

# REALTOR<sup>®</sup> NEWS

Web Site - [greaterhrealtors.com](http://greaterhrealtors.com)

Issue No. 232

Published by the Greater New Haven Association of REALTORS<sup>®</sup>, Inc.

December 16, 2006

## GNHAR MISSION STATEMENT

The mission of the Greater New Haven Association of REALTORS<sup>®</sup> is to serve our membership through programs, products and services which enhance knowledge, professionalism and profitability.



## PRESIDENT 'S MESSAGE By Lee McParland

*LOOKING AHEAD TO 2006 and A RECAP OF 2005!! "Women Hold up half the sky." Chinese proverb  
.....and "Men the other half." Lee- "Together we are strong!!"*

It has been my honor to serve as your 2005 President. As the year comes to an end it is great to look back but more energizing to look forward!!

■ A quick recap of 2005: The Staff-Roberta O'Hara, Joan Barrow, Joan Quinn, Kate Blake, Roseanne Dorsey, and Jeannine Mollica are awesome-they pulled together as we dealt with Ted Mansfield's retirement.

■ The biggest issue was the attempt to get a statewide MLS. A board of Brokers has been elected and they are still working to achieve a plan that is acceptable. Statewide MLS will still be on the agenda for 2006.

■ Developing Leadership in our board-new committees have been formed, new members are participating in existing committees. From this structure will come the leaders of tomorrow -we have worked to give these leaders the recognition they deserve. We will count on them in 2006!

■ New staff: Technology Director, Francisco Garcia and Education Director, Ellie Healey-excellent additions that will respond to our members' needs in these categories. Great resources for 2006!

■ Public Relations Committee has increased our access to the media with the help of our PR firm, McLaughlin, Casey and Del Vecchia and Suzette Gibson. Expect more coverage in 2006!

■ The Legislative committee has worked closely with our Governmental Affairs Director, David Evans to keep us abreast of local P&Z, wetlands, sewerage, and comprehensive plans that would affect us and our clients.

Watch for Legislative changes in 2006!

■ Communication, internally and externally, with the upgrade in technology we will make adjustments that will make it easier for our members to know what is going on. Get your email connected to our system!!

■ Community involvement-our members donate a lot of their time to their communities-our biggest commitment comes from the Golf Tournament-and what a great committee that is!!

■ And what happened to the non-secure lockboxes?-we now have the electronic Supra-key-safer for our clients

■ The Board of Directors-one can not do this job alone-thank you to our Board for their support of time and energy to address the needs of our profession and the members of our Association-we will have an excellent Board in 2006 to continue!!

■ Jim Porto, of Coldwell Banker, Milford is the President for 2006-he is not only a great agent but is bringing his professionalism to this position and the Association. Jim has already started the new Board off with a clear set of goals-this bodes well for all of in 2006!! Good Luck, Jim.

From, Lee McParland, President 2005

Lee McParland, CRB,CRS,GRI, Sales Manager, Calcagni Associates 203-272-1822X305

Happy Holidays to all our Members

Please note: The Realtor News will be posted on the Assn Web site monthly.

Please watch the MLS Bulletin Board for dates of availability then print your copy!!

## GAD Report

Government Affairs  
Directors News

November & December  
2005

*GNHAR has engaged the Government and Public Affairs consulting firm of Evans & Associates, LLC as a local Government Affairs Director (GAD). The experience of David Evans Esq., Audrey Wasik and Fred Knous exceeds 75 years in the field of government relations.*

November 2005: GNHAR's Board of Directors is expected to meet this month to consider whether or not to take a position on the proposal by Broadwater Energy, LLC (a joint venture of TransCanada/Shell Oil) for a Floating Storage and Re-Gasification Unit in Long Island Sound, 11 miles off the coast of Branford.

Anticipating the GNHAR Board's discussion, President Lee McParland, requested GAD to prepare an overview of the Broadwater Energy LNG Terminal proposal outlining the "pros and cons" of the project. The following article will provide background for the Board's discussion:

### AN OVERVIEW: INCREASED ENERGY SUPPLY TO THE NORTHEAST AT WHAT PRICE?

For many CT residents, especially those who live along Long Island Sound, the proposed FSRU (Floating Storage and Re-gasification Unit) issue is one of the most controversial energy proposals to surface in decades.

Despite other "intrusions" (pipelines and cables) already in place in the Sound, this new addition to our valuable and periodically rescued "estuary," is not just another necessary energy project awaiting approval and construction.

The whole issue of the FSRU, one of three dozen, proposed terminals in and around the US recently designed to accept imports of liquid natural gas (LNG), is quite complex.

Here are some of the facts and then pros and cons of this proposal, which would impact our state and the area.

**The Energy Need**—as the population increases, the need for energy in the Northeast is growing exponentially. Some argue we need newer sources of natural gas nearer the areas of greatest demand. The current delivery system is close to capacity. There are increasing power shortages on Long Island and threatened brown- or black-outs for other area locations. Some 33% of New England homes are utilizing natural gas (a small percentage of this gas has come from LNG trucked in to Connecticut storage tanks in Rocky Hill, Milford, and the new facility in Waterbury). Current domestic supplies of natural gas are flat (coming from the Southwest, Rocky Mountains, Gulf Coast). There are currently only five major US LNG import terminals in operation.

Continued on Page 3

**2006 GNHAR DUES SCHEDULE  
PLEASE POST**

2006 Dues will include a \$20.00 assessment fee charged by N.A.R. This assessment is to fund a public awareness campaign and is a MANDATORY fee. The 2006 dues will also include a \$5.00 Issues Advocacy Assessment charged by C.A.R. The fees are charged to all REALTORS®, not to salespersons, as they are not members.

**DESIGNATED REALTORS FEES**

Local	\$225.00
C.A.R.	140.00
C.A.R. Asmt.	5.00
N.A.R.	64.00
N.A.R. Asmt.	20.00
<b>Total</b>	<b>\$454.00</b>

**REALTORS FEES**

Local	\$ 175.00
C.A.R.	140.00
C.A.R. Asmt.	5.00
N.A.R.	64.00
N.A.R. Asmt.	20.00
<b>Total Dues</b>	<b>\$ 404.00</b>

**SALESPERSONS FEES**

Local	\$ 175.00
C.A.R.	140.00
N.A.R.	64.00
<b>Total</b>	<b>\$ 379.00</b>

In Addition, all members will be billed \$96.00 - MLS Fee

The total amount due for REALTORS including MLS fee is \$500. Due and payable by January 31, 2006.



The Greater New Haven Association of REALTORS®, Inc.  
Phone: (203) 234-7700 Fax: 234-3980

**Officers of the Association**

President.....Lee McParland  
 President Elect.....James Porto  
 First Vice-President.....Paul Gradwell  
 Second Vice-President.....Maureen Campbell  
 Treasurer .....Marc Seigel  
 Secretary.....Al Scafati

Exec V.P.....Roberta N. O'Hara RCE

**Directors**

Elizabeth Alberico  
 Bea Fiorino  
 Myrna Lehrer  
 Louise Zemina  
 Alan Barberino  
 Steve Patten  
 Diana Walsh  
 John Guerra  
 Paul Ott  
 E. Tyler Della Valle

Immed. Past Pres.: Frank D'Ostilio, Jr.

# Thank You

To the following companies who have extended their  
 generosity by Sponsoring Association Functions

**Platinum Level Sponsor - \$2,000**

M. H. Schaefer Inspection  
 The Real Estate Book  
 Tiger Home Inspection  
 Wells Fargo Home Mortgage

Edward C. Burt, Jr. Atty at Law  
 GMAC Mortgage  
 Law Office of Edward Burt  
 Washington Mutual

**Silver Level Sponsor - \$500**

Chase Home Finance  
 EPI Mortgage

**INTEREALTY TRAINING SCHEDULE**

**PLEASE NOTE: CLASSES & TIMES MAY CHANGE. YOU WILL BE CONTACTED IF YOUR CLASS HAS BEEN CHANGED OR CANCELLED. THANK YOU!**

Please fill out the form below and mail a \$10.00 REFUNDABLE CHECK payable to GNHAR. There are a limited number of seats available! Thank you!

