

VERBATIM PROCEEDINGS

ANSONIA PLANNING & ZONING COMMISSION

PUBLIC HEARING

CASTLE LANE ESTATES SUBDIVISION

SEPTEMBER 19, 2011

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253 MAIN STREET
ANSONIA, CONNECTICUT

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HEARING RE: ANSONIA PLANNING AND ZONING COMMISSION
SEPTEMBER 19, 2011

1 . . .Verbatim proceedings of the Ansonia
2 Planning and Zoning Commission, in re: Castle Lane Estates
3 Subdivision, held at the Ansonia Town Hall, 253 Main
4 Street, Ansonia, Connecticut, on September 19, 2011 at 7:00
5 p.m.

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10 CHAIRMAN BARTHOLOMEW FLAHERTY: I'd like to
11 call the meeting to order. If everyone would please rise
12 and pledge the flag?

13 (Whereupon, the Pledge of Allegiance was
14 recited.)

15 CHAIRMAN FLAHERTY: If everyone would just
16 remain standing? We had a sad incident. A longtime member
17 of the community and a member of City Hall passed, Claude
18 Perry, so if we could just have a moment of silence, I'd
19 appreciate it.

20 Okay, thank you very much. I'd like to

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1 welcome everyone to our public hearing this evening. It's
2 great to see everyone come out. It's of your interest.
3 It's your neighborhood. The way the public hearing will
4 work, the applicant will make a brief presentation, so that
5 everyone is aware of the project.

6 The Commission members, if they have any
7 questions at that time when they're finished with their
8 presentation, will ask questions, and then we'll call on
9 the members of the public to address the Commission.

10 I'd request, if you could curtail your time
11 to three or four minutes, it would be appreciated. If you
12 haven't signed the sheet, you'll still be able to be heard.

13 The only thing is I'll recognize you after I run out of
14 names on the sign-up sheet, so if you weren't able to sign
15 up, don't worry about it. You'll still be called on.

16 Good evening. I need a chair. No, no.
17 It's not okay. Can we get a chair from out in the hall or
18 in your office? Can we just get one more chair, please?

19 All right. Attorney Hoyle, would you like
20 to come forward and begin your presentation?

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1 MS. JO-LYNN FLAHERTY: Roll call?

2 CHAIRMAN FLAHERTY: I'm sorry?

3 MS. FLAHERTY: Roll call?

4 CHAIRMAN FLAHERTY: Yes. Excuse me. Call
5 the roll, please.

6 (Whereupon, roll call was taken.)

7 CHAIRMAN FLAHERTY: Public Hearing Notice,
8 September 19, 2011, Castle Lane Estates Subdivision, 23-Lot
9 Subdivision in Gardner's Lane, North Prospect Street,
10 Castle Lane, Ansonia, Connecticut, Castle Lane Development,
11 Mark Romano.

12 The Planning and Zoning Commission of the
13 City of Ansonia, Connecticut, have scheduled a public
14 hearing on Monday, September 19, 2011, at 7:00 p.m. in
15 Ansonia City Hall, 253 Main Street, Ansonia, Connecticut,
16 to hear the petition of Mark Romano/Castle Lane
17 Development, LLC, for a 23-lot subdivision known as Castle
18 Lane Estates, subdivision located on Castle Lane and 26
19 Gardner's Lane, Ansonia, Connecticut.

20 The proposed 23-lot subdivision is located

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1 on and borders Gardner's Lane, Castle Lane, North Prospect
2 Street, North Prospect Street Extension, Granite Terrace,
3 all in Ansonia, and Old Ansonia Road, Seymour.

4 At said hearing, all interested parties
5 will be given an opportunity to be heard. A copy of the
6 application and map are on file in the office of the Town &
7 City Clerk, 253 Main Street, Ansonia.

8 Dated Ansonia, Connecticut, this 8th day of
9 September 2011, Ansonia Planning & Zoning Commission,
10 Bartholomew R. Flaherty, Chairman, Jo-Lynn Flaherty,
11 Secretary.

12 This has been published two times,
13 Thursday, September 8, 2011, Thursday, September 15, 2011.
14 Entertain a motion to accept the call.

15 MR. ED PHIPPS: Make a motion.

16 MR. JEFF LAWLOR: Second.

17 CHAIRMAN FLAHERTY: All in favor?

18 VOICES: Aye.

19 CHAIRMAN FLAHERTY: Opposed? Abstain? The
20 motion passed. My apologies. Counselor?

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1 MR. CLIFFORD HOYLE: Good evening, Mr.
2 Chairman and ladies and gentlemen. Mr. Chairman, first,
3 just by way of some housekeeping, I have to present a copy
4 of a Certificate of Mailing that we received from the
5 Ansonia Post Office, showing that we mailed notice to
6 people within a 500-foot radius of the property.

7 I also have a copy of a letter from the
8 Regional Water Authority that had been requested by the
9 Board, as well as copies of the minutes of the WPCA
10 regarding conceptual approval of the plan. I'd like to, if
11 I may, approach.

12 CHAIRMAN FLAHERTY: Yes, of course. Give
13 it to the Secretary. Everything here this evening that's
14 talked about will be on file in the Town & City Clerk's
15 Office. Everything that I talk about has already been
16 placed on file. Everything that Mr. Hoyle just submitted
17 now will be on file tomorrow morning. So if anyone would
18 like to go down to the Town & City Clerk to get a copy of
19 anything we've discussed this evening, you're certainly
20 welcome to do it and it's available.

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1 MR. HOYLE: Mr. Chairman, at this time, I'd
2 like to introduce Mr. Brian Nesteriak, the professional
3 engineer representing Mr. Romano, who will make a
4 presentation to the Board and to the members of the
5 community.

6 CHAIRMAN FLAHERTY: Good evening.

7 MR. BRYAN NESTERIAK: Good evening. Thank
8 you. For the record, again, Bryan Nesteriak. I'm a
9 professional engineer with B & B Engineering. I've
10 prepared plans for this project.

11 We all kind of know where it is, but it is
12 a 13.8-acre vegetated property in between Gardner's Lane
13 and North Prospect Street Extension. It's located on the
14 hillside right above Abe Stone Park.

15 Just to give you a little background on
16 what the existing conditions are, we did have a soil
17 scientist go out there on multiple occasions. He has found
18 that there are no wetlands.

19 It is a well-drained glacial till, with
20 bedrock locating deep below any of the excavation that

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1 we're proposing.

2 We have received Wetland's approval, and,
3 as you mentioned earlier, we have also received WPCA
4 approval.

5 Our proposal is to extend Castle Lane an
6 additional 1,400 feet, ended at a cul-de-sac, subdivide the
7 property into 23 single-family homes and a parcel of open
8 space of approximately 1.8 acres.

9 As some background, it is similar to
10 another proposal that was submitted and approved back in
11 around 1990. The only main difference is that it was a 20-
12 foot lot subdivision, it had no open space, no detention
13 system, and there was no cul-de-sac. It actually cut
14 through to Granite Terrace, which is not obviously part of
15 our submission.

16 There's an existing sanitary sewer that
17 cuts through the property. That was installed sometime in
18 the '80s by the City. There are existing easements over
19 the property to allow that. We are proposing to extend
20 that and connect to it.

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1 Other utilities, such as cable, telephone,
2 electric, those will all be installed underground, per
3 regulations, and we will be -- we are proposing wells,
4 because the Regional Water Authority has said that they
5 cannot provide enough pressure for these homes, because of
6 the height differential.

7 We have designed a comprehensive storm
8 drainage system. It has been designed for a 100-year storm
9 event. No surrounding areas will be affected by any
10 additional storm water than is today. In fact, most of
11 them will experience less. We've done that through a
12 variety of detention systems and diversions.

13 Storm water quality is going to be achieved
14 through a variety of systems, as well, including a
15 mechanical apparatus, some settling basins, riprap basins,
16 riprap filters, and the open space and the detention basin
17 will be maintained by a homeowner's association.

18 The open space is located on the downhill
19 side of the development, and it was primarily meant to be a
20 buffer between Abe Stone Park and the other residential

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1 areas down on Gardner's Lane and this development.

2 As part of this latest set of plans, which
3 I do have copies, we have proposed a trail to connect our
4 subdivision to an existing trail that connects to Abe Stone
5 Park. That's basically just so that we can get some sort
6 of recreation use from the occupants of this subdivision.

7 I'll quickly go through some of the other
8 revisions that I've done, primarily in response to some of
9 the concerns on previous meetings from this Board.

10 We have added infiltration for all of the
11 houses, so none of the roof leaders of the houses are going
12 to actually go into the storm drainage system. It's going
13 to do two things. One, the actual storm drainage system
14 doesn't have to be as large, and it also helps to recharge
15 groundwater, which will help the wells.

16 We added a 30,000-gallon fire tank for
17 storage of water in case there is a fire. The 30,000-
18 gallon size we had talked about that. That was chosen. I
19 talked to the Fire Marshal, and that was what he wanted to
20 see.

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1 We added a four-foot fence around the
2 detention basin, which is one of the requests of this
3 Board. We changed a little bit of the water quality
4 devices in the detention basin.

5 We added a lot more detail of the phasing
6 and construction sequence, which would be on the soil
7 erosion plan. And then we had some concerns with the
8 infiltration spreader that's located on the north side of
9 the property. I doubled the size of that, and that was one
10 of the suggestions of, actually, the City Engineer.

11 Those were the revisions since the set of
12 plans that I have today. Like I said, I'd be happy to
13 submit it. If you have any questions, I'd be happy to
14 answer them.

15 CHAIRMAN FLAHERTY: You state that you
16 can't -- there's not enough water pressure, and, yet,
17 there's a letter from, and I'll enter all these into the
18 record, dated July 9, 1987. It's from the Ansonia/Derby
19 Water Company, 230 Beaver Street, Ansonia.

20 It says we have investigated the extension

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1 of our Rockwood High service area to service a
2 (indiscernible) subdivision. Our investigation concludes
3 that the present system, tank and pump, is capable of
4 supplying domestic water to the proposed 24 single-family
5 homes.

6 The highest house within the proposed
7 development reportedly will have a first floor elevation of
8 302. A static pressure at this elevation would vary from
9 36 psi to 55 psi at the current operating range of the
10 system.

11 Has this -- now the letter that you
12 submitted this evening, I haven't had an opportunity to
13 read.

14 MR. NESTERIAK: I can't attest to what they
15 claimed to be able to provide in '86. All we can say is
16 that we've talked to Regional Water. They've done the
17 calculations that I assume are correct, and I don't know if
18 something has changed in the past 20 years, but they have
19 indicated that not only that they can't supply enough
20 pressure, but they grossly can't supply enough pressure,

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1 and I think they said it was zero psi at the first floor,
2 or something like that, and that's in that letter.

3 CHAIRMAN FLAHERTY: Zero psi at elevation
4 277? And you couldn't put a pump? Can't you put a pump?

5 MR. NESTERIAK: I would assume you could
6 put a pump station.

7 CHAIRMAN FLAHERTY: Facility or something,
8 or a tank?

9 MR. NESTERIAK: We could, but the Public
10 Health regulations don't require it, since we're a suitable
11 distance away. It's cost prohibitive to put in a pump for
12 these 23 lots.

