

# Opponents' Rebuttal

Slate School Community Support Analysis

Dated August 18, 2021

# Opponents' Rebuttal of Community Support

- The applicant's Community Support Analysis consists of much misleading and incorrect information
- The applicant is trying to divert the Commission's attention from the zoning issues by understating the number of opponents and over-stating the amount and type of support they have:
  - These hearings are neither a popularity contest, nor a vote
  - Most people who support this project (58% on average) do so because they think Slate School is a good school
  - Many supporters (67) have a vested interest, or personal connection to the school
  - These supporters will feel the same way regardless of where the school is built
  - Over 3-times as many people living within 1-mile of the proposed site oppose the project than support it
  - There are 2-times as many opponents within the Blue Hills area than supporters
  - 72% of opponents live within 2-miles of the site; 60% of supporters live 2-6 miles from the site
  - The opinions of people who don't live near the site, or who have vested interests in having this project approved, should not count as much as the opinions of the opponents who live near the site and will be negatively impacted by this project
- Our analysis follows

# Opponents' Rebuttal of Community Support

## Page 1 – Blue Hills Neighborhood

The Applicant Conveniently Only Counted Opponents Who Live on Ridge Road Between Mt. Carmel Avenue and Blue Hills Road! Who are they kidding?

### Blue Hills Neighborhood Comparison

Speakers and/or Letters Submitted (including neighbors represented by attorneys)

47 Blue Hills Supporters of Slate Upper School at 5100 Ridge Road			19 Blue Hills Opposed to Slate Upper School
Steve Dicapua	Sarah Lambert	Cathy-Ann DeMayo	Johanne Mangi
Karen Dicapua	Tommy Lambert	Richard DeMayo	Dick Mangi
Alicia Burr	Charlotte Luzzi	Emily Lutin Fuentes	Hal Kaplan
John Fallon	Joe Luzzi	Joel Mastroianni	Maria Acampora
Frank Pullano	Donna Levine	Nexhmije Vucetaj	John Acampora
Erik Scaranuzzo	Donna Mae Cangiano	Susan Mastroianni	Gary DeSimone
Gina Marra	Ben Cangiano	Doug Davies	Elizabeth Knope
Stephen Marra	Nick D'Ambrosia	Amy Chai	Scott Schatzlein
Dave Greco	Ruth Bryant	Uliks Ahmetaj	Ken Henrici
Amy Greco	Sid Levine	Gjina Ahmetaj	Jim Reilly
Anthony Fisser	Doug Hansen	Osman Ahmetaj	John Sinar
Esther Fisser	Lynn McCall	Luis Arata (Hamden)	Ross Lanius
Peter Marra	Douglas McCall	Laura Arata (Hamden)	Susan Dannenhoffer
Sarina Marra	Peter Longley	Jennifer Clark	Alex Dannenhoffer
Angelo Fraschilla	Kathy Longley	Alexander Clark	Albert Perrino
Bob Cole (Hamden)	Stearns Bryant	Total: 47	Anita Perrino
			Bonnie Byers (Hamden)
			Calvin DeMarsilis (Hamden)
			Mick Martucci (Hamden)
			Total: 19

# Opponents' Rebuttal of Community Support

## Page 1 – Blue Hills Neighborhood

4 of the supporters shown on Page 1 of the Applicant's analysis do not appear to live in North Haven, let alone in the Blue Hills Area (Doug Davies, and (3) members of the Ahmetaj family)

Opponents in the Blue Hills Area outnumber supporters 86-to-43, or by a factor of 2

Opponents living within 1-mile of the proposed site outnumber supporters 77-to-24, or by 3.2x

Criteria - Combined	Opponents	Supporters
Blue Hills, NoH	58	40
Blue Hills, Hamden	28	3
Total	86	43

Criteria	Opponents	Supporters
Within 1/2 mi	40	3
Within 1 mi	37	21
Total <= 1 mi	77	24

Distance	Opponents		
	0.5 miles	1-miles	Total
North Haven	33	18	51
Hamden	7	19	26
Total	40	37	77

Distance	Supporters		
	North Haven	Hamden	Total
Within 1/2 mi	3	0	3
Within 1 mi	19	2	21
Total <= 1 mi	22	2	24

# Opponents' Rebuttal of Community Support

## Page 2 – North Haven Outside of Blue Hills Neighborhood

The Applicant is Grossly Under-Stating the Number of Opponents Who Live in North Haven, Outside of the Blue Hills Neighborhood