Thurs., Feb. 2, 2006	MLXchange I CMA	9:30-12:00 12:15-1:15	LIMIT 10 LIMIT 10
Thursday, Feb. 16	MLXchange II Designer Tools*	9:30-11:30 12:30-3:30	LIMIT 10 LIMIT 8
Tuesday, March 14	MLXchange I CMA	9:30-12:00 12:15-1:15	LIMIT 10 LIMIT 10
Tuesday, March 28	MLXchange II Designer Tools	9:30-11:30 12:30-3:30	LIMIT 10 LIMIT 8

**\*YOU MUST FIRST TAKE MLXCHANGE I, CMA & MLXCHANGE II TO REGISTER FOR DESIGNER TOOLS.**

**ALL THE ABOVE CLASSES REQUIRE A \$10.00 (REFUNDABLE) CHECK AND A 24 HOUR CANCELLATION NOTICE IS REQUIRED**

**(CREDIT CARDS ARE NOT ACCEPTED).**

**SORRY, WE CANNOT ACCEPT ANY REGISTRATIONS WITHOUT A CHECK**

**MAIL CHECK TO: Greater New Haven Association of REALTORS, Inc., 127 Washington Ave., West Bldg, Lower Level, North Haven, CT 06473. ATTENTION: ROSEANN**

**NAME COMPANY PHONE# DATE OF CLASS & TIME**

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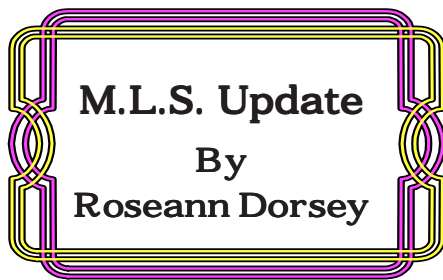
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## M.L.S. Update By Roseann Dorsey

### MLS PHOTOGRAPHS

**IMPORTANT NOTICE:** When a photo is needed for your property, you must go out and take your own photos! You cannot use the photographs from another company's Expired, Active etc. listing. The photos taken by another company, as well as your photos, are copyrighted and cannot be used by anyone else.

Beginning December 1st, photos sent by mail will automatically be scanned into the MLXChange by myself. The cost will be \$1.00 per photo up to 3 photos. \$2.00 for photos 4-8. Any replacement photos will cost \$1.00 each. Please call Roseann, (203) 234-7700 VM 10 with questions.

You can email photos directly to me (Roseann) for the MLS system only. Email address: [rdorsey@snet.net](mailto:rdorsey@snet.net)  
*At this time emailed photos are no charge.....*

### NEW WEBSITE

We are pleased to announce your Association has a NEW website....

Our new Technology specialist, Francisco Garcia A. has rebuilt our web site.. Please take the time to review all the many services this site offers our members and the consumer. Click on

<http://greaterhrealtors.com>

### LOOKING FOR THAT SPECIAL GIFT FOR ANOTHER REALTOR?

Come on down to the Association office where we have a new display case filled with merchandise specially priced for REALTORS®

### SUPRA KEYS

Do you have a Dkey and don't have a land line for your current cradle? We have a limited supply of cradles that are made ONLY to use with a computer. Please call Kate at the Association Office (203) 234-7700 VM 16 if you wish to exchange your current cradle. Please remember these new cradles are ONLY for use with a computer (High Speed not dial up) not a telephone line.

## Membership News By Kate Blake

### PLEASE NOTE:

**NEW REALTOR MEMBERS  
(ORIENTATION GRADUATES) ARE NOW  
POSTED ON THE GNHAR WEB SITE  
<http://greaterhrealtors.com>**

### AGENT CHANGES:

Denise Gonsalves now rep ERA Prop World  
Carol Mancini now rep Realty Partners  
Karen Malaney now rep CB, Hamden  
Ron Bushman now rep Prudential, Wall.  
Debbie Battista now rep Press Cuozzo  
Milena Quinto now rep ERA Prop World  
Dawn Puchalla now rep Prudential, Milf.  
Patricia Perrelli now rep Classic Prop.  
Janie Ouellette now rep CB, Hamden  
Theresa Jordan now rep Prudential, NH  
Charles Miller now rep ERA Prop. World  
Gary Walsh now rep Antoine R.E., Hamden  
Bernice Montagna now rep Merge3 Brok.  
Elise Kamp now rep Press Cuozzo  
Alison Beale now rep CB, Hamden  
Lynne Shailer now rep CB, Cheshire  
Mary Jean Vining now rep CB Select Sites,Hmd  
Carol Rowe now rep CB Select Sites, Hmd  
Kevin Upton now rep C21 Access Amer, Wall  
Jay Norwood now rep ReMax Right Choice  
Art Repak now rep Prudential, Wall  
Alison Beale now rep prudential, No H  
Robin Nelson-Foelske now rep Prud., Wall  
Sherman Brown now rep C21 Today  
Gunnel Voigt now rep Weichert Regional  
Steven Johnson now rep HomeRun, Wall.  
Tony Taylor-Ahern now rep Merge3 Brok.

