Village, into an affordable and market rate housing and truly meet this need.

As a resident who lives with this blighted property, who has suffered by the towns inaction and who has seen

11/14/2006

hope dashed by delays caused by the Martin Avenue Road issue, I implore you to put your pride aside, to think about what you have asked me to put up with. I am requesting you remove the restriction and allow LaRosa Building Group to create a development which raises the bar for how the future of Center St will look.

Thank you for your time and consideration.

Karen Charest

11/14/2006

November 1, 2006

The Town of Wallingford  
Town Council  
45 South Main Street  
Wallingford, CT 06492

Re: Simpson School

Dear Honorable Chairman Parisi and Members of the Town Council:

Pursuant to its agreement with the Town Council, LaRosa Building Group (LBG) has obtained approval from the Planning Commission for 30 age-restricted units on the Simpson School site. This is 1 unit less than the 31 the parties originally envisioned. As you may know, there was a problem with the access to the site, which impacted the progress of approvals. It should be noted that the problem with access is being worked out to everyone's satisfaction and that a closing is scheduled to take place as soon as the access issue is finalized. The development currently contains 9 "affordable" units.

It is LBG's assertion, with the benefit of hindsight, that constructing solely market rate units will enhance the development, as well as to the neighborhood and community as a whole. Therefore, LBG respectfully requests that the Council waive the affordable requirements of the contract. Some of the reasons to support the change are as follows:

- 1) The higher value units in the new building will have a positive impact on property values in the immediate area, and the community as a whole.
- 2) The aesthetics of the new building will be in greater harmony with Wallingford's Historic District and therefore help to improve the look of Center Street, which is the gateway to the Town Center from Interstate I-91.
- 3) The Town will generate more tax revenue from the new design which will provide the Town with an opportunity to generate significantly more "affordable" age restricted condominiums than the 9 it would lose on this site. A conceptual plan, which would take advantage of that opportunity, is outlined below:

If the Town agrees to waive the affordable requirement at the Simpson site, it can leverage this change to create more affordable age restricted units as follows:

STEP 1) Calculate the extra property taxes derived from the conversion of 9 affordable units in the Center Street building to 9 market rate units. Our estimate is that the net tax increase will be between \$15,000 and \$20,000 per year plus inflation.

STEP 2) Appoint an independent commission to determine and develop the criteria that would best suit the needs of the Town in its pursuit of providing affordable elderly housing available to the community.

STEP 3) Offer an RFP to public and private developers asking them to submit proposals for age restricted/affordable homes. As an incentive, offer an annual unrestricted grant, for the best proposal, in the amount of the tax increase outlined in STEP 1 above for 40 years - 40 years coincides with the time frame the Planning Commission imposed on the affordability limitation on the project. In the alternative, the Town could issue a 30-year bond in the maximum amount obtainable by utilizing the increased property taxes as the annual payment of principal and interest. It could then offer that amount as a lump sum to be used as seed money for an affordable housing development.

As stated above, this initiative would produce far more affordable homes than the 9 eliminated from the Simpson Village project at no cost to the taxpayers of Wallingford. We are cognizant of Wallingford's commitment to provide affordable housing and feel that the proposed commission could truly address the needs of the Town.

In exchange for the consideration of not requiring Affordable Units for this project, LBG, after meeting with the neighbors who strongly support this proposed contract amendment and taking all of their comments into consideration, is willing to do the following:

- 1) Reduce the number of units in the building facing Center Street from 12 to 10. This will result in the project having 28 units, an approximately 10% reduction in density from the 31 units the parties originally contemplated.
- 2) Significantly enhance the architectural facade, the square footage per unit, and quality of the building facing Center Street.

One important point, which was raised during the meeting with the neighbors, was that LBG would profit from the change. The question of profit is a red herring that has no bearing on the question of whether the contract amendment is in Wallingford's best interest. The point stands that LBG could build the affordable units at a profit. The change does compensate LBG for some of the lost profits due to the 3-unit reduction in density and allows for the enhanced architectural features on Center Street.

The other issue that was discussed was the need for affordable units, which would be sold for about \$150,000. Prospective buyers from several municipalities have contacted LBG about the affordable units. Interestingly, less Wallingford residents called than those from other municipalities. The fact of the matter is that many condominiums already exist that can be purchased for \$150,000 or less in Wallingford and surrounding municipalities. However, diversity in the housing stock is an important planning consideration and more age restricted housing that would sell for \$150,000 or less may be very positive for the community.

LBG has had discussions with two Wallingford property owners who would have a strong interest in submitting an age-restricted proposal with the grant detailed above.

The benefit of trading the tax increase as it comes in to create more affordable units than the Town would be losing is that the Town substantially increases the number of affordable units at no cost to the taxpayers.

If the town Council grants LBG's request, the plan would be resubmitted to Planning for a site plan amendment and a request that they also eliminate the conditions pertaining to affordability. LBG would expect that the new plan, including a detailed architectural design would be held to the highest scrutiny. Granting LBG's request to waive the affordable requirements of this development would be the best course of action for the benefit of the abutting neighbors and those across the street after all the years of blight that they suffered.

Thank you for your consideration of this request. Whether the request is granted or denied, LBG will continue to move towards closing on the property and honor all of its obligations under the terms of its agreement with the Town.

