



**City of Ansonia**  
**PLANNING AND ZONING COMMISSION**

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*Madeline A. Bottone*

TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Special Meeting

January 3, 2011

Rescheduled December 27, 2010 Meeting

Present: Bart Flaherty, Chairman  
Michael Bettini  
Jared Heon – arrived 8:35 p.m.  
Jeff Lawlor  
James Martin

Absent: Doug Furtek  
Ed Phipps

Others Present: Fred D'Amico, City Engineer  
George Boath, Attorney  
James Tanner, ZEO/Blight Officer  
Tom Welch, P&Z Attorney

The Special Meeting of the Ansonia Planning & Zoning Commission was called to order at 7:30 p.m. by Chairman Flaherty.

All present rose and Pledged Allegiance to the Flag.

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

Chairman Flaherty welcomed everyone and wished everyone a Happy New Year.

The secretary read the call of the meeting as follows:

**PLANNING AND ZONING COMMISSION**

January 3, 2011

Madeline Bottone  
Town & City Clerk  
City of Ansonia  
Ansonia, CT 06401

Dear Ms. Bottone:

The Planning & Zoning Commission will hold a Special Meeting as follows due to the Blizzard on Monday, December 27, 2010 that closed City Hall.

Date: Monday, January 3, 2011

Time: 7:30 p.m.

Place: Ansonia City Hall

Purpose: The Regular Monthly agenda filed for the December 27, 2010 meeting that was cancelled due to the Blizzard.

Respectfully,  
Jo-Lynn Flaherty  
Secretary

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

#### **Approval of Minutes**

Mr. Lawlor made a motion to accept as written and place on file the minutes of the - 11/29/10 Regular Meeting, 12/4/10 Special Meeting, 12/15/10 Public Hearing and Special Meeting. Mr. Martin seconded. All in favor, so carried.

#### **Approval of Bills**

Attorney Welch clarified his two invoices stating that the invoice received for \$1400 was in error and should have been in the amount of \$450. He said the total for both invoices is \$2311.40.

Mr. Bettini made a motion to pay Mr. Welch's invoices in the amount of \$1861 and \$450 if found to be correct. Mr. Lawlor seconded. All in favor, so carried.

Mr. Martin made a motion to pay Mr. Boath's invoice in the amount of \$6212.50 if found to be correct. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty asked Mr. Boath to submit monthly invoices for his services.

Chairman Flaherty said that Mr. Inglese is not present this evening as he is ill. The Commission did not receive his invoice.

### **Correspondence**

Mr. Lawlor made a motion to accept all of the correspondence received, dispense with the reading, and place them on file. If a member requests one read or acted upon the correspondence will be brought up individually. Mr. Martin seconded. All in favor, so carried.

Chairman Flaherty noted that there was correspondence from Attorney Welch for the Fess in Lieu of Open Space release for Denita Estates. He said that the \$1140 received will be submitted to BOAT for a new line item for open space.

### **Altin Frroku request for site plan approval for Coffee Shop to be located at 82-84 Main Street**

Altin Frroku was present.

Mr. Frroku said that the secretary was on vacation and he tried to drop off the plans. He presented his maps at this time.

The secretary gave everyone a copy.

There was discussion on the plan presented by Mr. Frroku. Chairman Flaherty noted that it is an existing building and a permitted use. The Commission has made some observations.

Mr. Bettini made a motion to approve with conditions the site plan submitted by Altin Frroku for a Coffee Shop to be located at 82-84 Main Street. Mr. Lawlor seconded. All in favor, so carried.

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#### Conditions:

1. The Fire Marshall's conditions become part of the Planning & Zoning Commission Conditions of approval. Copy of Mr. Tingley's letter is attached.
2. There will be no seating outside of the building on the sidewalk.
3. The signage must be changed to meet with Zoning Regulations/ZEO.
4. Submission of 6 copies of the revised plans as discussed.
5. Planning & Zoning Commission waives the parking requirement because the site is within 300 feet of the Municipal Parking lot.