### PHONE/FAX CHANGE

Prudential Ct. Realty, No Haven - (203) 239-4663  
Central Ct. Realty, Meriden - (203) 284-1636, Fax (203) 634-4030

### ADDRESS CHANGE:

Symphony Realty, 1445 Boston Post Rd, Guilford, 06437.  
(203) 458-9100, Fax (203) 458-9191.  
Colony Real Estate, 71 Catlin St., Suite 223, Meriden 06450-  
same phone & fax  
GO Appraisal, 321C Marlborough St., Portland 06480 - same  
p/f  
Your Favorite Real Estate, Meriden - zip only 06451  
Home & Hearth Realty, 1220 Whitney Ave., Ste C1, Hmd, Ct  
06517 (203) 287-1886, Fax (203) 287-1883.

### OFFICE NAME CHANGE:

CB Res Brokerage Cooper, Woodbridge now CB Res Brokerage same address etc.  
SAR Appraisal, Meriden, now Reliance Real Estate, same address etc

### OFFICE CHANGES:

Brendan Grady d/b/a C B Res Brokerage, 564 Racebrook Rd., Orange was Frank D'Ostillo d/b/a Wm Orange, Orange - FULL  
Brendan Grady d/b/a CB Res Brokerage, 1654 Litchfield Tpke, Woodbridge was Frank D'Ostillo d/b/a Wm Orange, Woodbridge - FULL  
Brendan Grady d/b/a CB Res Brokerage, 413 Temple St., New Haven was Frank D'Ostillo d/b/a Wm Orange, New Haven - FULL  
Gena Ruocco-Lockery d/b/a GRL & Realtors, LLP, 1435 State St., New Haven 06511 was MLS ONLY now Full member.

### NEW COMPANIES:

Igor Djuric d/b/a Global Real Estate Services LLC, 2021 Main St., Stratford, 06615. (203) 378-1800, Fax (203) 683-7404 - MLS ONLY  
Fred Palmieri d/b/a palmieri Real Estate, 435 Erwin St., Trumbull 06611 - (203) 556-0146, Fax (203) 385-3826 - Full  
Dameian Webb d/b/a Almetee Real Estate, 4380 Main St., Bpt 06606 - (203) 816-8103, Fax 888-346-9002 - MLS Only  
Carl Giordano Jr d/b/a Lighthouse Appraisal, 49 Park St., Trumbull 06611 (203) 261-4200, Fax (203) 261-2100 - MLS Only

### RESIGNED MEMBER:

Frederic Ohrn d/b/a Lynce Leonard Realty, P O Box 894 New Canaan, MLS Only

### OFFICE NAME CHANGE:

Cove Real Estate, LLC was Cove Realty, New Haven.

The following applications for membership have been received. Any member having any comment, pro or con, on the qualifications of these candidates should forward those comments, in writing, to the Membership Committee in care of the Association Office.

Robert C. D'Auria, Raveis, Milford  
Liping Wang, Prudential, Milford  
Warren A Maude, Coldwell Banker, Milford  
Edward R Knight, Jr, CB Res Brok., Orange  
Marisol N Cortes, Raveis, Cheshire  
Elaine C Rinsland, Coldwell Banker, Cheshire  
Sonya-Marie M. Atkinson, C21 Today  
Shakeitha T Strane, Calcagni, Hamden  
Brian L Breeding, Cove Realty, NH  
Chere Albraccio, Coldwell Banker, No H.  
Michael E. Lerman, LL Appraisals, Bfd  
David L Jillard, ReMax Royal, Hamden  
Ruth B. Debille, CB Select Sites, EH  
Christine Larrivee, ERA Prop. World  
Karen H Stephens, CB Res Brok, Orge  
Kimberly A Baran, Prudential, Wall.  
Beth Leoni, CB Res Brok, Ches.  
Joanne M Tom, ERA Prop World, Milford  
Denise Secondi, Raveis, Milford  
James H Jasinski, C21 Access, Wall  
Ramona W Poplis, C21 Access, Wall.  
Margarita Grignano, Prud., Wall  
Ryan M Chickos, Raveis, Milford  
Kim DuBord, C21 Access, Milford  
Jennifer T Parker, Prudential, EH  
Eric J Eisenhard, C21 Access, Milford  
Claire A Hendricks, CB Select Sites, Hmd  
Henry Bolden, C21 Access Amer., NH  
Kim Turnbull, C21 Access, NH  
Linda J Conchado, Prudential, Wall.  
Colin S Taylor, Bowery, Hamden  
Carmel-Ann Jarmie, Clayton Prop., EH  
Fabiola Derisme, C21 Access, NH  
Elizabeth A D'Amico, Wayne D'Amico, Essex

### ORIENTATION SCHEDULE

**The next orientation is scheduled for Tuesday, February 7, 2006 and Tuesday, February 14th. Please call Kate (203) 234-7700 VM 16 for Membership Application and additional information...**

The LNG Terminal—Broadwater Energy, LLC (and international consortium) is making application to build an anchored/floating facility 11 miles south of Branford, CT, just over the NY/CT line in the Sound.

- The location would be on the New York side, about 9 miles north of Wading River, NY. According to authorities, because of the NY location, CT would have no official jurisdiction over the privately-owned Broadwater facility.
- The floating "plant" would be 1,200 feet long, 180 feet wide, 80 feet tall (SEE ATTACHED MAP) with a LNG storage capacity of 350,000 cubic meters and 8 billion cubic feet of natural gas in liquid form. Becoming one of 30 such LNG plant proposals in the offing (pl us 10 more in Canada and Mexico); some are proposed in ME and MA

December 2005: Your GAD team has been actively monitoring real estate-related activities in GNHAR area towns as follows:

- The Bethany Planning and Zoning Commission continues working on an update of its Plan of Conservation and Development.
- The Branford Planning and Zoning Commission has begun informal discussion of Mixed Use Development for the town.
- The Southington Planning and Zoning Commission recently held a public forum on the pending Plan of Conservation and Development to gather input on how the new plan should address such issues as residential development, including multi-family housing and zone changes. The current Plan was adopted 14 years ago. There has been some discussion about changing permitted uses in the rear of building lots and increasing lot size. A new plan is expected to be adopted within the next couple of months.
- The West Haven Planning and Zoning Commission recently held a public hearing and special meeting to decide whether to issue a three month moratorium, effective December 1, 2005 on the receipt of development applications for proposals in the SPD and SPD2 Zoning Districts. The P & Z Commission shocked many city officials in proposing a moratorium to limit shorefront zone development. The purpose of the moratorium is to allow the Commission time to study and revise its zoning regulations, to properly review the appropriate area and bulk requirements of the SPD and SPD2 Districts and to adopt zoning regulations to implement policies set forth in the Plan of Conservation and Development. The proposal has met with strong opposition from city development officials who are concerned with its impact on a host of ongoing projects, including the West River Crossing Project. The Commission resolved to continue the meeting until December 13, because of a technicality. Meanwhile, the Commission is continuing its review of other zoning text changes.
- Wallingford's open space ownership regulations have generated confusion for some residents of one of the town's 32 open space, planned, community sub-divisions. This concern has been the subject of discussion at the town's recent Planning and Zoning Commission meeting. All except one open space subdivision is currently paying taxes on open space property. The issue to be resolved is how the town will choose to assess open space.
- The Woodbridge Planning and Zoning Commission, having updated their Plan of Conservation and Development earlier this year, has hired an outside consulting firm to review and recommend possible changes to current zoning regulations.

Other news: An interactive web link is being added to GNHAR's web page by GNHAR's internet consultant Francisco Garcia. The new web link will interact with the web page of the GAD team (Evans & Associates, LLC). When completed, GNHAR members will be able to directly link to GAD's page for local planning and zoning commission information, including telephone numbers, regular meetings schedules, etc. .

On December 31, recent regulatory updates to the State Building Code Regulations becomes effective. Contained within the revised code are provisions regarding the rehab of existing structures, using "smart rehab code" allowances. The State Building Inspector, Christopher Laux, has scheduled an all-day seminar to educate local inspectors and interested parties regarding the elements of smart codes and other changes for late May 2006. The GAD team is working with State Building Inspector, Christopher Laux and Colchester Building Inspector Tim York to schedule a half-day seminar in early 2006 to educate various town inspectors and Realtors to the code changes.



SIGN UP NOW!

Continuing Education Classes  
Mandatory for your 2006 License renewal  
Real Estate Agency  
and  
Law and Fair Housing  
Monday & Wednesday Evenings  
6-9 PM

Held in the GNHAR Training Center, No. H.

Jan. 9th, Monday, Real Estate Agency  
Jan. 11th, Wednesday, Law & Fair Housing  
Jan. 23rd, Monday, Law & Fair Housing  
Jan. 25th, Wednesday, Real Estate Agency

Feb. 6th, Monday, Real Estate Agency  
Feb. 8th, Wednesday, Law & Fair Housing  
Feb. 13th, Monday, Law & Fair Housing  
Feb. 15th, Wednesday, Real Estate Agency  
Feb. 22nd, Wednesday, Law & Fair Housing

March 6th, Monday, Law & Fair Housing  
March 8th, Wednesday, Real Estate Agency  
March 13th, Monday, Real Estate Agency  
March 15th, Wednesday, Law & Fair Housing  
March 20th, Monday, Law & Fair Housing  
March 22nd, Wednesday, Real Estate Agency

Additional Classes to meet your 12 hr requirement  
Thursday, Jan. 5 - Dual Agency & Designated Agency  
6-9 PM

Wednesday, Jan. 4th - Ethics & Dispute Resolution-  
6-9 PM

Fundamentals of Home Inspections  
3 classes offered

Wednesday, Jan. 18th - 1-4 PM  
Wednesday, Feb. 8 - 1-4 PM  
Wednesday, March 15 - 1-4 PM

ABR (Accredited Buyer Representative)  
Two day course - Jan. 9 and Jan. 11  
9 AM to 4 PM  
(Approved for 6 hours CE)

ABR Elective Course  
Jan. 19th - 9 AM - 4 PM



WEARE BRANCHING  
OUT!!

Starting January, 2006 we will be offering evening Real Estate Courses at:  
Hamden High School  
2040 Dixwell Ave., Hamden  
&  
Amity High School  
25 Newton Rd., Woodbridge

Please call us at (203) 234-3938  
for class information



## The Connecticut Home Browser

A Real Estate Buyers Guide

CALL JOAN QUINN  
(203) 234-7700 VM 14  
FOR DETAILS

Distributed to over 500 locations  
including 16 Stop & Shop Stores  
in 21 area towns

Bi-weekly with Covers in FULL COLOR  
CALL NOW TO RESERVE YOUR FRONT  
COVER PLUS

YOUR PROPERTY WILL BE FEATURED

ON

THE GNHAR WEB SITE AS

"HOME OF THE WEEK"

ALSO

THE INSIDE BACK COVER IS AVAILABLE  
IN FULL COLOR @ \$200 PER ISSUE

DEADLINE FOR THE JANUARY 6TH ISSUE  
IS 12 NOON, DECEMBER 21, 2005



### THANKSGIVING FOOD DRIVE

Thanks to your overwhelming generosity we collected over 1,000 pounds of food to donate to The Connecticut Food Bank and Christian Community Action who were both delighted and expressed their gratitude for all your help in feeding so many of those in need.

### PLEASE NOTE:

Our Director of Finance, Joan Barrow is home recuperating from a recent illness. Cards would be welcome to cheer her up, please forward cards to Association Office.

### HAPPY HOLIDAYS

TO  
ALL OF YOU  
FROM

THE  
ASSOCIATION STAFF

Roberta O'Hara  
Joan Barrow  
Joan Quinn  
Kate Blake  
Roseann Dorsey  
Jeannine Mollica  
Eleanor Healey  
Francisco Garcia