13 CHAIRMAN FLAHERTY: While I'm reading, is
14 there anyone that has any questions? Okay. At this time,
15 I'd like to enter the following into the record for the
16 public. Thank you.

17 MR. NESTERIAK: Thank you.

18 CHAIRMAN FLAHERTY: There are no questions.
19 I'd like to enter the following into the record for the
20 public hearing. The first item would be the Public Hearing

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1 Notice, received from the applicant on 9/13/11, that he
2 sent out.

3 The second item is the Southwest
4 Conservation District Report to the Inlands/Wetlands
5 Commission, dated 6/29/11.

6 The third is the Ansonia Fire Marshal
7 letter, dated 9/14/11. And I'll give you a brief summation
8 of what these are about, but they'll all be on file, but,
9 in essence, he's saying that a 30,000 underground gallon
10 tank be provided, with 1,000 gpm available from a draft.

11 A number of questions concerning this tank.
12 Who will be responsible for the inspection and maintenance
13 to the tank, who will be responsible to assure that the
14 tank is properly filled, as a cistern will not be on
15 property of City of Ansonia? Will the Ansonia Fire
16 Department be allowed to use the tank for fires not located
17 in the residence associated with this subdivision?

18 Who will be responsible refilling this
19 tank? If the associated piping is damaged in the course of
20 firefighting or training operations, whose responsibility

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1 will it be to have it fixed?

2 I would suggest the conditions of approval
3 for this project include language requiring that the annex,
4 Section B.4, be used as a basis for the cistern design.
5 Who would be responsible for refilling the tanks after
6 training is concluded? Also, that there should be a pull
7 off.

8 This is available, and I'm just summarizing
9 it, so that everyone is aware of what I'm putting on. The
10 fourth item is a letter from the Seymour Planning and
11 Zoning Commission, dated 9/13/11, and, to summarize, they
12 say it is questionable that this section of roadway will be
13 adequate to serve an additional 23 dwellings.

14 The sight distance at the intersection of
15 Castle Lane and Old Ansonia Road looking southward is
16 questionable. Considering the above, it is recommended
17 that the applicant be requested to increase the paved width
18 of Castle Lane in Seymour to a minimum of 24 feet and
19 approve the sight distance looking southward at the
20 intersection of Old Ansonia Road by removing vegetation and

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1 grading, as necessary. That will also be on file.

2 Item five, Naugatuck Valley Health
3 District, dated 3/1/11, proposed 23-lot subdivision. It
4 says the public sewers are provided for lots, and private
5 wells will be permitted, provided City water is not within
6 200 feet of subject property. See attached letter from the
7 Regional Water Authority.

8 Item six, Regional Water Authority letter
9 that they cited, dated 2/25/11. The closest point of the
10 above-referenced property to this main is in excess of 320
11 feet. In this letter, they're not saying they don't have
12 enough pressure. They're saying that the closest point of
13 the above-referenced property to this main is in excess of
14 320 feet.

15 Item seven, WPCA letter, dated 9/9/11,
16 update on Castle Lane development. WPCA granted conceptual
17 approval for the project in June. UIC has done its review
18 on the drawings and has not been able to meet with your
19 engineer for the project since the review, so it sounds
20 like there's work to be done with the WPCA.

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1 Item eight, minutes of the special meeting
2 and site inspection of 9/11, Sunday, when we walked the
3 site. The meeting minutes will become part of the public
4 record.

5 Item nine, section 824, a referral from the
6 Board of Alderman, dated 5/29/08, and the Commission
7 members voted to favorably, to find favorably for the
8 referral, for the sale of the road on Granite Terrace, with
9 the condition that any privately owned property beyond Mr.
10 Witzman's (phonetic) property be afforded access, so that's
11 something that we discussed and you're going to have to
12 check out.

13 Item 10 is a report from Ozzy Inglese
14 concerning Castle Lane subdivision site plan, and he cites
15 a number of things, but the summary of comments and
16 recommendations, one, reconsider overall subdivision design
17 to including accessibility in number of lots. Refer to RPA
18 and consider entering into hearing records report by
19 regional and/or municipal agencies.

20 Recommend that the subdivision regulation

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1 standards not be waived. To grant waivers to subdivision
2 regulations requires three-quarter vote of the entire
3 Commission.

4 Recommend entering municipal agreement with
5 Seymour concerning fire, police and school bus service.
6 Recommendation to install installation of sidewalks.
7 Detention pond responsibility shall be the homeowners
8 within subdivision.

9 Recommend planting street trees along
10 roadway. Recommend submission of slope assessment map to
11 ascertain compliance with Section 320.4 of the zoning regs.

12 Item 10, ENS stockpile area recommended,
13 also recommended, or double row silt fences for all houses.
14 Not more than two adjacent houses built simultaneously.

15 Eleven, the report by the USDA Natural
16 Resources Conservation Service should be reviewed and
17 considered.

18 Twelve, set aside additional open space and
19 provide for access easements to open space. Lot nine
20 should be added to the open space set asides. Lot seven

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1 and eight should also be considered.

2 Item 13, time extensions for processing the
3 application may be required. I'm being brief in trying to
4 distill what the thrust of the letter is. Again, it will
5 be on file. It is on file? Everything is on file.
6 Everything I'm reading is on file. It's on file from the
7 Town and City Clerk.

8 Item 11, report from City Engineer, Fred
9 D'Amico. Based on the documents received in support of
10 this application, the following comments. He has a lot of
11 verbiage before that.

12 Item one, the roadway plan and profile
13 drawing, number 1501, in the soil erosion and sedimentation
14 control plan, drawing number 1301, are required by
15 regulation to be at one inch/40 feet scale, and they're one
16 inch/50.

17 The proposed level spreader on the soil
18 erosion and sedimentation control plan drawing, number
19 1301, is to be relocated southwesterly away from the
20 property boundary, and the length of the spreader should be

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1 a minimum of 200 feet.

2 Item three, a drainage easement is required
3 for the drainage pipe and swales shown in lot nine through
4 lot 23. A legal description for the easement should be
5 prepared.

6 Item four, the applicant is requesting two
7 waivers of the subdivision regulations. The regulations
8 require a minimum of 30 feet wide road. The applicant is
9 proposing 26 feet road, 26-foot-wide road, also, the
10 maximum allowed length of the road of 400 feet.

11 However, the existing Castle Lane is 960
12 feet, and a proposed additional length is approximately
13 1,400 feet, for a total of 2,360 feet. This exceeds the
14 maximum allowed.

15 The recommendation to install street trees,
16 install street lighting. Recommendation to install one
17 20,000-gallon fire tank per five dwellings, and it should
18 be shown as the plans.

19 Recommendation for a sidewalk to be
20 installed on the northerly side. Proposed road grade

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1 should be shown on a road plan, a profile. Cross-section
2 of proposed road needs to be shown. The size and type of
3 pipe for the sanitary sewer maintenance storm drainage
4 should be reflected on the plan view and elevation view.

5 Show proposed walkway to Gardner's Lane
6 with corresponding easement on plans. The planting
7 schedule for the detention pond needs to be shown on plan.
8 All slopes over 15 feet high require reversed benching.

9 One side of the detention pond to be
10 changed to a three-to-one slope, as required by the State
11 Erosion Control Manual. The proposed first floor, basement
12 and garage floor elevation should be added to the site
13 development plan.

14 Proposed driveways and grades should be
15 shown on the site development plan. Homeowner's
16 Association and Maintenance Agreement needs to be
17 established. Proposed retaining wall over four feet needs
18 to be designed by a professional engineer.

19 Item 12 is the letter that I cited from the
20 Ansonia/Derby Water Company, saying that the pressure at

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1 this elevation should be all right.

2 Those are the items that I'll entertain a
3 motion to place on the public record.

4 MR. PHIPPS: I make a motion.

5 MR. JARED HEON: I'll second.

6 CHAIRMAN FLAHERTY: All in favor?

7 VOICES: Aye.

8 CHAIRMAN FLAHERTY: Opposed? Abstained?

9 The Chair declares the motion passed. My apologies for
10 reading fast, but these are lengthy letters, and they're
11 all on file for you to read and peruse at your convenience.

12 We will not be voting on this tonight at
13 all. This is a public hearing. We're here to listen to
14 your comments. We're here to listen to the applicant's
15 comments. We're here to receive and digest information for
16 the record.

17 We have a verbatim transcript of this
18 public hearing, so that will also be available to anyone.

19 Do the Commissioners have any questions at
20 this time?

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1 MR. OSWALD INGLESE: Did you receive any --
2 (indiscernible - too far from microphone).

3 CHAIRMAN FLAHERTY: No. What I would like
4 to do is keep this, continue this public hearing, all
5 right? At the end, continue it to our regularly scheduled
6 meeting and beyond, if we haven't received anything.

7 MR. INGLESE: Thank you.

8 CHAIRMAN FLAHERTY: Okay. Fred, do you
9 have anything? Thank you for your written comments.

10 MR. FRED D'AMICO: Did we get a copy of the
11 letter from the Ansonia Regional or Ansonia Water Company?
12 That was in the packet, right?

13 CHAIRMAN FLAHERTY: Which one?

14 MR. D'AMICO: The Ansonia. The old one.

15 CHAIRMAN FLAHERTY: The 1987?

16 MS. FLAHERTY: No.

17 CHAIRMAN FLAHERTY: I'll get you a copy.
18 It's on file, but I'll get you a copy of that. Jim, do you
19 have anything?

20 MR. JAMES TANNER: Not at this time.

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1 CHAIRMAN FLAHERTY: Okay. Ladies and
2 gentlemen, I would like to open the public hearing to all
3 the members of the public, and I will find the list. If
4 you could curtail your comments to three or four minutes,
5 it would be appreciated.

6 Don't worry if you haven't signed, because
7 I will call. If your name isn't on the list, I'll call is
8 there anyone else who likes to speak, and you'll have an
9 opportunity to come up.

10 Please come up, state your name and address
11 for the record, and, again, even if I call your name, if
12 you could come up and state your name and address for the
13 record.

14 Okay. The first person signed up, Charles
15 Stowe, 23 Granite Terrace, abutting land owner. Mr. Stowe,
16 good evening.

17 MR. CHARLES STOWE: Good evening, Mr.
18 Flaherty. Now I've just got to ask this. Now am I asking
19 questions of the developer, or am I just going to go
20 through a punch list real quick?

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1 CHAIRMAN FLAHERTY: Well, if you have a
2 punch list that you'd like to submit, but you certainly, if
3 you have questions, ask them.

4 MS. FLAHERTY: Through the Chair?

5 CHAIRMAN FLAHERTY: Yes, of course through
6 the Chair.

7 MR. STOWE: Okay. I'm a proponent of a
8 land owner having their rights to own land. That piece of
9 property is a tough piece of property.

10 How many subdivisions have you done in the
11 past, Mark?

12 MR. MARK ROMANO: Several.

13 MR. STOWE: I really would like to know.
14 I've been in the excavating business since I was a
15 teenager.

16 MR. ROMANO: So have I.

17 MR. STOWE: Okay. How many have you done?

18 MR. ROMANO: I've never counted.

19 COURT REPORTER: I'm sorry. You have to
20 get up closer.

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1 CHAIRMAN FLAHERTY: Okay.