### North Haven Comparison Outside of Blue Hills Neighborhood

Speakers and/or Letters Submitted

127 North Haven Supporters of Slate Upper School (82 More Supporters Outside of Blue Hills Neighborhood)				20 North Haven Opposed to Slate Upper School (1 More Opposed to Slate Upper School Outside of Blue Hills Neighborhood)
Lisa Bok	Jane Nowadzko	Justin Perriano	Tricia Buckley	Mary White
Marcus Satavu	Jackie Fitzgerald	Angela Amendola	Christine Watkins	
Shawn Mohovich	Robert Zambrano	Melissa Tropeano	Ren Penton	
Lilise Chandra	Jesse Rinck	Emily Smith	Thomas Woodruff	
Stephen Fitzgerald	Rick Bassett	Arthur Bellucci	Kathryn Woodruff	
Mary Quinn Devine	Bob Labanara	Gail Bellucci	Tiffany Israel	
Julie Mountcastle	Nancy Labanara	Rox Gambardella	Morris Sheehan	
Amy Grotake	Anne Benowitz	Alicia Clapp	Total: 82 More	
James Scott	Melanie Burr	Katie Kenney		
Randi Scott	Barry Herman	Suzanne Powell		
Kathleen Mountcastle	Megan Moran	Olivier Durand		
Mary Offutt	Matt Labanara	Preethi Vaighese-Joseph		
Anne Murphy	Andrew Benowitz	Cheryl Cuzzo		
Jo Papa Kenney	Chris Labanara	George Giering		
Jeff Kenney	Lauren Fitzgerald	Jennifer Baker-Daniels		
Ellen Mountcastle	Anne DeGregorio	Jennifer Giering		
Shawn Kelly	Jonathan Reed	Judy Offutt		
Averi Kelly	Katherine Fitzgerald	Cristina Ryan		
Julie Bossenberry	Jolien Wickwire	Gretchen Marino		
Shane Quinn	Kelly Campanelli	Anne Harris		
Nancy Bianci	Paul Campanelli	Karen Lenois		
Sarah Reed	Elizabeth Moyes	Nancy Labanara		
James Mountcastle	Frank Greco	Kenneth Watkins		
Kary Kesler-Rinck	Danielle Ginnetti	Victoria Hummel		
Chris Powell	Lisa Dabkowski	Chloe Dunaj		

# Opponents' Rebuttal of Community Support

## Page 2 – North Haven Outside Blue Hills Neighborhood

1 of the supporters shown on Page 2 of the Applicant's analysis is a duplicate (Nancy Labonara - removed), and 2 of these supporters (Barry Herman and Justin Perriano) do not appear in the North Haven GIS

There are 124 supporters in North Haven, 43 in the Blue Hills area and 81 outside of Blue Hills

There are 88 opponents in North Haven, 58 in the Blue Hills area and 30 outside of Blue Hills

Most importantly, opponents living within 1-mile of the proposed site outnumber supporters 77-to-24, or by 3.2x

<b>Opponents</b>	<b>Paper</b>	<b>Online</b>	<b>Total</b>
<b>Total North Haven, Blue Hills</b>	51	7	58
<b>Total North Haven, not Blue Hills</b>	20	10	30
<b>Total North Haven</b>	71	17	88

# Opponents' Rebuttal of Community Support

## Page 3 – Hamden Outside of Blue Hills Neighborhood

The Applicant is Grossly Under-Stating the Number of Opponents Who Live in Hamden,  
Outside of the Blue Hills Neighborhood

### Hamden Comparison Outside of Blue Hills Neighborhood Speakers and/or Letters Submitted

59 Hamden Supporters of Slate Upper School at 5100 Ridge Road	1 Opposed to Slate Upper School
Peg Lynch Stephen Nickel Andrea Nezat Kelly Nezat Gershon Hain Naama Orni Kellie Kaminskas Sophie Nezat Terri Germain-Williams Edward Williams Kristen Meyer Colin Meyer Aelah Meyer Thomas Cooper Rachel Cooper Sam Edwards Kazue Edwards Maryann Leach Kathryn Picanso Lauren Nickel Greg Aurora Nicole Casbarro Chick Cassy Matt Paul Madison Chelgren	Mary Mushinsky
Myun Hwa Dunlop Elizabeth Rivera Matt Gade Brad Ellis Lorraine Crowder Nick Aurora Marissa Esposito Beth Griffin Matt Morrow Xanthe Robinson Renaldo Acosta Jennifer McGarry Jennifer Overitt Erin Labulis Helen Culinan John Ginnetti Joni Stone John Cuozzo Anthony Costanzo Kelliann Costanzo Roger Leach Daniel Casbarro Bruce Ditzman Sheila Brantley Michelle Detucia	Renee Mortali Bill DeLucia Mary Jane Maturro Edward Maturro Sandra Kops Dale Kroop Alyssa Ciccarini Carmel Mastrolanni Jenna Volfono Total: 59 in Hamden

