



City of Ansonia

PLANNING AND ZONING COMMISSION

Public Hearing
8/17/15
Aldermanic Chambers

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Opening of Public Hearing: The Public Hearing opened at 7:05 p.m. with the Pledge of Allegiance.

Roll call: Roll call was taken and all were present.

Chairman Joe Jaumann opened the Public Hearing with a statement that the application for 26 Gardner's Lane, also known as Castle Rock Development was received in part May 21, 2015 with payment received on May 27, 2015 and accepted at the June 29, 2015 meeting. At that time, it was referred to staff. We have since hired a Planning and Zoning Plan Consultant to review the application and he has made certain recommendations to us. The application is incomplete as it did not include a letter from DEEP approving sewer expansions, construction sequence use and lots, and failure to provide grades for proposed driveway regulations. Chairman Jaumann then asked for a motion to deny the application which was made by Larry Pellegrino and seconded by Jared Heon, motion carried. Attorney Dominick Thomas stated these issues have never been raised before and is very unusual to come up at this point. Since the commission has had this application for 2 ½ months, he would like an opportunity to respond to these requirements. Chairman Jaumann again stated that the application is to be denied without prejudice and you will have the ability to resubmit a complete application, with the application fee being waived. Attorney Thomas noted if it's denied due to a wrong reason and it exceeds the 65 days, you're looking at an automatic approval. The commission has had the application for 2.5 months, and this is a very unusual proceeding and wants to know why has this come up and would like a short recess to digest this information they had no previous knowledge of. David Elder, (was introduced as Plan Consultant by Chairman Jaumann) if regulations allow you to reapply, the application fee would be waived. Jared Heon stated it would be prudent to take a short recess adding it was a fair request by Attorney Thomas. Motion to rescind the motion was made by Larry Pellegrino and seconded by Jared Heon. Motion to recess for 15 minutes was then made by Larry Pellegrino, seconded by Michael Bettini. Motion to go back into session was made by Michael Bettini, seconded by Larry Pellegrino at 7:27. Chairman Jaumann stated we had an opportunity to meet with Corporation Counsel. There was some confusion regarding locating specific violations in the regulations. For the record, David Elders went over the regulations and the violations in question with Attorney Thomas. Attorney Thomas questioned

some of the sections, which was clarified by David Elders. Chairman Jaumann looked to entertain a motion to deny without prejudice, which will allow the waiver of the fee upon resubmission. Motion to deny by Larry Pellegrino, seconded by Maureen McCormack Conrado.

Adjournment: Motion to adjourn was made by Michael Bettini, seconded by Larry Pellegrino at 7:33.

Respectfully submitted,

Darlene L. Zawisza