2 MR. STOWE: Just so the people here know
3 what to expect.

4 CHAIRMAN FLAHERTY: Excuse me. Ask it of
5 me, and I'm really concerned about, you know, Castle Lane,
6 specifically, too, so his answer is he's done several
7 subdivisions. More than 10?

8 MR. ROMANO: Yes.

9 MR. STOWE: Now the wells, I have a well at
10 my house. My house is almost 10 years old. It was 300
11 feet pounded. Now if anybody knows anything about well
12 drilling, pounded is one of the slowest and least depths of
13 wells that you'll have.

14 My cousin did it, so it was done right, and
15 he complained about the last 100 feet. Now he did the
16 other house on top of the hill from me. There's a fellow
17 here that used to own the property, and it seemed to me
18 they --

19 CHAIRMAN FLAHERTY: Please speak to the --

20 MR. STOWE: I'm sorry. There's a fellow in

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1 the back that's house is newer than mine. He's on his
2 second well, Mr. Witzman(phonetic). He had his drilled.
3 He's on his second.

4 Now that City Engineer here has mentioned
5 at the previous meeting that there has been places,
6 subdivisions, that have actually had wells go dry and had
7 neighboring wells go dry, so this is truly a responsibility
8 of the City here.

9 If this fellow here cannot provide City
10 water, you know, I don't want to see the City spending
11 money, but I really think this land should become open
12 space. Pay him back what he paid for the property, because
13 I know there was tax liens on that property before, and
14 that's enough of that.

15 Now he mentioned about having a crusher on
16 the site, and a crusher means he's going to have impactor
17 over there, too. I don't want to listen to that. I don't
18 want to hear it. I know how it sounds. People work
19 nights.

20 You walk the property, there's granite

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1 boulders over there bigger than Cadillacs. The City
2 Engineer knows exactly what granite boulders are and how
3 hard they are to disburse and break up, etcetera, okay? So
4 that's enough of that.

5 I'd like to know what kind of licenses this
6 developer has. Does he have a P-7 license? Is he licensed
7 to install all that sewage drainage on that property? If
8 not, he's not supposed to.

9 Lots 16 through 19 have 10-foot cuts for
10 the driveway and the garages, 10-foot. I know he's going
11 to hit. If he's going 10 feet to get down to the garage
12 slab, he's going to hit ledge over there. It's undeniable.

13 Nine through 14, he's got 10 to 15-foot
14 fills. How is he going to compact that? The sloping there
15 is, you know, we don't talk very much about Colony Pond,
16 but the pond that's down there was dredged out by the Army
17 Corps of Engineers, and it's a big issue.

18 And when you walk the property, even with
19 the leaves on it, because I always walked my dogs through
20 there before the sign was put up, and you could see the

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1 pond, and it sets it at least to 20 percent grade there,
2 isn't it? It goes down that slope.

3 He shows manholes five to 12. He doesn't
4 put the percentage of grade on the piping. I mean I think
5 that should be class five concrete pipe down through there,
6 myself, but that's not up to me, and what is the percentage
7 grade on that?

8 He does show percentage grade one little
9 stretch by Gardner Lane, which it shows 20 percent. That
10 is some serious flow right there.

11 I talked about the pond and the Army Corps
12 of Engineers, and I mentioned the open space. That
13 property there's guys that should do that job, and they
14 should start in June, and they should be done by the end of
15 August. That's when that job, if somebody actually wished
16 to do it.

17 I've been in this business, and I looked at
18 the slopes, and nobody would ever do that road without
19 grading all the lots, and that's how it's going to balance
20 anyway. That's the only way you're going to get that to

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1 balance that slope down to that wall. He's got to cut it
2 out.

3 So, in other words, you're going to have a
4 complete deforestation, no stumpage is going to be left
5 there, they're going to strip everything off, and you have
6 the potential of having a big mess here.

7 Now I know most of these people here are
8 more worried about their wells, and I really, you know, I
9 know how we all feel about that. If one of our wells goes
10 dry, we should all get together and sue the City for
11 allowing them to let this place go without a water main.

12 Nothing against the City. I really, with
13 all respect to you, because I know you're diligent about
14 this. You're doing your job, and I don't want to be
15 disrespectful. That's all I have to say.

16 CHAIRMAN FLAHERTY: Thank you very much,
17 Mr. Stowe. Next on the list, Larry Sedor, 33 Castle Lane.
18 Mr. Sedor? How are you?

19 MR. LARRY SEDOR: Hi.

20 CHAIRMAN FLAHERTY: I recognize you from

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1 the site walk.

2 MR. SEDOR: My name is Larry Sedor. I
3 reside at 33 Castle Lane. I'm also a co-owner of a house
4 on North Prospect Street Extension with my sister.

5 I've been on that hill for 53 years. I've
6 seen developers come and go through there, and every time
7 they hit a snag.

8 One of my biggest issues I have, as
9 everybody else does, is the City water. When City water
10 was brought into the Town of Ansonia, the Town was bonded
11 to bring City water to all streets.

12 For whatever reason and to this day no one
13 still can tell me why North Prospect Street Extension and
14 Castle Lane was excluded from City water, when the bond
15 recognized all the streets in the Town.

16 Now back in '87, if they could put water
17 in, there's no reason why, in today's day and age, with all
18 the equipment and the technology we have, we can't bring
19 water in today.

20 Another issue is the width of the road,

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1 especially coming in from Old Ansonia Road, coming down
2 from Prospect Street. If one car is coming out and one car
3 is coming in, the car that's coming out has to get up on
4 the dirt up on the hill, so both of them can get by with a
5 reasonable amount in between. If somebody cuts it short,
6 bang, somebody is going to get clobbered over there.

7 That's just about it. It's the water. I
8 just would like to know why we just don't have City water
9 there when part of the bonding for all the streets was
10 there, then, all of the sudden, we were excluded.

11 And I think, if we had City water in there,
12 this thing would fly with no problem. I'll help you build.

13 MR. ROMANO: You're going to have to pay
14 for your section of water.

15 MR. SEDOR: I know that.

16 MR. ROMANO: Okay.

17 MR. SEDOR: But why weren't we afforded the
18 opportunity? No one can tell us why, but, yet, the City
19 was bonded for every street in the Town.

20 CHAIRMAN FLAHERTY: Excuse me. Kind of

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1 address the Chair. He doesn't know. In my discussion with
2 you, I have no idea.

3 MR. SEDOR: So what I'm thinking is, okay,
4 well, when they went for the bonding, it was under false
5 pretenses, then, because they did not exclude all the City,
6 all the City roads, except the City roads in the town.
7 They got what they wanted, and then the rest were
8 forgotten.

9 CHAIRMAN FLAHERTY: Yeah. I wasn't
10 involved. I have no idea.

11 MR. SEDOR: That's just it. Nobody knows.

12 CHAIRMAN FLAHERTY: Well I'm concerned with
13 this development, and that's what we're trying to have the
14 public hearing for.

15 MR. SEDOR: They were my concerns, like
16 everybody else is going to be the same thing, but thank you
17 for your time.

18 CHAIRMAN FLAHERTY: Thank you. Thank you
19 for your comments. Ed Musante? Good evening, Ed. How are
20 you?

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1 MR. ED MUSANTE: Good evening. Ed Musante
2 from Old Ansonia Road, Seymour. The back of my house is on
3 Castle Lane. I have something from Seymour that Mr.
4 Koskelowki did survey 2006.

5 He said that Old Ansonia Road was not able
6 to handle anymore traffic on there. He did a survey up
7 there on Old Ansonia Road, did a survey on Old Ansonia Road
8 in 2006.

9 CHAIRMAN FLAHERTY: We'll certainly put it
10 on file. And this, Mr. Musante, is?

11 MR. MUSANTE: Mr. Koskelowki, he did a
12 survey. He did a survey in August of 2006, and I went up
13 there and got that form. He did a survey on the traffic.
14 Traffic was not good for (indiscernible) Lodge. Why should
15 it be good, heavy traffic coming in for this?

16 They just had a crazy accident up there at
17 a farm up there last week. There's no lights on that road,
18 bends.

19 CHAIRMAN FLAHERTY: This is First Selectman
20 Bob Koskelowki.

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1 MR. MUSANTE: Right.

2 CHAIRMAN FLAHERTY: Stated he spent several
3 hours on Old Ansonia Road?

4 MR. MUSANTE: Right.

5 CHAIRMAN FLAHERTY: Okay. Could the
6 Secretary place that --

7 MR. MUSANTE: And there's something else.
8 He was saying that everybody that was 500 feet got letters.
9 That's wrong. I didn't get a letter.

10 CHAIRMAN FLAHERTY: Okay. As you come up,
11 if someone didn't get a letter. And what's your address?

12 MR. MUSANTE: Old Ansonia Road, Seymour.
13 The back of my house is Castle Lane. I'm not even 500.
14 I'm still under 500 feet.

15 CHAIRMAN FLAHERTY: Okay. Did you send
16 them to Seymour residents, also?

17 MR. HOYLE: The list was compiled by the
18 City Assessor with my son.

19 CHAIRMAN FLAHERTY: Okay.

20 MR. HOYLE: They spent a couple of days

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1 doing it.

2 CHAIRMAN FLAHERTY: Okay.

3 MR. MUSANTE: I never got one, counselor.

4 MR. HOYLE: My apologies you didn't get
5 notified, but you and I have had a number of discussions.

6 CHAIRMAN FLAHERTY: And if you come up and
7 you didn't receive a letter, if you could state that when
8 you come up, that would be very helpful. And you submitted
9 the list of names? Okay. Let me see that.

10 This is a certificate of mailing. These
11 are the people that you sent them to?

12 MR. HOYLE: That's correct.

13 CHAIRMAN FLAHERTY: Okay. This will also
14 be on file, if anyone wants to see it. So you didn't get
15 notified, Mr. Musante.

16 The next person is Michael Egan of 103 Benz
17 Street. Mr. Egan? Good evening, Mr. Egan.

18 MR. MICHAEL EGAN: Good evening. My name
19 is Michael Egan. I live at 103 Benz Street in Ansonia, and
20 I speak this evening on development of properties in the

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1 City.

2 I understand the feelings of the people
3 living in the area of this proposed development. Actually,
4 this is not their problem alone. This is also a City
5 taxpayer problem. Every resident should be irate about
6 this.

7 Approximately 20 years ago, the airport
8 property was proposed for development. The resident
9 taxpayers spoke out loud and clear regarding their
10 displeasure with the amount of homes going in in that area.

11 The reasoning for their displeasure was the
12 overburdening of City services, schools, sanitation,
13 sewers, water pollution, police, fire, public works,
14 etcetera, and all this resulted in tax increases for the
15 citizens. Additional developments will also cause us to
16 increase our taxes.

17 The City is over populated. It's a small
18 area. We're saturated with single-family homes and two-
19 family homes. A moratorium is needed, and a study should
20 be made of the size of the City and the number of one and

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1 two-family homes and compare this with similar size cities
2 in Connecticut.

3 Larger lots should be an alternative.

4 We're overwhelmed with backyard homes. I live up by Ford
5 Street. You go on there, and there's at least four of them
6 just on Ford Street alone.

