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PLANNING & ZONING COMMISSION

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Elizabeth S. Lynch

TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

PUBLIC HEARING

January 27, 2014

12-14 Riverside Drive
SPM Realty LLC/Coastal Carriers

Special Exception

Present: Bart Flaherty, Chairman
Michael Bettini
Jared Heon
Jeff Lawlor
Andy Mark
William Malerba
Maureen McCormack-Conrado

Others in attendance: David Blackwell, Zoning Enforcement Officer
Fred D'Amico, City Engineer - Absent
Oswald Inglese, Planning Consultant - Absent
Peter Kelly, ED Director

The Public Hearing of the Ansonia Planning and Zoning Commission to hear the petition by SPM Realty LLC/Coastal Carriers to allow grading, fill and curb cut on property located at 12-14 Riverside Drive to stop flooding on adjacent property and allow safe exit from site was called to order by Chairman Flaherty at 7:00 p.m.

All present rose and Pledged Allegiance to the Flag.

There was a quorum present.

The Chairman read the call of the meeting as follows:

Notice of Public Hearing

January 27, 2014

PZPH12.14RiversideSpcExc 012714

The Planning and Zoning Commission of the City of Ansonia, Connecticut will hold a public hearing on Monday, January 27, 2014 beginning at 7:00 p.m. to hear the following:

1. Request for Special Exception: Coastal Carriers, Riverside Drive – 7:00 p.m.
2. Proposed amendment to the Zoning Regulations, Section 420.7.3.2 Signs - 7:15 p.m.

A copy of the file for the proposed Amendment changes and the Special Exception are on file at the Office of the Town & City Clerk, 253 Main Street, Ansonia, CT 06401.

At said hearing interested persons may appear and be heard and written communications will be received.

Dated at Ansonia, Connecticut this 16th day of January, 2014.

ANSONIA PLANNING & ZONING COMMISSION

Bartholomew R. Flaherty, III, Chairman

Publish 2 times:
Thursday, 1/16/14
Thursday, 1/23/14

Mr. Bettini made a motion to accept the call of the meeting as read. Mr. Lawlor seconded. All in favor, so carried.

Mr. John Pruchnicki was present.

Chairman Flaherty explained this was a Special Exception due to the amount of fill that was brought on site by the applicant (800 +/- yards). This work was done a year ago. The applicant then went to IWC and received a permit for the work. There have been no issues since the work was completed.

Ms. McCormack-Conrado asked if the person filed a complaint and are they happy with the fix.

Chairman Flaherty said the neighbor was Birm I, they were getting flooded and Coastal Carriers built a berm around the parking lot and we haven't heard of any other problems. He said this is on the agenda for action.

Chairman Flaherty said the Commission also allowed a curb cut for Coastal Carriers. He asked Mr. Pruchnicki how the curb cut/driveway was working out.

Mr. Pruchnicki said it is good, working fine, it allows for more visibility. There is no problem.

Chairman Flaherty said the Commission received a letter from Mr. D'Amico, City Engineer stating he had no problem with the work done. He read the letter.

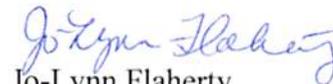
Chairman Flaherty asked if there was anyone from the public who wished to address the commission in the matter of Coastal Carriers request for special exception. He asked three (3) times there was no one.

Chairman Flaherty asked if there were any questions or comments from the Commissioners. There were none.

Mr. Heon said all properties have been thoroughly reviewed and the problem has been resolved.

Mr. Bettini made a motion to close the public hearing on 7:15 p.m. Mr. Heon seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary