



City of Ansonia
PLANNING AND ZONING COMMISSION

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ANSONIA, CONNECTICUT

PUBLIC HEARING

January 19, 2010

Special Permit
Age Restricted Multifamily Housing
Section 450.0 – Zoning Regulations
110 Clarkson Street & 23 Hull Street

Present: Bart Flaherty, Chairman
Doug Furtek
Jeff Lawlor
Ed Phipps
Jim Tanner

Absent: Jared Heon

Others Present: Fred D'Amico, City Engineer
Oswald Inglese, Planning Consultant
Tom Welch, Planning Attorney
Gene Sharkey, Alderman
Steve Blume, President Board of Alderman

The public hearing of the Ansonia Planning and Zoning Commission to hear the request for a Special Permit for Age Restricted Multifamily Housing on 110 Clarkson Street and 23 Hull Street was called to order at 6:30 p.m. by Chairman Flaherty.

All present rose and Pledged Allegiance to the Flag.

The secretary called the roll. There was a quorum present.

The secretary read the call of the meeting as follows:

PUBLIC HEARING NOTICE

January 19, 2010

Special Permit
Age Restricted Multifamily Housing
Section 450.0 – Zoning Regulations
110 Clarkson Street & 23 Hull Street

The Planning and Zoning Commission of the City of Ansonia, Connecticut will hold a two-part public hearing on Tuesday, January 19, 2010 beginning at 6:30 p.m. in Ansonia City Hall, 253 Main Street, Ansonia to hear a) a petition for site designation under Sec. 450.01; and (b) for Special Permit under Sec. 450.05 for site development for an age-restricted 55-and-over development consisting of 22 units to be located at premises at 110 Clarkson Street and 23 Hull Street, Ansonia. Applicant/developer by TWC Development, Raymond Sadlick, 5 Cullen Hill Road, Derby, CT. The two-part public hearing will be as follows:

1. Site Designation: presentation of an application supporting that the site is appropriate and compatible for the proposed use in that neighborhood; and
2. Development Application: presentation of the site plan showing the site layout, site amenities, community building and all aspects of the physical development of the project.

At said hearing all parties will be given an opportunity to be heard and written communications will be received. A copy of the file is on file in the office of the Town & City Clerk, 253 Main Street, Ansonia, Ct. 06401.

Dated at Ansonia, Connecticut this 7th day of January, 2010.

ANSONIA PLANNING & ZONING COMMISSION

Bartholomew R. Flaherty III, Chairman

Jo-Lynn Flaherty, Secretary

Publish 2 times:
Thursday, January 7, 2010
Thursday, January 14, 2010

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

PZPH011910 110Clarkson.23Hull 55+

The minutes of the meeting were taped by Post Reporting Service. Post Reporting Service will transcribe the tape verbatim.

Chairman Flaherty explained to those present the purpose of the public hearing and the procedure that would be followed for the public hearing.

The following is a listing of those present for the applicant and those from the public who addressed the commission.

Present for the applicant:

Clifford Hoyle, Attorney
7 Elizabeth St.
Ansonia, CT 06401

Ray Sadlick, Developer
5 Cullen Hill Rd.
Derby, CT 06418

Holt McChord
Engineer

Attorney Cliff Hoyle presented to the commission a copy of the certificate of mailing to the adjoining property owners within 500 feet of the project.

Attorney Hoyle discussed the appropriateness of the site for this type of development.

It was agreed to discuss item #1 along with item #2 as listed in the public hearing notice so that the people in attendance would understand the land and why it is appropriate for this type of development and they would also have an opportunity to see what is planned for the site with regard to housing units and site layout.

Mr. McChord presented the proposal to the commission and to those from the public in attendance.

The presentation and comments from those representing the applicant will be transcribed by Post Reporting Service.

Residents from the Public who addressed the Commission:

The following is a listing of those present from the public who addressed the commission.

Bill Techanchuk
108 Clarkson St.
Ansonia, Ct

Karan Kachoulas
82 Dwight St.
Ansonia, Ct

Kostas Kachoulas
82 Dwight St.
Ansonia, CT

Mel Natter
7 Webb Terrace
Ansonia, Ct

Rich Fiddler
4 Willow St
Ansonia, CT
Peggy Schumacher
84 Dwight St.
Ansonia, Ct

Jason J. Evans
14 Lawton Terrace
Ansonia, Ct

Gregory T. Schumacher
84 Dwight St.
Ansonia, CT

Deborah Fiddler
4 Willow St.
Ansonia, Ct

Lynne Resnick
8 Cherry St.
Ansonia, Ct

Joan Radin
198 Wakelee Ave.
Ansonia, CT

Alex Bogod
27 Mary St.
Shelton, CT 06484

Paul Willets
1 – 3 Willow St.
Ansonia, CT

Maureen McDonnell
8 Hart Lane
Ansonia, CT

Cindy Matusovich
5 Willow St.
Ansonia, Ct

Thomas Pepe
16 Cherry St.
Ansonia, CT

Mike Witek
14 Dwight St.
Ansonia, CT

Paul Sardo
30 Hull St.
Ansonia, CT

Sheppard
90 Clarkson St.
Ansonia, CT

Richard Legg
281 Wakelee Ave.
Ansonia, CT

Christine Pelatowski
13 Scotland St.
Ansonia, CT

The testimony of those residents above will be transcribed by Post Reporting Service.

Chairman Flaherty said that he would ask for a vote not to close the public hearing this evening but to continue the hearing to our regular meeting on Monday, January 25, 2010 to give the residents an opportunity to review the material presented and the applicant an opportunity to answer some of the questions raised this evening regarding the traffic and a traffic study, the blasting, the water runoff, etc.

Mr. Inglese explained that the public hearing can be continued for 30 days. 65 days for Planning and Zoning is the day after P&Z closes the public hearing to 65 days for decision.

The following is information received by the Commission and is part of the public record for the public hearing:

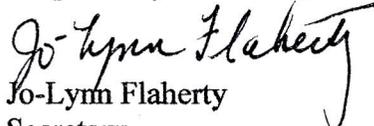
1. Fred D'Amico letter with comments. Dated 1/19/10
2. Fred D'Amico letter to IWC. Dated 2/9/09
3. H. McChord Engr. 8x10 map SK-1 Plan View Section A-A 110 Clarkson St. & 23 Hull St. Ansonia, CT dtd. 1/27/09
4. H. McChord Engr. 8x10 map SK2 Section A-A 110 Clarkson St. & 23 Hull St. Ansonia, Ct dtd. 1/27/09
5. Proof of Mail certified by Post Office

Mr. Tanner made a motion to continue the public hearing to Monday, January 25, 2010 at 7:00 p.m. Mr. Furtek seconded. All in favor, so carried.

Mr. Lawlor made a motion to recess and continue this public hearing at 9:45p.m. Mr. Tanner seconded. All in favor, so carried.

The public hearing recessed at 9:45 p.m.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary