



City of Ansonia

PLANNING AND ZONING COMMISSION

Call to order and Pledge of Allegiance: The September 26, 2016 meeting was opened with the Pledge of Allegiance at 6:35 p.m. Roll call of the members was taken. Present were Chairman Joseph Jaumann, Michael Bettini, Jared Heon, Tim Holman and William Malerba. Absent: Maureen McCormack and Larry Pellegrino.

Approval of Minutes: A motion was made by Tim Holman to accept the August 29, 2016, seconded by Michael Bettini, all were in favor, motion passed.

Approval of Bills: No bills.

Correspondence: No correspondence.

Public Session: Alderman Randy Carroll, 40 Fourth Street, thanked the commission for sending him the information he requested on the land sales. A motion was made by Tim Holman, seconded by Michael Bettini to close the public session.

Items for discussion and possible action:

- a. Ongoing fee schedule and regulation revision
 - Engineering and Professional Services
 - ZBA Applications
 - State Mandated Fee
 - Pigeons

City Planner, David Elder thanked Dave Connelly for setting up the projector and screen for his presentation on the revisions of fees and regulations. Mr. Elder noted the current state of the regulations, how they have been revised, revisited and amended over the years, have resulted in a lengthy set of regulations, noting many amended dates. Although very thorough with amendments, the regulations themselves are very difficult to follow for current procedures. He has gone through the regulations and made suggestions for movement to have the regulations more cohesive. Chairman Jaumann asked that hyperlinks are made available in the updates for the online version. Michael Bettini noted there is a natural order of questions that say a builder might ask when coming to the building department and this should be kept in mind. This would be a main priority of the revisions to have procedures clearly in place. Tim Holman asked if the original amendment would be kept in the revisions, not to lose the history of the amendments. He would like to see the old amendment, along with the new. Chairman Jaumann noted possibly a table at the end of the revisions could note the previous amendments. Electronically, this wouldn't be an issue, however, paper version; it would create a lot of additional paperwork if the old amendment was kept in addition to a table. Tim feels a full original document should be available to refer back to. Mr. Elder showed the commission two documents, one as the regulations are in their current format and another showing the areas of concern for inconsistencies, typos, grammatical errors, formatting, etc. He highlighted all of these areas to work on, including all of the tables,

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David Elder

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which he has now made editable for the continuance of revisions. Some discussion was had on current regulations, public hearings, in-law apartments, special permits and/or exceptions, regarding where to label/group in the regulation revisions. Examples were given of pages of current regulations that are very rarely used, in the beginning of the regulations, perhaps can be considered to be moved to the end of the regulations. Chairman Jaumann asked are there other areas of concern that we need to review during these revisions, such as definitions? Are we lacking any information? Mr. Elder suggested starting with Dave Blackwell, Zoning Officer. Tim Holman also noted it would be a good idea for all commissioners to print a copy of the document and go through it thoroughly and come up with suggestions. Jared added that if there are any enforcement issues, they should be addressed sooner than later. Michael Bettini suggested coming up with specific topics to work on and hold public hearings as needed. The fee schedule was discussed along with ideas for changes and comparisons to neighboring districts. Dave Blackwell noted some comparisons of current fees that need to be restructured/revisited, according to the job itself. Dave Elder felt it would be best to do all of the fees together moving forward. For next meeting, he will have a printed copy of the regulations with revisions, Jared noting to delete page numbers as it becomes a hassle with revisions. Pages can easily be referenced by sections and will have a newly formatted table of contents.

Items for discussion and possible action:

Reports: City Engineer, Fred D'Amico –was not present.

No zoning enforcement reports.

Any other business to come before commission: Jared Heon has some concerns regarding a cell tower that is being erected on Doyle Drive. Dave Elder noted that all regulations are through the state and not through the municipality. Jared would like to see an emergency generator included in the cell tower, as the two other cell towers in town have. This backup is crucial for emergency operations as well. The commission would like to have some say on cell towers on city property. This issue is currently tabled in Executive Session at the Board of Alderman meeting.

Jared also asked about "Air Bed and Breakfast" rentals that are becoming increasingly popular throughout travel areas and asked if we have any regulations on them. Dave Blackwell noted it would not be allowed in most areas of Ansonia.

A motion to adjourn was made by Tim Holman at 7:50 p.m., seconded by William Malerba, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,
Darlene L. Zawisza