# Opponents' Rebuttal of Community Support

## Page 3 – Hamden Outside Blue Hills Neighborhood

There are 14 supporters listed as living in Hamden who do not appear in the Hamden GIS or the White Pages

There are 59 supporters in Hamden, outside of Blue Hills

There are 32 opponents in Hamden, outside of Blue Hills

But, most of these supporters live miles away from the proposed site, as the next pages show

<b>Opponents</b>	<b>Paper</b>	<b>Online</b>	<b>Total</b>
Total Hamden, Blue Hills	27	1	28
Total Hamden, not Blue Hills	24	8	32
Total in Hamden	51	9	60



# Opponent's Rebuttal to Community Support

There are as many total opponents as supporters in Hamden

Supporter John Cuozzo was counted in Hamden; his office is in Hamden, but his home is in North Haven [he is shown below as No Haven (X)]

47 Hamden opponents (78%) live within 2-miles of the proposed site; only 7 supporters (12%) do

Distance from Site	Supporters	Opponents
<1 mi (A)	0	26
1-2 mi (B)	7	21
2-3 mi {C}	11	4
3-4 mi (D)	12	1
4-5 mi (E)	4	4
5-6 mi (F)	10	1
Unknown	14	3
No Haven (X)	1	
Total	59	60

# Opponent's Rebuttal to Community Support

## Where do the Supporters Live in Hamden & North Haven?

106 opponents (72%) live less than 2-miles from the proposed site. We are not counting 17 opponents who live outside of the North Haven/Hamden area

109 supporters (60%) live between 2-6 miles from the proposed site (not counting Unknowns). Their opinions should not count as much as the opinions of the 106 opponents who live near the site

Distance from Site	Supporters	Opponents
<1mil (A)	24	77
1-2 mi (B)	34	29
2-3 mi {C}	24	12
3-4 mi (D)	49	20
4-5 mi (E)	25	6
5-6 mi (F)	11	1
Unknown	16	3
Total	183	148

# Opponents' Rebuttal of Community Support

## Why Do Neighbors Support the High School Project?

An overwhelming number support the high school because they think the Lower School is a good school

This is irrelevant to this Commission's decision.

<b>Criteria - Good School</b>			
<b>Page #</b>	<b>Region</b>	<b>Number</b>	<b>Percentage</b>
PAGE 1	Blue Hills	15	34.1%
PAGE 2	Other NoH	52	64.2%
PAGE 3	Hamden	39	66.1%
Total		106	57.6%

# Opponents' Rebuttal of Community Support

## Many Supporters Have a Relationship with Slate School

67 supporters in this latest analysis support the high school because they have a vested interest in having it approved because of their relationships with Slate School

One family (Di Capua) just sold their property at 103 Kings Hwy to Slate School for almost twice market value!

The opinions of these supporters with vested interests should not count as much as the opinions of opponents who will be negatively impacted by this project

Relationship to Lower School	Totals
Parent	24
Employee	10
Friend of a parent	9
Relative of employee	7
Other family	4
Parent of future student	3
Sibling	3
Clarks are good people	2
Friend of a student	2
Friend of a teacher	1
Friend of Lower School	1
Possible contractor	1
Totals	67

# Opponents' Rebuttal of Community Support

## Closing Summary

- The applicant is over-stating the level of support for this project
  - Within 1-mile of the site, 3.2-times more people oppose the project than support it
  - Within the overall Blue Hills neighborhood, 2-times as many people oppose the project as support it
  - 106 opponents (72%) live less than 2-miles from the site; 109 supporters (60%) live much further away - between 2-6 miles from the site
  - 57.6% of the supporters do so because they feel the Lower School is a good school; this is irrelevant
  - 67 supporters have a relationship with the Lower School; vested interests are irrelevant
- The decision to approve this application is neither a popularity contest nor a vote.
  - The opinions of people who don't live near the site, or who have vested interests in having the project approved, should not count as much as the opinions of the opponents who live near the site and will be negatively impacted by this project
- We urge the Commission to look beyond the inflated and misleading claims of support and deny this application