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By
KRISTINA GOODNOUGH
GLASTONBURY — The Town Plan and Zoning Commission Monday overwhelmingly rejected plans to build low- and moderate-income housing off Nye Road.

The town faces loss of a \$910,000 federal block grant if it does not approve the housing and repayment of the \$80,000 or so of the grant which has already been spent.

Normally, if the general development plan for a pro-

ject is not approved by the zoning commission, final plans and a zone change may not be considered by the Town Council, the final zoning authority in town.

But attorney George Sherwood, who represents developers Daniel Regan and Associates of Yonkers, N.Y., said Tuesday, he will consider the commission's negative vote as its recommendation and try to take the plans and the zone change to the Town Council for its consideration.

Besides the potential loss of the block grant, local officials are also worried about possible lawsuits against the town by Hartford and the loss of other federal monies such as revenue sharing funds and grants for acquisition of open space.

Shortly before the vote on the issue, when it was clear that there was not enough support for approval, Sherwood told commission members that by denying the general plan, "You will usurp

the zoning power which is exclusively reserved by the state statutes and the Town Charter to the Town Council."

"You are making our application die an unnatural death. Frankly, we are not ready to roll over," Sherwood said.

Last Tuesday, Sherwood asked the commission to consider only the completeness of the general plan application, leaving until the public hearing on the final plan questions about the pro-

ject's impact on traffic or the area elementary school or other topics.

Monday, the commission members "took the data and made a substantive finding which is not within their power," Sherwood said.

Members of the audience, the majority of whom were opposed to the site selected for the project, applauded when the decision was announced. "Perhaps next time, they will select a less congested site," said one op-

ponent, who asked not to be identified.

Last week, during a lengthy public hearing on the plans, several opponents read long statements explaining their opposition — that the area is already the most densely populated in town, has most of the existing low-income housing and has heavy traffic.

Monday, the meeting was devoted to questions from the commission which centered mostly on the traffic and the impact on the area

elementary school and lasted for less than one hour.

A traffic expert for the developers said that after proposed improvements were made, the roads would still be operating at capacity if the project were built but it would be an improvement since the streets are currently overburdened by traffic.

Republican Robert Jenkins was the only commission member to vote for the general plan. Commission member Robert P. Knicker-

bocker Jr. excused himself because of a conflict of interest stemming from the representation by his law firm of an opponent to the project. Knickerbocker said he was "leaning" toward approval of the general plan so that it could get to the Town Council.

Commission Chairman Walter Casella, and members Charles Ames, T. James Murray, William Ferris and Timothy Moriarity voted against the plan.