Very truly yours,

Gennaro Martorelli  
Attorney at Law

GM/apa

October 19, 2006

FILED  
OCT 20 2006  
La ROSA BUILDING

Town Council  
Attn: Robert Parisi  
Ref: LaRosa Simpson School Project


Dear Bob,

*Diane and I would like to ask you to reconsider the affordable Housing issue on the Simpson School Project. We both are not in favor of placing affordable housing in this project.*

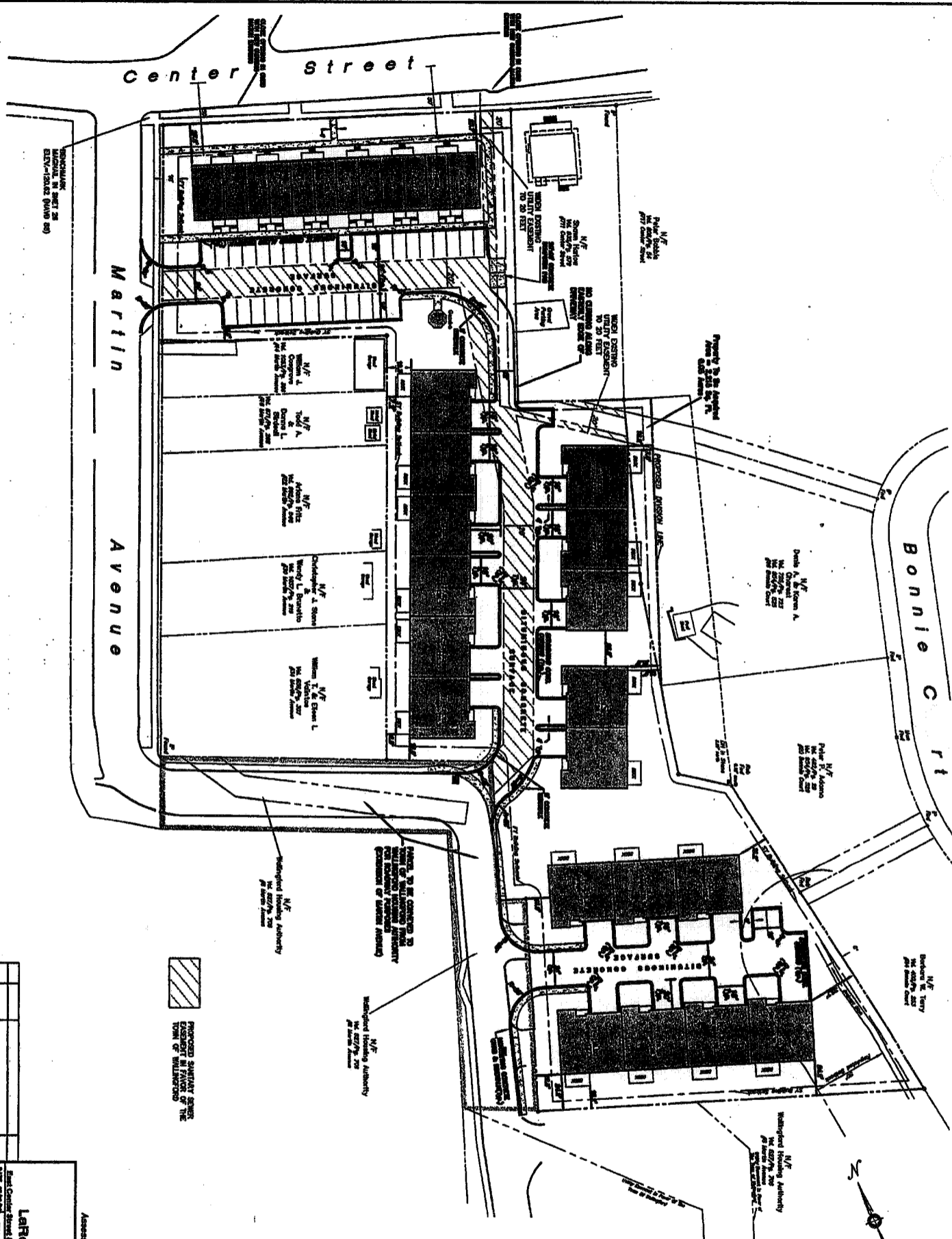
*As a former member of the Affordable Committee, it was the intention to provide this type of housing for the younger generations, including Police & Fire Personnel who were moving into Wallingford and could not afford local housing*

*Bob, your consideration will be appreciated.*

Thanks.

  
Roy Bergeron  
974 Old Durham Road  
Wallingford, CT. 06492

  
Diane Bergeron



EXISTING MUNICIPAL MAP SHEET 28  
REVISED (MAY 88)

Martin Avenue

Center Street

Bonnie Cr.



NO.	DATE	REVISION
1	5/20/08	FINAL

PROPOSED SANITARY SEWER TRENCH IN FAVOR OF THE TOWN OF MILWAUKEE

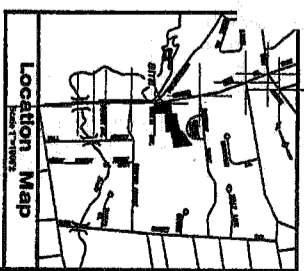
Assessor's Map A33 / Block 3 / Lot 80

Site & Layout Plan  
Simpson Village  
Prepared for

**LaRosa Building Group, LLC**  
1277 West Main Street  
Milwaukee, WI 53233

**Bolduc Land Consultants, LLC**  
1527 West Main Street  
Milwaukee, WI 53233

Sheet 4 of 11







1  
A-2 CENTER STREET PREFERRED ELEVATION  
1/8" = 1'-0"

**SIMPSON VILLAGE**  
WALLINGFORD, CONNECTICUT  
**LaROSA BUILDING GROUP, L.L.C.**  
DEVELOPER



Sample Units

Simpson Village  
Wallingford, CT

LaRosa Building Group, LLC  
Developer