7 CHAIRMAN FLAHERTY: Mr. Egan, do you have
8 anything concerning this subdivision, though? I know you
9 live on the other side of town.

10 MR. EGAN: I'm a taxpayer, and I'm very
11 concerned about this.

12 CHAIRMAN FLAHERTY: I understand that, and
13 I'm patiently listening, but, you know, hopefully you have
14 something specifically to this. That's the call of the
15 public hearing.

16 MR. EGAN: When you have new homes, there's
17 at least 2.1 children in new homes. The school system is
18 overwhelmed already. They cannot handle additional
19 students at this time.

20 COURT REPORTER: Mr. Egan, I have to stop

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1 you.

2 CHAIRMAN FLAHERTY: Okay, Mr. Egan.

3 MR. EGAN: Today, we, the taxpayer, are
4 paying for the errors that the powers that be back then
5 made. We don't want this to be déjà vu all over again, as
6 a famous philosopher once said.

7 Please do not ignore the public outcry this
8 time. You must do something about the lack of planning in
9 the City. Failure to learn from one's mistakes will lead
10 to commit the same mistake again. I hope that does not
11 occur here. Thank you for your time.

12 CHAIRMAN FLAHERTY: Thank you very much,
13 Mr. Egan. (Applause) Bob Koslowski, 42 Granite Terrace. I
14 apologize if I mispronounced your name.

15 MR. BOB KOSLOWSKI: Bob Koslowski, 42
16 Granite Terrace, Ansonia. I think my concern, along with I
17 think the majority of everybody in here, that our well
18 water is what is going to happen if we lose our wells? Are
19 we going to have to absorb the cost of all this, plus any
20 damage to our property from all their blasting or heavy

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1 equipment? That's a big concern, also, and that's it.

2 CHAIRMAN FLAHERTY: Thank you very much,
3 sir. David Hyder?

4 MR. DAVID HYDER: Thank you very much.

5 CHAIRMAN FLAHERTY: 103 North Prospect
6 Street Extension.

7 MR. HYDER: North Prospect Street
8 Extension.

9 CHAIRMAN FLAHERTY: Good evening.

10 MR. HYDER: Good evening. Thank you. A
11 longtime resident of over 30 years, we have gone through
12 times with no well. We've had to drill another well up
13 there, about 400 feet or so. Quite an expense.

14 The concern is the well. We have sometimes
15 dry summers, where, at our best, we were getting a little
16 over one gallon a minute when that well was drilled new.

17 My concern is greatly what is going to be
18 affected by 20 some odd wells being drilled on that. We're
19 looking at the same water table. If I'm down 400 feet,
20 it's certainly going to affect that.

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1 I would not want to be on City water.
2 Would not want the expense of that. I've lived on a well
3 for most of my life, and I don't want to foot the bill of
4 that. When they put the City sewers in, I was glad they
5 didn't put that City water in.

6 Maybe it was up to the people to tie into
7 that of a few thousand dollars, whatever the expense was.
8 That burden should be put on the proposed builders of these
9 new lots for City water.

10 If they could put a cistern of 30 some odd
11 thousand gallons of water, and I understand that's for
12 firefighting purposes, can they not pump that water up that
13 hill?

14 I don't want a water tank on top of the
15 hill, for sure. That would be quite an eyesore, unless, of
16 course, I can get a tax rebate for having that. (Laughter)
17 Only kidding.

18 This burden should be put on the proposed
19 builders to supply their own water and leave the
20 groundwater to the folks who have been established on these

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1 properties for many years. That's my concern. Thank you
2 very much.

3 CHAIRMAN FLAHERTY: Thank you very much.

4 (Applause) Is it Nelson Tchakirides?

5 MR. NELSON TCHAKIRIDES: Yes, sir.

6 CHAIRMAN FLAHERTY: 138 Old Ansonia Road,
7 Seymour.

8 MR. TCHAKIRIDES: Nelson Tchakirides, 138
9 Old Ansonia Road. I have the property right on the corner
10 of Old Ansonia Road and Castle Lane. I've lived there for
11 38 years.

12 Up until a couple of years back, we had a
13 terrible problem. About every three months, I would get a
14 car through my front yard, and First Selectman Bob
15 Koskelowki finally got a stop sign there, right adjacent to
16 the entrance to Castle Lane, however, about 80 percent of
17 the cars stop. The rest just slow down and cruise through.

18 That's a school bus stop right on that
19 corner, also. My concern is, when I initially heard of
20 this proposal, I thought you were going to tie into

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1 existing streets in Ansonia.

2 If that were the case, then the lower
3 portion of the development you could have wide enough
4 access. You could build a road however wide you want, but
5 now I see this drawing. That means it's a cul-de-sac, and
6 a two-lane road is going to be required.

7 Where I sit on the corner, there's not
8 enough room for two lanes, and I think the handicap laws of
9 the United States now require a sidewalk with a handicap
10 accessibility, too.

11 If that were to happen, you'd have to take
12 about six feet of my property and build a retaining wall,
13 because I'm on a hill. There's a down slope to Castle
14 lane, so that's my major concern.

15 CHAIRMAN FLAHERTY: Just to clarify, if we
16 were to require the developer to put a sidewalk in on his
17 property, that would affect?

18 MR. TCHAKIRIDES: Yes, because Castle Lane,
19 the apex there where it adjoins 138 Old Ansonia Road, is
20 only about 14 or 15 feet max, and I thought the minimum

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1 requirements were at least 10 foot per lane.

2 CHAIRMAN FLAHERTY: Well it's 30 feet, is
3 the requirement.

4 MR. TCHAKIRIDES: Okay, well, if that's the
5 case, there's property on the north side of Castle Lane.
6 There's two new properties. They're downhill from the
7 road, at least 15 feet from road level, so if you were to
8 extend that road in their direction, you'd have to build
9 some kind of a wall, because you'd be in their front yard.

10 You'd also have to cut my side of my
11 property. I know the Town has a right of way. My property
12 doesn't go all the way to Castle Lane, but, still, if you
13 were to do that, you'd have to cut my property and build a
14 retaining wall.

15 The other concern was I had assumed, if it
16 was going to connect to an existing Ansonia Street, that
17 the lower portion of that development could be two-lane
18 traffic, and the Old Ansonia Road access would be one lane,
19 either east and west or the other way, but not two-lane
20 traffic, because of the restrictions of the road.

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1 CHAIRMAN FLAHERTY: It's a cul-de-sac.

2 MR. TCHAKIRIDES: Yeah, I know. Now, when
3 I see that, that's my major concern, because that would
4 really adversely affect my property.

5 I'm also concerned on the traffic. A lot
6 of the traffic studies they did, Mr. Koskelowki said that,
7 you know, it's really a hazard zone. In years past, we've
8 had a lot of trouble with accidents. They've been
9 diminished quite a bit since they put the stop sign in, but
10 they haven't been alleviated, so those are my concerns.

11 CHAIRMAN FLAHERTY: Okay. Thank you very
12 much.

13 MR. TCHAKIRIDES: Thank you. (Applause)

14 CHAIRMAN FLAHERTY: Richard Daun, D-A-U-N?

15 MR. RICHARD DAUN: Daun.

16 CHAIRMAN FLAHERTY: And your address, sir?

17 MR. DAUN: 25 Gardner's Lane. I'm the last
18 house on Gardner's Lane at the bottom of the hill. Looking
19 at the plans and discussing with the engineer, one of my
20 concerns was the drainage that comes down onto Gardner's

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1 Lane.

2 I'm under the understanding that there's a
3 storm drain that comes out, pipe that comes out into the
4 woods off of North Prospect Street that just empties out
5 into the woods. All that water ends up in my yard.

6 I've discussed this with the Water
7 Pollution Control Authority and various other people, and
8 all I get is we'll put you on the list.

9 According to the plans here, Mr. Romano and
10 his engineer plan on tying the storm sewers all the way in
11 to the existing storm sewers that are on Gardner's Lane,
12 which would alleviate a lot of that problem I've been
13 having.

14 I understand the concerns of the people
15 over here with your wells and stuff. I don't have a
16 concern with their wells, but the part of the plan that
17 does concern me that he is working on helps me immensely,
18 where the City has done nothing for me. That's all my
19 complaints. That's about all I had to say.

20 CHAIRMAN FLAHERTY: Thank you very much.

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1 John DeStefano, 91 Old Ansonia Road. You're welcome to
2 speak or not. It's okay. Okay. If you change your mind
3 when we're all done, just raise your hand.

4 Andrew and Victoria -- help me out.

5 MR. ANDREW GERUNTHE: Andrew Gerunthe.

6 CHAIRMAN FLAHERTY: Gerunthe. Thank you.

7 MR. GERUNTHE: 36 Granite Terrace. I'm
8 concerned with the wells, everybody else. We don't get
9 much water as it is. I don't want to see my well crack, or
10 my foundation, or walls, or anything else crack.

11 I'm worried about it turning into a rock
12 crushing operation and all the traffic, so that's pretty
13 much it. And I didn't get a letter.

14 CHAIRMAN FLAHERTY: Okay and you are 36
15 Granite Terrace?

16 A FEMALE VOICE: And you also own the lot
17 for 34 Granite.

18 CHAIRMAN FLAHERTY: Kimberly Carrington?

19 MR. GERUNTHE: That's who we bought it
20 from.

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1 CHAIRMAN FLAHERTY: How long ago did you
2 buy it? Sir?

3 MR. GERUNTHE: Two years ago.

4 CHAIRMAN FLAHERTY: Two years ago?

5 MR. GERUNTHE: Yes.

6 CHAIRMAN FLAHERTY: Because there was a
7 letter sent to that, but it was for Kimberly Carrington.
8 It looks like it's a previous owner, so it probably ended
9 up in the --

10 MR. GERUNTHE: We get her mail, too.

11 CHAIRMAN FLAHERTY: It went to 34 and 36.
12 Joseph and Heather, and I just can't read the last name.

13 MS. HEATHER LEE: Lee, L-E-E.

14 CHAIRMAN FLAHERTY: Oh, Mrs. Lee. Yes, of
15 course.

16 MS. LEE: It's on the back of your jeans.

17 CHAIRMAN FLAHERTY: Good evening. How are
18 you?

19 MS. LEE: Good. Good evening, everybody.

20 CHAIRMAN FLAHERTY: Good to see you.

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1 MS. LEE: I'm not going to just go over the
2 whole thing again. It's the wells, okay? I am going to
3 say this. I realize that this is before your tenure at
4 this job. I feel it's the responsibility of the City to
5 find out why we were discriminated against and not given
6 water.

7 Like I said, I don't think you had anything
8 to do with it, but I think someone in this room that's
9 appointed should investigate and find out why. That's all
10 I have to say, because I would just repeat everything that
11 everybody was saying, and I don't want to waste your time.

12 CHAIRMAN FLAHERTY: You never waste our
13 time. You know that. (Laughter) No, I'm serious. I'm
14 perplexed. I have no idea. I'm thinking to myself I've
15 been around a long time. I can't even think of who to --

16 MS. LEE: The rumor I heard was that, at
17 the time, the people that lived there did not want the
18 expense and signed a petition against having the water.
19 Well they're gone, and I'm here now, and I want the water.

20 CHAIRMAN FLAHERTY: I mean that could have

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1 been what happened. I honestly don't know.

2 MS. LEE: I get two gallons a minute. I'm
3 505 feet down.

4 CHAIRMAN FLAHERTY: Wow.

5 MS. LEE: So short of going to China and
6 having oriental water, I don't know what else I can do,
7 honestly, but I really do wish that someone, an appointed
8 person here, would try to look in the records, go back,
9 find an old timer, something, and find out basically if
10 this Town was bonded.

11 We were discriminated against by being
12 omitted.

13 CHAIRMAN FLAHERTY: Unless the petition not
14 to have it. That can happen, too. I'll ask around, to be
15 honest with you. I'm curious now myself.

16 MS. LEE: Okay. I appreciate it. Thank
17 you, and have a good evening.

18 CHAIRMAN FLAHERTY: Okay, thank you. Mark
19 Pedro?

20 MR. MARK PEDRO: Mark Pedro, 72 North

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1 Prospect Street Extension. Same concern as everybody else.
2 The water is the paramount concern, I think, with
3 everybody in the room.

4 I don't also want to see any kind of a rock
5 crushing processing operation going on there. We've all
6 been back there, walking dogs and whatnot. It's an obscene
7 amount of rock on the side of that hill, and it's going to
8 need to be dealt with, either buried, processed, or moved
9 from the site, what have you.

10 The bulk of the houses up there are
11 probably from the '30s, '40s, '50s, with a fieldstone and
12 mortar foundation. If there's any kind of blasting, I feel
13 they would be more susceptible on top of the wells to get
14 any kind of damage done to them. And same as everybody
15 else.

16 CHAIRMAN FLAHERTY: Okay, thank you.

17 MR. PEDRO: And I also do feel the Town is
18 kind of short of open space. It's not a bad idea, if
19 anything does get proposed, to get as much open space out
20 of the development as possible, if it gets to that point,

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1 as opposed to 1.8 acres and a detention pond, if not, the
2 entire piece.

3 CHAIRMAN FLAHERTY: The court allows 10
4 percent. Ten percent open space they say is reasonable,
5 and that's kind of what -- that's a court case guidance, so
6 that's what we require, but that's an issue.

7 MR. PEDRO: Okay, well, just personal
8 observation. The Town is running out of large parcels like
9 this that are still undeveloped, and you've got to watch
10 what you do with them for future generations in the Town.
11 Thank you very much.

12 CHAIRMAN FLAHERTY: Thank you very much.
13 (Applause) We'll share these minutes. This Commission is
14 certainly an advocate of open space, and, unfortunately, we
15 don't have the budget to purchase open space.

16 We're a Commission that has to deal with
17 what comes before us. There are parcels that would be
18 great if the City could purchase them and use them for
19 long-term open space.

20 This Commission has passed legislation that

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1 is allowed by State law to take a payment in lieu of open
2 space, and we've done this a number of times, so that they
3 get an assessment and they have to pay X amount of dollars,
4 based on the raw value of the land, because, many times in
5 a small subdivision, you don't want to end up with a strip
6 of land that's 300 feet long and four feet wide that nobody
7 maintains or anything.

8 It's not valuable open space. It's not
9 viable open space. So, in that instance, we will take a
10 payment in lieu of open space, and it goes into a fund in
11 the City budget that can't be used for anything else, but
12 maintain an open space or purchasing more open space, but
13 we just started that within the last two years, so,
14 hopefully, some day there will be some funding there. We
15 agree 100 percent with you on open space.

16 Next, looks like it's written over, but it
17 looks like maybe, or it's crossed off, it may be Jessica
18 DiDonato, 72 North Prospect Street. Yes, would you? Okay.

19 That's okay. If you change your mind, certainly just put
20 your hand up after everyone is through, and you're more

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1 than welcome to comment.

2 Again, if anyone doesn't have their name on
3 this list when we're through with it, certainly you're
4 welcome to come up to the podium, state your name and
5 address and address the hearing.

6 David Lyon, 28 Castle Lane?

7 MR. DAVID LYON: David Lyon, 28 Castle
8 Lane.

9 CHAIRMAN FLAHERTY: Good evening, Mr. Lyon.
10 How are you?

11 MR. LYON: Fine, thank you. I've lived
12 there a year in August. I did not receive anything
13 addressed to me about this meeting. I'm the last house on
14 the right.

15 CHAIRMAN FLAHERTY: Jason and Christina
16 Majalewski?

17 MR. LYON: I bought it from them a year
18 ago.

19 CHAIRMAN FLAHERTY: Okay.

20 MR. LYON: I have the same concerns

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1 everyone else. I actually bought out there, because it has
2 a well and because of the woods next door, and I wish I
3 saved the advertisements for walk your dog in the woods and
4 enjoy the hiking down to the park, etcetera.

5 I realize it's privately owned land. My
6 main concern, of course, is the water, like everyone else.
7 I also had a concern with the intersection at Castle Lane
8 and Old Ansonia Road.

9 If you ever ran into a school bus driving
10 that road, or a snowplow, this past winter Castle Lane was
11 one lane wide. The plow went in, the garbage trucks go in,
12 they back out. There's no place to even turn around.

13 At the end of my property, it drops off
14 downward that the road is going to go, as well as towards
15 the pond, even at a steeper grade.

16 My concern is how do you tie these two
17 roads together without an extensive amount of earth moving,
18 and then you're going to have narrower road.

19 If you have two cars that needed a crest, a
20 wide road to a narrow road and an angle off to the right,

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1 you're looking at a major accident for any young kids
2 flying down that road. It's going to be a long
3 straightaway. I forget how long you said it was, but the
4 setup is not good for that.

5 When I originally was buying and even this
6 past winter, the surveyor was out there, and I stopped and
7 talked to him. It was a freezing cold day. Gee, what are
8 you doing out walking in the woods? I'm surveying the lot.

9 Don't worry about next to your house.
10 That's totally unsuitable for building. It drops off. I'd
11 like to know the degree that that drops off and how that is
12 going to be blended into the existing neighborhood, because
13 the back of my property I'm on a backfilled cliff that
14 drops off 30 feet.

15 If you were to fall off from the back of my
16 yard, we'd have to get an ambulance and the Fire Department
17 to come and get you. That's how steep this thing drops
18 off. Thank you.

19 CHAIRMAN FLAHERTY: Thank you very much,
20 sir. (Applause) Thomas Hemenway, 93 North Prospect

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1 Street. Good evening, Mr. Hemenway.

2 MR. THOMAS HEMENWAY: The first thing is,
3 you've got a school bus. Where is the school bus going to
4 pick up the children?

5 Now the ones on North Prospect Street
6 Extension, the grammar school has to go down to Lane Drive.
7 The high school has to go down to Woodbridge Avenue.

8 Second, I used to walk down there, Colony,
9 when I was knee high. How am I going to get down there
10 now? Do I have to take my car and drive all the way down,
11 a mile and a half to get down to Colony?

12 CHAIRMAN FLAHERTY: My understanding is
13 that they're going to put a walkway in. That's what his
14 testimony is this evening. It's not on the plans.

15 MR. HEMENWAY: That's for them. That's for
16 the development going into Colony.

17 CHAIRMAN FLAHERTY: I would assume that
18 that would be a public right of way for anyone to access
19 Colony Pond. I'm not trying to sell you on anything, but
20 that would be deeded to the public for a right of way to

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1 walk down.

2 MR. HEMENWAY: They have a sewer line that
3 goes down from North Prospect Street Extension to the lower
4 part.

5 CHAIRMAN FLAHERTY: I think it's going to
6 be in the vicinity of -- it's not on the map yet, so I hope
7 I'm not misspeaking, but my understanding is that their
8 testimony is they would put it in that vicinity, and then
9 go down and tie into another trail to Colony Pond, but I'm
10 not familiar with that at all, and it's not on the map yet,
11 so I hope I'm not misspeaking, but his testimony was that
12 they were going to put that in, and it should be available
13 to everyone.

14 Of course, you'd have to walk down.
15 There's no place to park on their proposed road, but just
16 trying to answer your question, that's what.

17 MR. HEMENWAY: And third question.

18 CHAIRMAN FLAHERTY: Yes?

19 MR. HEMENWAY: Well not a question. It's a
20 house on water, City water. The house that sits on the

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1 corner of North Prospect and North Prospect Street
2 Extension, they have City water.

3 They brought the line right up to them, and
4 they're higher, maybe 30 feet higher where that development
5 is going to be, so whatever pressure they have right there
6 now, they're going to have a hell of a lot more back
7 downhill again.

8 CHAIRMAN FLAHERTY: But there is a water
9 main in -- what is it, on the corner of North Prospect and
10 North Prospect Street Extension?

11 MR. HEMENWAY: Right.

12 CHAIRMAN FLAHERTY: It's on the
13 intersection?

14 MR. HEMENWAY: Not on the intersection.
15 The house sits right on there.

16 CHAIRMAN FLAHERTY: The first house?

17 MR. HEMENWAY: Right. It's right on their
18 property line.

19 CHAIRMAN FLAHERTY: Does anyone live there?

20 MR. HEMENWAY: Yes.

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1 CHAIRMAN FLAHERTY: No, I mean that's here
2 this evening.

3 MR. HEMENWAY: No, they've got City water.
4 They're not worried about it.

5 CHAIRMAN FLAHERTY: It's on the corner of
6 North Prospect and North Prospect Street Extension. I was
7 just wondering if you had City water there. Okay, well,
8 we'll check into it, and we'll inquire.

9 MR. HEMENWAY: That's it.

10 CHAIRMAN FLAHERTY: Okay. Thank you very
11 much. (Applause) Jesus Cruz, 25 Castle Lane? Yes, good
12 evening.

13 MR. JESUS CRUZ: Good evening. Jesus Cruz,
14 25 Castle Lane.

15 CHAIRMAN FLAHERTY: We saw you 9/11 at the
16 walk. Yes, sir.

17 MR. CRUZ: Okay. There's a couple of
18 points I'd like to point out.

19 CHAIRMAN FLAHERTY: Certainly.

20 MR. CRUZ: At your suggestion, I visited

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1 the Naugatuck Valley Health. Remember the discussion we
2 were having about this panel having authority over wells?

3 CHAIRMAN FLAHERTY: Um-hum.

4 MR. CRUZ: You stated that Naugatuck Valley
5 was the one to give permission. I spoke to the Assistant
6 Director, David Rogers. He stated to me that the only
7 authority they have is to approve plans for the wells in
8 relations to what the health perspectives are.

9 In other words, how close they are to the
10 sewer lines, or septic systems. As far as approving the
11 wells in the property, itself, they stated to me that that
12 resides right here with the Zoning Board.

13 If you look at, in the Zoning Ordinances,
14 Section 530.3.5, which refers to a clustered subdivision,
15 in that particular statement they're restricting any
16 clustered subdivision to only have City water, okay?

17 So, in that instance, the Zoning Board has
18 the authority to restrict it. I believe that that also
19 applies to any other subdivision.

20 The other statement I want to do, in the

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1 water, I've noticed that Regional Water, Naugatuck Valley
2 Health says that so long as the property is within 200 feet
3 of existing City water, they have to tie in.