6. Any changes to the approved use must come back before the Commission for approval.

**Ron Rohinski/95 Netop LLC/Steven Zuber request for rear lot and site plan approval for property located at 28 Moulthrop St. – Withdrawn**

Mr. Steven Zuber was present.

Chairman Flaherty stated that a letter was received from Ron Rohinsky withdrawing this application from consideration.

Mr. Zuber stated that Mr. Rohinsky has withdrawn however he is taking over in his place and will finish the application procedure.

Mr. Lawlor made a motion to accept Mr. Ron Rohinsky's letter withdrawing his application for site plan approval for 28 Moulthrop Street. Mr. Martin seconded. All in favor, so carried.

Chairman Flaherty explained to Mr. Zuber that he must submit a new application for site plan approval for 28 Moulthrop Street.

Mr. Zuber said he told the secretary and she told him to get the maps redone in his name and that is what he did.

Chairman Flaherty said there are legal issues with continuing the application in Mr. Rohinsky's name. It is not fair to Mr. Rohinsky and there should be a new application in Mr. Zuber's name. There is no problem with a new application for this site however there are some concerns that the Commission has.

Mr. Zuber stated he will submit a new application.

Mr. D'Amico gave Mr. Zuber a copy of Mr. Inglese's memo regarding 28 Moulthrop Street and advised him to review the memo and address the concerns mentioned.

Mr. Zuber stated he will be at the January meeting.

**Joseph Cicerchia request for Subdivision, 54 Benz Street Estates, 54 Benz Street (2 Lot Subdivision) and for Site Plan approval for 54 Benz Street Estates**

Joseph Cicerchia was present.

Chairman Flaherty said that this application was previously before the Commission and was denied because there was no appraisal for the open space. Mr. William Griffin had been the applicant at that time. It was for a 3 lot subdivision. Mr. Cicerchia has

resubmitted the applications in his name as the applicant/owner. He said Attorney Welch can prepare the fee in lieu of open space paperwork.

Attorney Welch said that the 3 lot subdivision was denied and then it came back as a first cut with a 2 lot subdivision.

It is noted that Mr. William Griffin (NCW Dev. Corp) needed to submit the revised maps and the appraisal at that time. He never submitted these items to the Commission and the Commission denied without prejudice because the time ran out.

There was discussion on the name that is on the Record Subdivision Map and the Site Plan Map. It was agreed that Mr. Cicerchia must get the maps revised to reflect his name as the applicant and owner of record for this subdivision and site plan.

Mr. Bettini made a motion to approve with conditions the 2 lot Subdivision and the Site Plan for 54 Benz Street Estates submitted by Joseph Cicerchia. Mr. Lawlor seconded. All in favor, so carried.

Conditions:

1. Final Map for the Subdivision and Site Plan contain the name of the owner.
2. Attorney Welch will establish the open space fee and put it on the land records.
3. 6 copies of the Revised Map are received by the Commission
4. The Mylar Maps will reflect all of the changes and be filed in the Office of the Town Clerk

#### **Ansonia Commons/J. Nocerino re: Landscaping Plan for Antonio's Restaurant**

Jerry Nocerino and Dina Nocerino were present.

Dina Nocerino said that she has submitted some paperwork showing the parking lot and some plantings. She said after speaking to all of their tenants and taking into consideration the complaints about the parking in the parking lot they have decided that there is no room for an island in the parking lot that would cause them to lose any more space for parking. The GYN group is requesting that they reserve some parking spaces for their practice. She said that they cannot do that.

The members reviewed the 8x11 plan that was submitted.

Chairman Flaherty asked how much sidewalk will be lost by installing these type planters.

Mr. Nocerino said there is a five foot sidewalk there. They propose a 27 foot deep and 15 feet long sidewalk. He said he is concerned about not putting large enough shrubs in there.

Chairman Flaherty said the pedestrian traffic increased and he doesn't want to decrease the width of the sidewalk for public health and safety is an issue. There is a lot of traffic in the parking lot.

Mr. D'Amico said the planter is 2 ½ feet wide and he doesn't want to change the sidewalk. He said the minimum is 40 inch sidewalk.

