

Hamden, CT, Planning and Zoning Department
April 21, 2022
RE: 22-6691 820 Mix Avenue

I am responding to the proposal by the applicant at 820 Mix Avenue, Hamden, to remove certain structures on the existing property and replace them with a single-family unit. My comments, questions, and concerns articulated below are solely mine.

I applaud the effort by the applicant (aka owner) to remove the several eyesore structures at the northwest corner of the property. I moved to 5 Town House Road in June 1989, and for the entire time I have lived here, those structures have become more neglected. The previous and current owners have not taken any steps to remove the structures and debris. They are in full view of my living room, second floor bedroom, and deck. Feral cats, skunks, and other wildlife have made the overgrown and neglected area their homes for the thirty-three years. On Wednesday, April 13, 2022, I was relieved when Arden House commenced the demolition of, for all practical purposes, the abandoned two-story garage from a previous owner that was also in full view of my east facing living area. It was as equally offensive as the sheds and detritus at 820 Mix Avenue.

I know that by law, the current owner of 820 Mix Avenue is allowed to have more housing units on the property than currently exists or is proposed. I would like to make the following comments or have the following questions answered at the Planning and Zoning Department's meeting on Thursday, April 21, which I plan to follow on Zoom.

- 1) What will be the height of the proposed structure?
- 2) How many rooms will be in the house? How many bedrooms? Will there be a full basement?
- 3) How close to the westside property line will the proposed facing porch be? The porch will face units in Hillside Village Condos.
- 4) What is the estimated construction time, from initial demolition to finished construction?
- 5) Will the applicant, in writing, inform residents living at 1 to 5 Towne House Road when upcoming construction might impact their quality of life?
- 6) What mitigation efforts will be taken to minimize inevitable noise and construction dirt as well as noxious exhaust fumes from construction equipment? I assume that shortly after approval is given through the planning and zoning process, construction will begin. Most likely that will be during the time frame when residents in the five facing Hillside Village units will be using their decks for relaxation, etc. Windows would normally be opened for fresh air. It seems likely that summer use of decks in 2022 may be severely curtailed for us during significant parts of the warmer days.
- 7) What are the town-approved hours for any construction-related work to take place? Days of the week and hours?
- 8) Will the owner consider moving the structure closer to Mix Avenue and away from the shared property line with Hillside Village? Moving the footprint 5 feet to 10 feet closer to Mix Avenue will give the facing condo units at 1 to 5 Towne House Road more sunlight, particularly during the winter when the sun is lower.
- 9) Will the applicant consider pruning the large pine and oak trees along the west side of the property? The trees have large, dead branches, which are particularly dangerous during and after heavy storms. If necessary, any diseased trees should be replaced.

Thank you for giving me the opportunity to respond to the proposed new construction at 820 Mix Avenue.

Regards,
Bill Massa

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I applaud the effort by the applicant (aka owner) to remove the several eyesore structures at the northwest corner of the property. I moved to 5 Town House Road in June 1989, and for the entire time I have lived here, those structures have become more neglected. The previous and current owners have not taken any steps to remove the structures and debris. They are in full view of my living room, second floor bedroom, and deck. Feral cats, skunks, and other wildlife have made the overgrown and neglected area their homes for the thirty-three years. On Wednesday, April 13, 2022, I was relieved when Arden House commenced the demolition of, for all practical purposes, the abandoned two-story garage from a previous owner that was also in full view of my east facing living area. It was as equally offensive as the sheds and detritus at 820 Mix Avenue.

I know that by law, the current owner of 820 Mix Avenue is allowed to have more housing units on the property than currently exists or is proposed. I would like to make the following comments or have the following questions answered at the Planning and Zoning Department's meeting on Thursday, April 21, which I plan to follow on Zoom.

- 1) What will be the height of the proposed structure? Less than 35 feet which is maximum permitted
- 2) How many rooms will be in the house? How many bedrooms? Maybe 3 Will there be a full basement? Yes
- 3) How close to the westside property line will the proposed facing porch be? The porch will face units in Hillside Village Condos. The rear setback is required at minimum 25 feet from building. Porch can be 6 feet, will follow what is permitted by regulations.
- 4) What is the estimated construction time, from initial demolition to finished construction? Construction time generally varies due to factors outside of my control, such as the availability of contractors, possible material shortages, weather and the like, in addition to required approvals and financing, so I am unable to estimate construction time.
- 5) Will the applicant, in writing, inform residents living at 1 to 5 Towne House Road when upcoming construction might impact their quality of life? Please see response to 4), above.
- 6) What mitigation efforts will be taken to minimize inevitable noise and construction dirt as well as noxious exhaust fumes from construction equipment? I assume that shortly after approval is given through the planning and zoning process, construction will begin. Most likely that will be during the time frame when residents in the five facing Hillside Village units will be using their decks for relaxation, etc. Windows would normally be opened for fresh air. It seems likely that summer use of decks in 2022 may be severely curtailed for us during significant parts of the warmer days. Standard and accepted construction practices will be followed. Construction will not occur during Summer 2022, please take time to enjoy the summer in 2022
- 7) What are the town-approved hours for any construction-related work to take place? Days of the week and hours? Please refer to town noise ordinance.
- 8) Will the owner consider moving the structure closer to Mix Avenue and away from the shared property line with Hillside Village? Moving the footprint 5 feet to 10 feet closer to Mix Avenue will give the facing condo units at 1 to 5 Towne House Road more sunlight, particularly during the winter when the sun is lower. The placement of the house is at

minimum a required 25 feet away from boundary and on one side, so that much open space is provided for natural light from southern area.

- 9) Will the applicant consider pruning the large pine and oak trees along the west side of the property? The trees have large, dead branches, which are particularly dangerous during and after heavy storms. If necessary, any diseased trees should be replaced.
Agreed, this area can be cleaned up. Please be aware, however, that some of these trees are not my property. The proposed development will clean up old structures and will be an improvement to the surroundings.

Thank you for giving me the opportunity to respond to the proposed new construction at 820 Mix Avenue.

Thank you, and I hope that we addressed your concerns.

Regards,
Bill Massa