



City of Ansonia  
**PLANNING AND ZONING COMMISSION**

Public Hearing

February 23, 2010  
Continued from January 25, 2010

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

10 MAR -3 PM 3:51

*Madeline M. Battone*

TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

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

Absent: Doug Furtek  
Jared Heon

Others Present: Fred D'Amico, City Engineer  
Tom Welch, P&Z Attorney  
Steve Blume, Pres. Board of Aldermen  
Gene Sharkey, Alderman

The continued public hearing from January 25, 2010 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.

Mr. Phipps made a motion to reopen the public hearing that was continued from Monday, January 25, 2010 to Tuesday, February 23, 2010. Mr. Tanner seconded. All in favor, so carried.

Post Reporting Service is present this evening and will transcribe the minutes verbatim.

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Chairman Flaherty received into the record the following correspondence.

1. Traffic Study
2. Copper Gate Village Exterior Specifications from Christopher Arelt, AIA, Architect
3. Cross Section 8 ½ x 11 ½ drawing: SK-1 dtd. 1/27/09 "Cross Section" (page 60) (2 sheets)
4. Extension of Time for 35 additional days

Chairman Flaherty stated Mr. Inglese advised the commission that he spoke with the Architect and the architect said the floor plans and elevations, etc. will not be ready for at least one week. He said Mr. Inglese said the regulations call for assessment of plans and how they fit on the property per Section 630 and 510 which refers to floor plans.

Chairman Flaherty read the e-mail from Mr. Inglese regarding extensions of time.

Attorney Hoyle stated his client would grant an additional 35 days and he would sign the extension statement.

Mr. Sadlick signed the 35 day extension granting the commission the additional time.

Present for the applicant:

Clifford Hoyle, Attorney  
Ray Sadlick, Developer  
Holt McCord, Engineer  
Frank Hoinski, Real Estate Agent

Chairman Flaherty read the letter that was sent to Howard Madigosky, Chairman of WPCA. He said that Mr. Madigosky called him and advised him that there is some sewerage from Hull Street that goes to Cherry Street. There is infiltration in that area and WPCA would have to conduct smoke tests to determine the extent.

Chairman Flaherty asked Mr. Madigosky if he would send a letter to the Planning & Zoning Commission stating what he just said. Mr. Madigosky said he would. No written communication has been received.

Chairman Flaherty welcomed everyone to the continued public hearing stating there were questions from the last hearing that the commission is seeking answers to.

Mr. McCord presented a cross section drawing (page 60). He also addressed some of the questions showing the public on the map where the sidewalks, etc. are located.

Chairman Flaherty said page 112 the commission asked for a copy of the "Housing for Older Persons Act". They have not received it. Page 3, the letter from the City Engineer dated 2/22/2010, he asked Mr. D'Amico to respond in writing if everything has been addressed. The Traffic Study has been received and the Architect is working on the architectural.

There was discussion on page 35 – blasting and the 30 feet difference in elevation. The blasting will be 20 feet. This needs to be clarified for the record.

Attorney Hoyle asked for a list of items that needs to be addressed.

There are copies of the verbatim public hearing minutes from January 19<sup>th</sup> and January 25<sup>th</sup> on file in the Town Clerk's office where the applicant can review them and address the issues brought forth by the commission members and the residents.

Mr. McCord addressed the commission and public explaining the plans. He said drawing DT-2 has all of the notes on it. Phase I will be blasting. Phase II will be work on the top and side around the loop. The Club House will be built in the first phase of the project.

There was a lengthy discussion on the blasting and pre-blasting survey, length of time to prepare the site (6 or 7 years blasting). (see the verbatim minutes)

Mr. Sadlick was asked if he would consider the following and make a commitment to do these items that are voluntary:

1. Although not required would Mr. Sadlick voluntarily conduct a pre-blast survey
2. Give the P&Z Commission something in writing to volunteer to do a pre-blast survey
3. Provide a schedule of events
4. Make a commitment to do the pre-drill at one time in writing to get the entire project done at one time.
5. Provide a period of time for the blasting and schedule for the blasting in writing
6. Submit a list of companies that do pre-blast surveys for the residents to get their own survey.

There was discussion on a fence and gate across the main entrance. This would be closed at the end of the construction day to keep the children and public off the site.

Attorney Welch addressed the "Housing for Older Persons Act Regulations". He said he provided the language to Attorney Hoyle to be incorporated in their Homeowners Documents and Deeds.

Residents from the Public who addressed the Commission:

Rich Fiddler  
4 Willow Street  
Ansonia, CT

Cindy Matusovich  
5 Willow St.  
Ansonia, Ct

Kostas Kachoulas  
82 Dwight St.  
Ansonia, CT

Maureen McDonnell  
8 Hart Lane  
Ansonia, CT

Chairman Flaherty asked three (3) times if there was anyone who wished to address the commission. He stated the commission will take a five (5) minutes recess and if anyone wished to address the commission when they reconvene they may do so.

Mr. Lawlor made a motion for a five minute recess at 7:45 p.m. Mr. Tanner seconded. All in favor, so carried.

Mr. Tanner made a motion to convene the public hearing at 8:00 p.m. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty said that Attorney Hoyle gave the commission the extension. He asked if the Commission members had any questions for the applicant. There were none.

Chairman Flaherty asked if there was anyone from the public who wished to address the commission.

Rich Fiddler  
4 Willow Street  
Ansonia, CT

Chairman Flaherty asked if there was anyone else who wished to address the commission. He asked three (3) times. There was no one.

Mr. Phipps made a motion to recess and continue the public hearing to Monday, March 22, 2010 at 7:00 p.m. Mr. Tanner seconded. All in favor, so carried.

The Public Hearing is continued to Monday, March 22, 2010 at 7:00 p.m.

The testimony of the residents and the applicant will be transcribed by Post Reporting Service. The minutes will be on file in the Town Clerk's office.

Respectfully submitted,

  
Jo-Lynn Flaherty  
Secretary

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