Dina said there is a five foot sidewalk and existing planters at 27 inches.

Chairman Flaherty suggested 4 or 6 planters between the sidewalk and the parking lot.

Mr. D'Amico said that he would not want to make the sidewalk less than 40 inches.

Mr. Nocerino said that it is 15 feet now and there is no room to put the snow when the City plows.

Chairman Flaherty said public health and safety is the Commission's prime concern.

Mr. Nocerino suggested a 3 foot wide sidewalk and a 2 foot planter. It would be 5 feet plus 6 inches and then take 2 feet 3 inches out of that.

Mr. D'Amico said he may be close to 48 inches for a sidewalk. He said he could meet Mr. Nocerino out there on the site and see what is going on.

Mr. Lawlor suggested that the City Engineer meet with Mr. Nocerino and come up with an acceptable plan for planting and to take into consideration public health and safety on the site.

Chairman Flaherty said that planters in the parking lot and curbing inside the parking lot is not a viable solution.

The commission members agreed.

Mr. Lawlor made a motion that anything within the parking lot is not viable and that the City Engineer will meet with Mr. Nocerino and come up with a safe plan for the parking lot and the plantings. Mr. Martin seconded. All in favor, so carried.

Mr. Nocerino asked if the Commission was against outside seating on Main Street.

Chairman Flaherty said that as long as you are on your own property. Ansonia Commons has an extension of their property out into the area of the sidewalk. Where Mr. Frroku is located he will be on City property.

Dina Nocerino said they have considered eliminating some of the plantings in this area where they plan to put the tables and chairs.

Chairman Flaherty said that the seating must be on their property and not City property.

Mr. Nocerino should keep that in mind. He said that the commission is aware that Crave, the Pizza Place have seating outside however if there are complaints to the Zoning Enforcement Officer they will have to cease. Ansonia Commons footprint doesn't come up to the building line.

There was discussion on the building line for the Ansonia Commons building. The Commission will have to review the building and look at it. Mr. Nocerino said that the existing roof is in place and there is a drip back.

Chairman Flaherty asked that during the planning process Mr. Nocerino along with Mr. D'Amico come up with something that could be considered under the Zoning Regs and that the Commission can look favorably upon.

Chairman Flaherty said that Mr. D'Amico will stop in to see Mr. Nocerino regarding the parking lot and the plantings.

**City of Ansonia Public Works Dept./United International corp. request for Site Plan approval for Transfer Station at Public Works Complex, N. Division St. (12/27/10) (35 days 1/31/11)**

Peter Georgetti, Sindhu Natarajan and Jay Jayanthan from United International Corp. were present.

Mr. Georgetti gave a visual presentation to the Commission.

Mr. Georgetti explained the proposed plan to the Commission members. He said all of the buildings were to be removed. This will be done in phases so that they could maintain the operation of the facility. They will maintain the existing facility operation and demolish the unoccupied building. Once the new facility is completed they will transfer the operation over.

Chairman Flaherty asked if the leaf container will remain where it presently is located.

Mr. Georgetti said they will demolish all of the buildings.

Chairman Flaherty asked if North Division Street will remain open.

Mr. Georgetti said yes.

Mr. Georgetti said the new building site design is much more spread out. A resident can come in and demotion material will be over in one section – they would not have to go over the scale.

Mr. Martin said all residents have to be weighed at the scale.

There was a discussion on who goes over the scale and gets their debris weighed. UIC will clarify this.

There was discussion on the bins in the dark area (map). The bins are recycling bins for leaves, brush, etc. the resident drops the material into them. For garbage you drive up the ramp and back up to the building and drop your stuff in the building. Mr. Georgetti said there is an eight (8) foot drop in the building. There is a front end loader that will take care of the garbage that is dumped.

Mr. Georgetti reviewed the drawings GN1 through D3 with the members.

Mr. Bettini asked if the people using the Riverwalk will see the transfer Station. He said he would like to see some trees or shrubs to buffer this view.

Mr. Georgetti said that they took this into consideration. The berm is five feet high and they put the bins in. In the building there is a front end loader and everything happens inside – nothing is visible outside.

Mr. Bettini suggested a fence on top of the berm and then the dumpsters. The Riverwalk will be 30 feet away. The line of sight would be shielded by plantings.

Mr. Martin said all the people and the dumping would be shielded with trees planted. He asked who is monitoring the activity there when the person in the Guard House has his back to the site. He should face the facility.

Chairman Flaherty suggested they move the Guard House to the other side of the scale so he can monitor it and schedule it. He said he spoke to President Blume about it.

Mr. Martin said the scale has to stay so move the Guard House so the Dispatcher can see what is going on.

Mr. Georgetti said that was a good point.

The discussion on moving the scale and access to the facility continued. Chairman Flaherty said if it is possible to move the Guard House it would make visibility better, the dispatcher could control the traffic and he could see what is going on at the tipping floor which is good for public health and safety.

Mr. Martin said he is concerned with the liability if the Dispatcher cannot see what is going on up there.

Chairman Flaherty said the ramp up to the tipping floor – how much room is there so that a resident can see what is ahead of him on the tipping floor. He asked if they can kick it up a car length so before you're on the tipping floor you can see what is going on.

Mr. Georgetti said they will check into that so there is a smooth transition.

Chairman Flaherty said as you approach the tipping floor you tip up the last 20 feet not on the tipping floor but you can see what is on the floor and it will give you a moment to see what is going on before you are right there.

Mr. Martin said if a car is backing out in the first spot and you are right there you won't have time to stop and there could be an accident.

Mr. Georgetti said there is a transition at the top and bottom. Normally you have ten (10) feet but maybe you need more room. He will check it and make adjustments.

Mr. Bettini said speed bumps may be necessary at the top.

Chairman Flaherty said Ex. 1 references Flood Zone dated 5/18/1992. He said this should be revised because the Flood Zone District was revised and adopted 12/15/10.

Mr. D'Amico said that this should be updated. He suggested they change the reference to the new map.

George Miller, project engineer said the pipes were not checked. They can handle a 50 year storm. The existing pipes will not handle a 100 year storm.

Chairman Flaherty said Inland Wetlands Commission Regulations require everything be built to a 100 year storm event. Fifty (50) year level is problematic.

Mr. D'Amico said that there is no increase in the runoff so they are improving detention because of where they are. The water will go to the pump station. Detained water will go into the pump station and out.

Mr. Miller said the new pipes will handle a 50 year storm. The existing pipes can only handle a 50 year storm.

Chairman Flaherty said DM1 – Catch Basins. It states catch basins not found. He asked what does it mean “not found”.

Mr. Miller said the storm information for the old record plan showed a catch basin but I could not find it in the field and put it on the plans. Some catch basins have been filled and some are not working properly and they filled up. Some “not found” have been paved over and they should still be there.

Chairman Flaherty asked about the filled catch basins.

Mr. Miller said they may need to be cleaned.

Chairman Flaherty said SP1 the Environmental Building will it handle the sump.

Mr. Georgetti said the DEP regulates this. There is an epoxy floor, no sumps required. If there is a spill they will handle it according to the manual. There is a waste oil tank.

Mr. Martin asked how the recycling bins will be handled.

Mr. Georgetti said they will be roll off dumpsters.

Chairman Flaherty said the recyclables are glass and tin.

Mr. Georgetti said and plastic.

Chairman Flaherty said outside the building.

Mr. Georgetti said correct.

Chairman Flaherty asked what "C" and "D" means.

Mr. Georgetti said Construction and Demolition.

Chairman Flaherty discussed GD1 – Drainage Plan.

Chairman Flaherty asked if the tipping floor outside is level.

Mr. Georgetti said no it is pitched to the center.

Chairman Flaherty said the 12 inch pipe goes in, is there a hydrocarbon sump.

Mr. Georgetti said there are 4 catch basins and water quality unit. It is detailed on the plan.

Chairman Flaherty asked if they were installing a hydrocarbon sump.

Mr. Miller said yes it will float on the top.

Chairman Flaherty said is it designed for a 100 year storm to the drainage system.

Mr. Miller said he would have to clarify what would happen. He said he doesn't think it goes out.

Chairman Flaherty said it will go straight to the Naugatuck River. There is a lot of stuff that will be dropped on the floor – leaves, brush, oil, antifreeze, etc. all of that will leach out.

Mr. Bettini said he has a concern with that.

Chairman Flaherty said there is a lot of debris build up in that area. Go down there now and see what is there on the ground.

Mr. Miller said with the facility up above, cars and truck delivery is separate. The upper inside the building has sump that goes to grease interceptor and into a trench drain and to the sanitary sewer system.

Mr. Miller said most people have to carry from vehicle to see a lot less material spilled over the ground.

Mr. Bettini asked where the drainage goes.

Mr. Miller said the water quality unit – the same as a home. It slows the flow down by passing through chamber without causing re-suspension of the liquids.

Mr. Bettini asked if it goes to the Treatment system.

Mr. Miller said no. There is another system that goes to the WPCA plant.

Chairman Flaherty asked where does all the stuff that is thrown away go.

Mr. Miller said it runs into there it will go to the WPCA facility and get treated.

Mr. D'Amico said the permits are taken out for retrapping with the DEP.

Chairman Flaherty asked if there is a vent in the Environmental Waste Building.

Mr. Georgetti said the Hazmat Building will be designed for that.

Chairman Flaherty said sheet GD1 shows a retaining wall. How high is the wall.

Mr. Georgetti said the actual wall is about 5 feet high.

Chairman Flaherty said is it above the Tipping floor.

Mr. Georgetti said it is at least 3 feet high.

Mr. Martin said the dumpsters are at 4 feet high and the wall is 3 feet high.

Mr. Georgetti said there is 6 foot sidewalk and then you have the 3 foot wall to dump in.

Chairman Flaherty asked if it is close to unload.

Mr. Georgetti said you can get right up next to it.

Mr. Miller said the sidewalk is 6 feet and you can back up to the curb.

Mr. Heon said his concern is public health and safety. He said there are OSHA laws.

There was a discussion on the height of the railing and where the vehicles can back up to dump their debris.

Mr. D'Amico said the tipping floor is 4 feet higher than the existing ground. The containers are 8 feet.

Mr. Heon asked if there is a backup generator if they lose power. He is concerned about the solid waste facility also.

Mr. Georgetti said yes, there is a generator.

There was a discussion on the drainage system that goes to the Waste Water Treatment plant.

Mr. Georgetti said the Transfer Station is on a generator. They re-wired the existing facility to run on the generator. The Treatment Plant is on a generator also. There is more than enough power to run them.

Mr. Miller said they have a compactor and there is not a lot of electricity used.

Mr. D'Amico asked how much power the compactor uses.

Mr. Miller said he is not sure but there is enough power to run the compactor and the facility.

Chairman Flaherty said sheet LS1 shows four (4) trees. He asked if they can plant two (2) more additional trees.

Mr. Georgetti said he would look at the location at one end of the curb.

Mr. Bettini suggested they plant some on the berm where the trucks back up.

It was agreed that the plan shown on LS1 will incorporate additional trees.

The traffic patterns were set by the Public Works Dept. personnel. They are the ones who sat with UIC to develop the plan and they told them how the traffic pattern is on the site. It was stated that all commercial brush is paying. Only the residents can dump brush free.

Mr. Martin said that the City doesn't have to accept commercial brush. They have to dump it somewhere else.

Mr. Bettini said the local growers chop it up and use it for mulch.

Mr. Georgetti said that is what will happen. It is segregated and disposed of correctly.

The discussion on the traffic pattern and parking on the site continued. Mr. Bettini suggested they stop at the end of the ramp before entering the level to dump. He asked if they can park their vehicles on the back side (lower) of the facility. Mr. Georgetti said no, there is enough room to pull off to the side because this doesn't happen frequently where there is not enough room. Mr. Heon asked where the employees who work in the building park their cars.