4 And, according to the letter from the
5 Regional Water, they said it's 320 feet, but that only
6 applies to where they're building, not to the property that
7 they own.

8 The property they own is well within the
9 200 feet. The property that they're leaving as open space
10 is the property they're counting as being away from that
11 water, so I believe that that requires them to tie into
12 City water.

13 The people that I have spoken to, I worked
14 for seven years for the Bridgeport Hydraulic, so I spoke to
15 a few friends about that, the grading, the plans and what
16 have you.

17 They told me that the only place that they
18 may have a problem would be with the last eight houses as
19 they go up the grade. The rest of them should be within
20 specs of the water pressure that is at that line.

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1 If they need to, they can put a pump. Yes,
2 it will cost, but this gentleman bought this property for
3 \$250,000. He stands to make a substantial profit if he
4 sells the 23 houses that he's building, so he should be
5 able to fork up the money for the pumping for these houses.

6 Also, David Rogers, the Assistant Director,
7 said that if this panel had any questions, you are in power
8 to request them to pay for a hydro geologist to come and do
9 a survey of all the aquifers in the area and determine what
10 the impact of 23 houses would be on the existing wells
11 there.

12 I would suggest that that would be somebody
13 in this panel hiring them and then footing the bill, so
14 that we can keep it all on the up and up and keep the
15 person away from being a customer of theirs.

16 Let's see what else. Okay. The other
17 thing is, on the minutes from 9/11, when we did the
18 walkthrough, when you did the walkthrough, the contractor
19 stated that he'd be building six to seven houses a year.

20 He also stated that he would have to be

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1 trucking in tons of grade to fix whatever properties he has
2 to do, do the grading, bring that in, so we're looking at
3 three years of having trucks being brought in on narrow
4 streets doing construction.

5 Twenty-three houses, six to seven years,
6 you've got three years of construction going on of all this
7 noise, all these problems. All the kids who play on our
8 street won't be safe, because they won't be able to ride
9 their bikes. They won't be able to skate on there. We
10 have several little kids in there.

11 The other thing we're looking at is 23
12 houses. This economy, everybody here knows this economy is
13 pretty bad. Houses are not moving, new houses, old houses,
14 no houses.

15 On Castle Lane, itself, we have two houses
16 that have been vacant for two years. Within a 500-foot
17 distance, we've had three houses, one of which has been
18 vacant for over four and a half years, so we're going to be
19 building these new houses.

20 If they don't sell, what happens? Do you

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1 keep on building them, building them, building them, until
2 he goes broke? And then what happens? You've got to
3 provide all these services for vacant houses, his company
4 goes under, and we're stuck with a bunch of houses on
5 property that nobody wants to deal with that can be
6 vandalized, fire, what have you.

7 I mean there's a lot of questions. I don't
8 think 23 new houses is a necessary evil. Again, those
9 houses will bring people in, who will require services, and
10 we can't afford that at this point. We can't stretch it
11 out.

12 Thinking about a cul-de-sac there, the
13 Ansonia Police Department at this point maybe I see a car
14 up on my street every six months, unless they're called.
15 Now they're going to have to be coming up through Seymour
16 to this street to patrol it.

17 Same thing with fire. Same thing with
18 ambulance. We're stretching a lot of these resources, and
19 I don't think it's necessary at this point.

20 If we do decide to approve it, I would hope

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1 that you guys tell them that they have to tie into the City
2 water. I don't care what the price is. He wants to build,
3 he's making money on this property, and he's going to go
4 off after he builds his houses, if he sells the houses,
5 take his money and leave our Town, then we have to deal
6 with whatever comes after that.

7 We have to deal with the wells going dry,
8 with the traffic coming down, with the fire, with whatever
9 else comes along. I'm not too sure of -- well getting back
10 to --

11 CHAIRMAN FLAHERTY: Take your time.

12 MR. CRUZ: Okay. Getting back to the
13 proposal, I don't want to tell the gentleman, who is trying
14 to make an honest buck, that he can't do it, but I also
15 don't want the citizens, who have lived up there for years,
16 who have grown up there, to have to fork out four or five
17 thousand dollars in new wells, or, in the case that we
18 can't build wells, you know, tap in four thousand, five
19 thousand dollars, and then not be able to get any water,
20 then we have to bring in the City water.

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1 The City has to bring in the resources.
2 Eventually, it's going to come out of our pockets either
3 way, but do we really need to have this done?

4 All we have to do is tell him he has to tie
5 into City water. That's all. He can build his houses. He
6 can tack the price on. He can make the price higher,
7 whatever he wants to do, but he has to protect the safety
8 and the integrity of our Town.

9 This is our Town, not his, okay? He bought
10 a piece of property here, not because he wants to live
11 here, but because he wants to make money here, and, fine,
12 you can make money, but don't put the burden on us, please.
13 Thank you very much.

14 CHAIRMAN FLAHERTY: Thank you very much.
15 (Applause)

16 CHAIRMAN FLAHERTY: David and Judy
17 Connelly, 53 North Prospect Street Extension.

18 MR. DAVID CONNELLY: Hi. I'm Dave
19 Connelly, 53 North Prospect Street Extension. Good
20 evening.

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1 CHAIRMAN FLAHERTY: Good evening. How are
2 you?

3 MR. CONNELLY: I'm concerned about the
4 water, just like everybody else. I'm even more concerned
5 now, because there's that 40,000-gallon fire tank. Where
6 is the water going to come from to fill that? They're
7 going to have to have a separate well for that, or take
8 more water out of the ground to fill it.

9 Our concern with water is not just the
10 monetary concern. If you really want to know why we're
11 concerned, go down in your basement, shut your water main
12 off, and leave it off for about four weeks, not be able to
13 wash, not be able to make coffee, not being able to flush
14 your toilets.

15 We're talking about just public safety.
16 That's where we're concerned. That's why we're here. We
17 can't afford to put in 23 new houses and have 23 people up
18 the hill have to drill new wells.

19 We need some kind of a buffer or some kind
20 of a resource to fall back on to say, if this happens, if

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1 you lose your well, here's some kind of a kitty that will
2 help you out, maybe not do the whole thing, but that's why
3 we're here. That's why we're concerned.

4 I'm on my third well at \$5,000 a pop. I
5 think the concerns are valid. You've heard several people
6 come up and say I'm on my second, I'm on my third. It
7 happens. No one can tell where the veins are, where the
8 water is coming from, what affect this is going to have on
9 it.

10 This could completely cut off the whole
11 street. We don't know. No one can tell us that. That's
12 why we're concerned. Thank you.

13 CHAIRMAN FLAHERTY: Thank you very much.
14 (Applause) Did Judy want to?

15 MR. CRUZ: Excuse me. I did not receive
16 any notification. I live on Castle Lane, 25 Castle Lane.
17 As far as I know, nobody on Castle Lane received a
18 notification, and it is Castle Lane development.

19 A FEMALE VOICE: I did. The last two
20 houses.

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1 CHAIRMAN FLAHERTY: And you --

2 MR. CRUZ: I'm well within the 100-foot.

3 CHAIRMAN FLAHERTY: Cruz, C-R-U-Z.

4 MR. HEON: The Castle Lane you're going to
5 have is 35 Castle Lane.

6 MR. CRUZ: 25 Castle Lane.

7 MR. HEON: 33 Castle Lane, 31 Castle Lane.

8 CHAIRMAN FLAHERTY: Well he's reading the
9 numbers that did.

10 MR. HEON: 27 Castle Lane, 28 Castle Lane
11 and 24 Castle Lane.

12 CHAIRMAN FLAHERTY: You didn't, according
13 to this list. Yes, sir?

14 MR. TCHAKIRIDES: I also didn't receive a
15 letter. I'm right on the Corner of Castle Lane and Old
16 Ansonia Road.

17 CHAIRMAN FLAHERTY: Okay and your address?

18 MR. TCHAKIRIDES: 138 Old Ansonia Road in
19 Seymour.

20 MR. MUSANTE: Mr. Chairman?

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1 CHAIRMAN FLAHERTY: Yes?

2 MR. MUSANTE: I went door-to-door, and if I
3 didn't go door-to-door, some of these people wouldn't even
4 have known about it.

5 CHAIRMAN FLAHERTY: And you didn't receive
6 one either?

7 MR. MUSANTE: No.

8 CHAIRMAN FLAHERTY: Okay.

9 MR. MUSANTE: I was going door-to-door.

10 CHAIRMAN FLAHERTY: Did Judy Connelly want
11 to speak? No?

12 MS. JUDY CONNELLY: He said it all.

13 CHAIRMAN FLAHERTY: Okay. All right. J.
14 Nickle, 23 North Prospect Street Extension.

15 MR. JAMES NICKLE: James Nickle, 23 North
16 Prospect Street Extension.

17 CHAIRMAN FLAHERTY: Good evening.

18 MR. NICKLE: I'm 20 people down on the
19 list, so I can't offer anything more than these clearly
20 passionate people are already saying.

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1 Personally, my wife bought the house in
2 2001, and we have a daughter, and we have been living in
3 the house and enjoying the neighborhood.

4 There's a real sense of community on our
5 street, and one point that I wanted to make first, before I
6 forget, is Old Ansonia Road I travel that every day going
7 back and forth to work, and I'm happy to see that there's a
8 lot of people that run, people that walk their dogs in the
9 morning.

10 My wife strolled my daughter on that road
11 while she was out of work for a week, out of work for a
12 year, and I had run, I've run that route in the past, and
13 I've always been concerned about the traffic on that road.

14 CHAIRMAN FLAHERTY: While you were running?

15 MR. NICKLE: Absolutely, and I was
16 concerned. My wife always took -- I always made sure that
17 she was always diligent taking liberties to get into
18 people's roads with my daughter on the stroller, so there
19 wouldn't be any close calls of any cars that happened to
20 travel on that road.

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1 You put in these lots, and people do travel
2 fast, or are just traveling along, getting to where they
3 need to go, and I'm fearful that there could be a tragedy
4 in the future with these roads that perhaps aren't as wide
5 as what people are using them for for their source of
6 exercise.

7 That was a point that I wanted to make
8 before I forget. Secondly, and, again, I'm mentioning
9 everything that people had mentioned in the past.

10 CHAIRMAN FLAHERTY: That's all right.
11 That's fine.

12 MR. NICKLE: The snowstorm, January, and I
13 understand that this was a tough winter, it snowed like the
14 day after Christmas until February 2nd. We had storms like
15 three storms a week.

16 I would like to detail that that road, just
17 like all the other roads, I understand, was one car
18 passable, where we really needed like to jump to ride into
19 like a snow bank to let cars go down to give the right of
20 way.

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1 Is that going to be an issue if we put more
2 housing into this area? Because now we have, you know, the
3 increase of congestion on North Prospect Street, I'm sorry,
4 on Old Ansonia Road, plus, you know, the narrow lanes with
5 the snow storms.

6 I don't know if people are going to have
7 problems with more increased traffic, just using the snow
8 storm as an example.

9 Lastly, and the point that hits me the
10 hardest, my wife bought the house in 2001. We have a
11 daughter. I'm not really planning on -- I really enjoy
12 that area, and I've been having well problems. I had well
13 problems twice already, and then, this year, I had a bunch
14 of well work done.

15 If these lots are going to be coming in,
16 just like I've been echoing the voice that's been heard all
17 throughout today, what's in it for us to the people that
18 have been on the street, and what's it for us to have
19 issues, and is that just going to -- the burden is going to
20 be on us to fix these, like if all of the sudden these

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1 aquifers go?

2 I'm not a well person. I'm an accountant,
3 but are these aquifers going to go dry, and is it going to
4 be on us, the burden, the financial burden, to dig deeper
5 and get more water source?

6 And I'm going to end this here. We lost
7 power with Hurricane Irene, and we were without water for
8 three days, and it was very inconvenient. And I'm just
9 speaking on, perhaps, you know, on myself and my family,
10 never mind anybody else. Thank you.

11 CHAIRMAN FLAHERTY: Thank you very much.

12 (Applause)

13 (Off the record)

14 CHAIRMAN FLAHERTY: Mr. Patel, 3 Castle
15 Lane, or Ms. Patel? Mr. Patel.

16 MR. SHAHIL PATEL: Shahil Patel, 3 Castle
17 Lane, Seymour. Same thing as everybody else. Wells,
18 obviously. My big thing is there's no way you're going to
19 handle the traffic on that road. I drive that road.

20 I've been living there for two years. That

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1 road is way too narrow. Even when you come in from Ansonia
2 on Woodbridge Avenue and you stop in that stop lane, you're
3 going up the hill, that hill is very narrow.

4 If there's traffic coming in and out,
5 there's no way, especially when there's snow on the ground.
6 That's it. Thank you.

7 CHAIRMAN FLAHERTY: Thank you very much.
8 (Applause) Gary Zerello, 124 North Prospect Street
9 Extension. Good evening.

10 MR. GARY ZERELLO: First of all, I'd like
11 to start off with I really don't know if I received a
12 letter. I actually just purchased the home recently. It
13 might be, again, under the previous owner's name.

14 I actually was notified by the gentleman
15 over here walking around.

16 CHAIRMAN FLAHERTY: Mr. Musante. He did a
17 good job.

18 MR. HEON: 124 went to Edgar and Maria
19 Montanez (phonetic).

20 MR. ZERELLO: Yeah. That's who we recently

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1 just purchased the home off of. Again, same as you've
2 heard a lot. The major concern is the well, construction
3 in the area. You're going to hear lots of noises over, you
4 know, who knows what it is over the next couple of years.

5 Again, just purchased the home. I really
6 don't know much about the wells in the area, or how deep
7 our well is or anything, but I'm just hearing the concerns
8 of the neighbors around me, and that's part of my major
9 concern.

10 CHAIRMAN FLAHERTY: Okay. Thank you.
11 Thank you very much. (Applause) Is it Finn Gorman? 7
12 Gardner's Lane. I apologize. I'm really having trouble
13 reading some of this. Fran Gorman?

14 A FEMALE VOICE: I think she left.

15 A FEMALE VOICE: Fran left.

16 CHAIRMAN FLAHERTY: Okay. Is it Sheila
17 Field?

18 A FEMALE VOICE: She left.

19 CHAIRMAN FLAHERTY: Okay. David Williams?

20 MR. DAVID WILLIAMS: My name is David

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1 Williams, 69 Rockwood Avenue.

2 CHAIRMAN FLAHERTY: Good evening, David.

3 MR. WILLIAMS: I'm here more as a citizen
4 of Ansonia, even though the project sort of abuts my
5 backyard. In between their property and mine is a swamp
6 sort of.

7 It turns into a swamp, especially when we
8 get rain, but I'm also here as a taxpayer, and I realize
9 that there's a misconception out there, that every time we
10 build a piece of property or a development, it brings taxes
11 into the Town, and it doesn't.

12 It just doesn't bring taxes in. Like Mr.
13 Egan said, if it's 2.1 children per house, you're talking
14 50 more kids into the school system. You're talking
15 additional fire, police protection.

16 By the time you get through with it, it's
17 costing you one and a half times what your taxes that
18 you're receiving.

19 The second concern I have, again, as a
20 taxpayer, but, also, as a fireman, there was some kind of a

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1 posting on the internet awhile back about fire, and it made
2 me think, and I started asking questions.

3 I notice one of the members of your Board
4 is a pumper operator, and I just would like to know how
5 many pumpers it would take to get water to a fire, even
6 with 30,000 gallons, because there was one recommendation
7 that you read there that said you needed 20,000 gallons for
8 every five houses.

9 How many pumpers will it take to put a fire
10 out in a house on that street?

11 CHAIRMAN FLAHERTY: Yeah. To clarify, and
12 I apologize, I didn't go into depth on those letters, Dave,
13 but the Fire Marshal is recommending a 30,000-gallon tank
14 that you can throw out 1,000 gallons a minute, and the City
15 Engineer come up with a 20,000-gallon tank for every five
16 homes.

17 MR. WILLIAMS: That's what I thought you
18 said.

19 CHAIRMAN FLAHERTY: And we just received
20 that information, so I haven't digested it.

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1 MR. WILLIAMS: Well a 30,000-gallon tank
2 at, what was it, how many gallons a minute? Eight
3 thousand?

4 CHAIRMAN FLAHERTY: One thousand per
5 minute.

6 MR. WILLIAMS: Okay, so, you've got 30
7 minutes of water.

8 CHAIRMAN FLAHERTY: Yes.

9 MR. WILLIAMS: Most house fires I've ever
10 been to last an hour. It's a good half hour before it's
11 even starting to get knocked down. You've got to get water
12 to the fire, and that posting on the internet said
13 something about a fire hydrant down by East Side Green
14 House.

15 I think the closest one is Lane Drive,
16 which is one block up the street. I think you're going to
17 take four pumpers just to get the water over the hill. We
18 don't have more than four pumpers in town.

19 I'm sorry. We've got five. That's right.
20 We've got five pumpers, but who is going to fight the fire

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1 after it's up there? Seymour will have to come, I guess.
2 That's all I have to say. Thank you. (Applause)

3 CHAIRMAN FLAHERTY: Dave? Excuse me.
4 Dave, do you have water?

5 MR. WILLIAMS: I have City water.

6 CHAIRMAN FLAHERTY: City water, okay.

7 MR. WILLIAMS: By the way, I've also lived
8 in that area my entire life, except a few years on Joseph
9 Place. I know that area very well.

10 CHAIRMAN FLAHERTY: And you have City water
11 on Rockwood Avenue, right?

12 MR. WILLIAMS: I think it was put in in the
13 '50s.

14 CHAIRMAN FLAHERTY: And the pressure is
15 adequate?

16 MR. WILLIAMS: The pressure is fine.

17 CHAIRMAN FLAHERTY: Okay, thank you. Okay,
18 next is Rosemary Slowik, 31 Castle Lane.

19 MS. ROSEMARY SLOWIK: Yes. My name is
20 Rosemary Slowik. I live on 31 Castle Lane.

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1 CHAIRMAN FLAHERTY: Good evening.

2 MS. SLOWIK: Thank you for having us heard
3 tonight. I appreciate that. As everyone mentioned, I have
4 definite concerns about the well, and I think everyone said
5 it very eloquently.

6 I'm also very concerned about the width of
7 the street. As Mr. Egan said it, and I'm sorry I don't
8 remember your name, but I don't think even just thinking
9 beyond Castle Lane people. It's thinking about Ansonia.

10 Does Ansonia need all these houses, do we
11 need to add to our taxes, and do we need to add to the need
12 for more public works, for more fire, for whatnot, all
13 these services, especially when you've had houses on Castle
14 Lane vacant for two or three years.

15 I don't understand in what way this can
16 actually help Ansonia overall, let alone Castle Lane and
17 all the people who have been living there forever, who will
18 now have difficulty possibly with their wells. Thank you.

19 CHAIRMAN FLAHERTY: Okay. Thank you very
20 much. (Applause) Susan Garafalo, 120 North Prospect

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1 Street Extension. Good evening.

2 MS. SUSAN GARAFALO: Same thing with the
3 wells, like everybody else has said, and I just think there
4 are enough houses in Ansonia that are for sale now.

5 I mean if they want to build 23 houses, let
6 them buy 23 houses and fix them up and get rid of them. I
7 mean it's ridiculous. (Applause) It really is.

8 I moved up there. We have the woods, and
9 we have nice neighbors, and I don't need 23 houses down
10 there, with God only knows who is going to move in, if they
11 ever do move in.

12 And, so, like I said, let them buy 23
13 houses that are already up. Fix them up and sell it.
14 They'll make their money and keep the land the way it is.
15 That's it. Thank you.

16 CHAIRMAN FLAHERTY: Thank you. (Applause)
17 Okay. I'm down to the end of my list, so now I'll ask if
18 anyone from the public wishes to speak, whose name isn't on
19 the list. Yes? Randy Carroll.

20 MR. RANDY CARROLL: Hi, Bart.

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1 CHAIRMAN FLAHERTY: Good evening, Randy.

2 How are you?

3 MR. CARROLL: Randy Carroll, 40 Ford
4 Street. I don't know whether to come as a private citizen
5 or as a member of the Conservation Commission.

6 CHAIRMAN FLAHERTY: It's your choice,
7 Randy.

8 MR. CARROLL: Well it's the same concern
9 for both. On lot number 5, 6, 7, 8 and 9, which go down to
10 the property of Colony Park or Stone Abe Park, we just
11 spent a couple hundred thousand dollars dredging that pond
12 and filling in the land for a soccer field.

13 With this slope, we walked, the
14 Conservation walked the property, with this slope, the
15 amount of fill, what's going to guarantee that there's not
16 going to be a lot of silt that's going to fill in all that,
17 go down onto Colony Park or Stone Abe, whichever you prefer
18 to call it, and fill it in after the City spent a small
19 fortune renovating that park?

20 CHAIRMAN FLAHERTY: Well the sedimentation

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1 and erosion control measures have to be in place, Randy.

2 MR. CARROLL: Right.

3 CHAIRMAN FLAHERTY: And the slope -- I
4 think Abe Stone Park is down here more. The pond, I think
5 it's way off to the left.

6 MR. CARROLL: It's a little to the right.

7 CHAIRMAN FLAHERTY: If you're facing, so I
8 don't know if that would interfere, but that's a concern.

9 MR. CARROLL: It's one of the concerns with
10 the Conservation Commission.

11 CHAIRMAN FLAHERTY: This is a very severe
12 slope and tremendous, tremendous care has to be taken to
13 develop these sites, absolutely, absolutely.

14 I think that the City Engineer mentioned
15 and the planner mentioned that there's greatly increased
16 double row for each site, double row of silt fence and
17 bales already. It is on file today, so you will be able to
18 read the recommendations, but their observations, I think,
19 are the same as yours, that a tremendous amount of care has
20 to be taken.

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1 MR. CARROLL: I'm sorry. I didn't know if
2 I heard it. You did receive the recommendations that
3 Conservation wrote to the Planning and Zoning?