Mr. Georgetti said there is one payload operator inside on the lower level, one dispatcher on the scale and there is no crane operator.

Mr. Heon said he would like to see a parking plan for the site.

Chairman Flaherty said try to get the ramp so for one moment the resident is parallel with the tipping floor so he can look at the scenario that is going on all at once. There is a lot of activity on the floor. It is important to get the vehicle up there to see what is going on so he can see everything going on and know what to do.

Discussion on A-1 - There were no questions at this time.

A-2 - Building elevations and building construction. Mr. Georgetti said he doesn't know if the metal building will be insulated.

A-3 Waste Building Floor Plan. This building will have the car batteries, oil, and antifreeze in it. Chairman Flaherty asked if there will be curbing installed to catch the discharge on the floor from these items. EW is electronics

Mr. Bettini asked how they plan to handle the electronics that are brought there to be disposed of.

Mr. Georgetti said they will be stored in the Environment Building and disposed of properly.

A-4 - Mr. Bettini asked if the windows are set so the employee running the scale can see everything going on. He is looking up.

Mr. Georgetti said that the employee is looking up.

Mr. Martin asked if the employee can be raised up so he is not looking up.

Mr. Georgetti said he is 6 inches up and he can't see the bottom.

Mr. Martin said that he is raised up now. The dumpsters are 8 feet high and he can't see what is going on.

Mr. Georgetti said the issue is ADA compliant.

Chairman Flaherty said he should be 5 or 6 feet up if he is supposed to see what is going on.

D-3 - Signage. The proposed sign is big. The sign must meet the zoning regulations. Mr. Georgetti said the sign is not to standards and they will meet the regulations.

Mr. Heon said that they should have the hours of operation on the sign and also put Animal Control on the sign so that it is known that they are located at the Complex.

Mr. Bettini asked how long will it take for them to locate the drainage pipes that they can't find. He asked if they plan to abandon them.

Mr. Georgetti said they are digging up the area to find them. Either they will abandon them or they will connect them or connect all new utilities.

Mr. Martin asked if they showed this proposal to the Supt. of Public Works and if he had any questions.

Mr. Georgetti said that they have been working with him and the staff on this proposal.

Mr. Martin said he is concerned with the Scale House and that the Dispatcher can't see what is happening down there.

Chairman Flaherty said there are these things to look at so far with the Scale House:

1. Scale House location
2. Raise the Scale House up for visibility of the site
3. Raise the approach for a moment of visibility to see the tipping floor before entering.
4. Increase the number of trees on the site.
5. Clarify who gets weighed and who doesn't get weighted.
6. Clarify the Traffic Flow on the site with regard to who is getting weighed.

Mr. Bettini made a motion to refer the application to staff for review and input and for review of the drainage system to be sure it is adequate to handle the flow. Mr. Martin seconded. All in favor, so carried.

**Ansonia M&L Properties/Mark Tice Request for Site Plan approval for building on 420 Main Street (12/27/10) (35 days 1/31/11)**

Mr. George Boath was present.

A letter was received today from Attorney Lee stating they would not be in attendance this evening.

Chairman Flaherty read the letter received from Attorney Lee. He stated the clock will start this evening.

Mr. Heon asked if the applicant should withdraw without prejudice.

Chairman Flaherty said the application has been received and is accepted as of the December 27, 2010 meeting.

Attorney Boath agreed that the application is accepted.

There was a brief discussion on the application noting that there is a proposed flex building for up to eight (8) tenants. Currently on the site to the left is a flex building and to the right there is a store and there is an area for storage and material.

Mr. Heon made a motion to refer the application to staff. Mr. Lawlor seconded. All in favor, so carried.

#### **Oswald Inglese - City Center Plan Amendment**

Mr. Inglese is not present this evening.

Mr. Bettini made a motion to table. Mr. Martin seconded. All in favor, so carried.

#### **Oswald Inglese – Land Use Fees**

Mr. Inglese is not present this evening.

Mr. Bettini made a motion to table. Mr. Martin seconded. All in favor, so carried.

#### **Reports: City Engineer**

Mr. D'Amico is present.

#### **R. Scinto/Fountain Lake Commerce Park – E&S Bond-Perf Bond & Fence**

Mr. D'Amico said he spoke with Attorney Welch on the bonds and the work that is being done on the site. Attorney Welch advised him that he would check with Corp. Counsel Blake on the status of the bonds and they will handle it.

Mr. D'Amico said he was at the site and Mr. Scinto has done a lot more work up there.

Mr. Bettini said that something has to be done to mediate it or the city will end up having to repair and restore the area.

Chairman Flaherty agreed stating if the work is to go forward there should be bonds in place. The approval was not for a gravel pit however if there is something planned for the site and they need to clear it they should come back to the commission and advise them of the situation.

3 Kiely's Lane/Jewett St.

Mr. D'Amico said he is working on the problems on Kiely's Lane and Spring St.

Hilltop Nursing Home Detention Basin

Mr. D'Amico said the detention basin is all cleaned up.

**Reports: Zoning Enforcement Officer**

Mr. James Tanner was present.

Violations:

Mr. Tanner said there are a lot of violations in the works. There is heavy blight problems coming into place also.

Mr. Tanner said a few of the issues he is working on are: 4 Kiely's Lane, Upland Terrace (chickens), Jewett Street (junk yard) and Valley Cab which will be cleaned up.

Chairman Flaherty said that Mr. Tanner is on top of the violations and blight issues. He said Mr. Tanner is working hard on all of these situations.

Mr. Heon asked about 35 Spring Street where there is a boat stored. He said there is debris coming down to the fence on Jewett St.

Mr. Tanner said that this area is not in line with the Spring St. address. There is a long wall there.

Variances

Mr. Tanner said there are no new variances this month.

**Reports: Planning Consultant**

Mr. Inglese is not present this evening.

Items on the agenda :

- a. Fences
- b. Pods & Hoop Houses
- c. Window Signs
- d. Itinerate Vendors
- e. Clothes Donation Bins

Mr. Bettini made a motion to table. Mr. Lawlor seconded. All in favor, so carried.

**Any other business to come before the Commission**

Mr. Tanner said he received an inquiry from Octavio Gonzales requesting to create a dormitory in property located on Clifton Avenue. The property is in a "C" zone and is a single family residence. He wants to make bedrooms in the basement. Mr. Gonzales said he wants to create the dormitory in the name of the University of Tennessee for interns working at Griffin Hospital.

Chairman Flaherty said that the Zoning Regulations do not allow this use. It is a two family house. In commercial zone residence is allowed on the second floor with retail on the first floor.

Mr. Tanner said he agrees that this use is not allowed and is prohibited in the Zoning Regulations.

Mr. Heon said we had a rooming house on Lester Street and that wasn't allowed.

Mr. Tanner said Lester Street and East Street were not confirmed.

Mr. Heon discussed a Special Permit with the condition that the residents are students of the University of Tennessee.

Chairman Flaherty said you can't have a special permit if the use is not allowed in Zoning Regulations. It doesn't exist.

Mr. Bettini asked if they are medical students.

Mr. Tanner said they are on a one year rotation.

Chairman Flaherty said the parking is an issue. There is no parking in that area. Mr. Tanner said they want three (3) bedrooms and one (1) bathroom. The house is a two family residence now and they would use the lower level as the three (3) rooms without a kitchen.

The commission members agreed that this use is not allowed in Zoning.

**Executive Session (Pending Litigation)**

There was no Executive Session.

**January 2011 Meeting:**

Organizational Meeting: Monday, January 31, 2011 at 7:15 p.m.

Regular Meeting: Monday, January 31, 2011 at 7:30 p.m.

**Adjourn**

Mr. Bettini made a motion to adjourn the meeting at 10:05 p.m. Mr. Martin seconded. All in favor, so carried.

Respectfully submitted,

  
Jo-Lynn Flaherty  
Secretary