4 CHAIRMAN FLAHERTY: I haven't seen it, to
5 be honest with you. Was it sent to Wetlands or Planning
6 and Zoning?

7 MR. CARROLL: I think we sent it to
8 Planning and Zoning, as well as Wetlands, didn't we?

9 CHAIRMAN FLAHERTY: I don't recall, but if
10 you have a letter, we certainly -- this public hearing is
11 open. I'm hoping to continue it, if I get a motion to do
12 that, until our next regularly scheduled meeting, which is
13 Monday, so if you can get that letter to me tomorrow, it
14 will be a part of the public hearing record, and it will be
15 part of the Planning and Zoning Commission.

16 MR. CARROLL: I'd be happy to.

17 CHAIRMAN FLAHERTY: If you would. Thank
18 you very much.

19 MR. CARROLL: No, I thank you, Bart,
20 because I know you're diligent in doing your work here.

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1 Thank you.

2 CHAIRMAN FLAHERTY: Thank you. So you'll
3 get that to us, Randy, tomorrow? This public hearing I'm
4 hoping to continue it until 7:00 Monday, which is our
5 regular scheduled meeting, primarily to get any extraneous
6 communications, or anything, or if you folks think of
7 something in the meantime, you want to send a letter to the
8 Commission to get it on the public record, you're certainly
9 welcome to.

10 Yes, you wish to speak, ma'am? If you'd
11 state your name and address?

12 MS. LISA BISO: Lisa Bisio, and I live on
13 Granite Terrace. I've been there for 43 years, and we have
14 a lot of water problems.

15 No water, if it's a dry summer. We've been
16 already to other people's homes to take a shower. Three
17 years ago, we had real dry. There's just no water. If you
18 have more people coming, it's no good.

19 And when Mr. Mena (phonetic) was in office,
20 he tried to get City water on our street, but the person

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1 who was in charge lived on the end of the street, and he
2 died, and Mr. Mena wasn't in office, and that was the end
3 of our City water.

4 There's City water on Ells Street, and
5 there is City water on Rockwood Avenue. Only about seven
6 homes, and they didn't give it to us, and I'm living there
7 43 years now.

8 CHAIRMAN FLAHERTY: So this was during the
9 Mena administration?

10 MS. BISO: They tried to get the City
11 water, yes.

12 CHAIRMAN FLAHERTY: That's the time period
13 we should be looking.

14 MS. BISO: But never happened.

15 CHAIRMAN FLAHERTY: That's around '84, '83,
16 '84, '85.

17 MS. BISO: I mean, you know, this isn't
18 right. It's just a few streets don't have City water? How
19 much would it cost to hook up seven, eight houses on each
20 street?

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1 I know we have to pay our share, but the
2 City should give it to everybody and not just pick and
3 choose. Oh, no, you don't need it. You live in the woods.
4 That's not right.

5 That's all. Just really about the well and
6 the construction and the foundations and whatever. Leave
7 it the way it is.

8 CHAIRMAN FLAHERTY: Okay. Thank you very
9 much. (Applause)

10 A FEMALE VOICE: Ma'am, could you please
11 spell your name?

12 CHAIRMAN FLAHERTY: Could you spell your
13 name, ma'am?

14 MS. BISO: B-I-S-O.

15 CHAIRMAN FLAHERTY: B, as in boy, I-S-O?

16 MS. BISO: Yes.

17 CHAIRMAN FLAHERTY: Thank you. And the
18 address was Gardner's Lane?

19 MS. BISO: No. 66 Granite Terrace.

20 CHAIRMAN FLAHERTY: 66 Granite Terrace.

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1 MS. BISO: And I did get a letter.

2 CHAIRMAN FLAHERTY: Okay, thank you. Okay,
3 is there anyone who wishes to speak? Excuse me. Ma'am,
4 you first, and then this gentleman will be after.

5 MS. NATALIE BIASUCCI: Natalie Biasucci, 57
6 Rockwood Avenue, and it's the corner of Rockwood Avenue and
7 Grand Terrace.

8 I'm just going to reiterate. I just want
9 to say that I agree with basically everyone that was
10 speaking here, and I'm concerned about the impact that it
11 will have.

12 I do have well water, and City water does
13 go up on Rockwood, but we do have well water right now, but
14 I'm just concerned the impact of the wells to these people,
15 the water concern, taxes, crowding, conservation, the whole
16 bit, and I would not like to see it go in.

17 CHAIRMAN FLAHERTY: Okay. Thank you very
18 much. (Applause) Sir?

19 MR. MICHAEL GARAFALO: Good evening.

20 CHAIRMAN FLAHERTY: Good evening.

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1 MR. MICHAEL GARAFALO: Michael Garafalo,
2 120 North Prospect Street Extension. A couple of concerns
3 that I have. First of all, obviously everybody is talking
4 about wells.

5 My other concern is I think the storm drain
6 that they're talking about is on my property.

7 CHAIRMAN FLAHERTY: Michael, what's your
8 address?

9 MR. GARAFALO: 120 North Prospect Street
10 Extension.

11 CHAIRMAN FLAHERTY: I went up there looking
12 for that storm drain. It's 120 North Prospect?

13 MR. GARAFALO: Yes. One afternoon, a dozen
14 people came up, just pulled right in, and it was like
15 what's going on here? They were looking for the storm
16 drain, and the drain is right there.

17 CHAIRMAN FLAHERTY: Are you on the right or
18 the left?

19 MR. GARAFALO: Coming down, I'm on the
20 right.

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1 CHAIRMAN FLAHERTY: You're on the right, at
2 120, and the storm drain is right at the road?

3 MR. GARAFALO: No, it's on the property.

4 CHAIRMAN FLAHERTY: It's on your property?

5 MR. GARAFALO: Yes.

6 CHAIRMAN FLAHERTY: Would you mind if I
7 walked on your property to see where the storm drain is?
8 I'm just curious.

9 MR. GARAFALO: Not at all.

10 A FEMALE VOICE: You have to really look
11 for it.

12 MR. GARAFALO: Stop over. We'll have
13 coffee.

14 CHAIRMAN FLAHERTY: Okay.

15 MR. GARAFALO: And, you know, obviously, my
16 concern is the wells. I do not want City water, because it
17 would cost a lot of money. I'm very happy with the wells.

18 If they do go dry, I want to know if, as
19 everybody was saying, is it going to be fixed for us, or do
20 I have to foot the bill, okay?

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1 Again, I do not want City water. I'm happy
2 with the well water. I'm happy with the area. The area is
3 perfect. We enjoy living up there, and, again, as my wife
4 stated before, there's many houses in the area that could
5 be bought and fixed up and sold, you know?

6 Tonight on the way home, on News 88, they
7 were talking about builders calming down even more, because
8 there's so many foreclosures going on, so they don't see a
9 point of building houses.

10 These are really my concerns. Like someone
11 said prior, is that, you know, I would never deny a person
12 a living to make money, but I just don't think it's the
13 right thing. Thank you.

14 CHAIRMAN FLAHERTY: Thank you very much.
15 (Applause) Is there anyone else from the public who
16 wishes? Certainly. Come forward. Good evening.

17 MR. JOE DiMECH: Joe DiMech, 99 Beaver
18 Street. I'm not a neighbor to the development, but I was
19 just sitting here, thinking about this, and I was wondering
20 if this may not be even something you guys question as a

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1 Board, but if the developer can answer the question anyway,
2 about the financing of this, because it sounds like you're
3 doing 23 properties, six a year.

4 Do you have all that money, or are you
5 counting on each sale to fund the next property's
6 development, because if the sales don't go through, you
7 could extend these folks' pain out for who knows how long,
8 a decade. I don't know.

9 And then the consequences of the
10 development won't be known for a very long time. That's a
11 general question. It may not be something you guys could
12 ask. It may be something you could volunteer the
13 information. I don't know.

14 I deal with foreclosures in my job during
15 the day, and it's bad. I mean stuff isn't selling, and a
16 lot of developers, who planned on developments, paying for
17 it for themselves as they went along, the next thing you
18 know you've got a halfway developed property, which is
19 really in worse shape than what you had in the first place.
20 It's not a good scene. That's all.

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1 CHAIRMAN FLAHERTY: What has to happen is,
2 you know, he has to put in the road, rough in the road and
3 do all the improvements upfront. That's usually covered by
4 bonds, so to assure that that gets completed, that end of
5 it.

6 MR. DiMECH: Yeah.

7 CHAIRMAN FLAHERTY: But as far as the
8 individual houses, it's certainly up to him to sell them.

9 MR. DiMECH: So if he sells one or two
10 houses, or something like that, and then, six years later,
11 a new developer buys the property, or goes back to the
12 City, or something like that, because it didn't sell, the
13 remainder of the properties, these folks are having a long-
14 term headache, because they don't know when it's going to
15 hit, if it's going to hit a problem.

16 You just don't really have any idea.
17 There's no closure, no certainty. It was just a thought I
18 had while I was sitting here listening.

19 CHAIRMAN FLAHERTY: It's a concern to
20 everyone. (Applause) Is there anyone else, who wishes to

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1 speak? Yes? Yes, come on up. Excuse me, my back. Does
2 anybody back here wish to speak? You do? Okay. As soon
3 as he's finished.

4 MR. MUSANTE: Mr. Chairman?

5 CHAIRMAN FLAHERTY: Yes?

6 MR. MUSANTE: Edward Musante, Old Ansonia
7 Road. The back of my house is Castle Lane. Going back in
8 the '80s, there was a serious accident on the corner of Old
9 Ansonia Road and Castle Lane.

10 Mr. Tchakirides put up stones on his lawn
11 before that stop sign got put up. There was a serious
12 accident right there on that bend.

13 CHAIRMAN FLAHERTY: Okay, thank you. Thank
14 you, Mr. Musante. Ma'am? Yes, certainly. And then in the
15 back next.

16 MS. VALENTINE LOTT: Valentine Lott, 8
17 Fieldstone Drive in Woodbridge. I own the property on 1618
18 Gardner's Lane on the corner of Woodlawn Avenue, and I
19 would just like to let it be known that many, many years
20 ago, there was some work done on the backside of that

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1 mountain between Colony Park and the end of Gardner's Lane
2 and Woodlawn Avenue.

3 Prior to that, we had always had a dry
4 basement, and, after that was done, we started getting
5 water in the basement, so it sounds like there's going to
6 be some serious disturbance of soil and materials there,
7 and I'm just concerned with the property on that backside
8 of the mountain and potential for damage and water and
9 whatnot in that area.

10 CHAIRMAN FLAHERTY: And, again, the
11 address?

12 MS. LOTT: 1618 Gardner's Lane, the corner
13 of Woodlawn Avenue.

14 COURT REPORTER: Can I have your name,
15 please?

16 MS. LOTT: Valentine Lott, L-O-T-T. I did
17 receive a letter.

18 CHAIRMAN FLAHERTY: Okay, certainly. Thank
19 you very much. Is there anyone, who hasn't spoken yet,
20 that wishes to speak? Yes, certainly. I'd like to get

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1 everyone who hasn't spoken, and then, certainly, you're
2 welcome to come up again.

3 MS. VICKI SCHIER: Hi. My name is Vicki
4 Schier. I live at 85 Rockwood Avenue Extension, and we
5 don't have City water up there. We all have wells, and,
6 so, I also have the concern about the wells and water,
7 traffic and construction over the years, everything that
8 everybody has talked about, especially the open space, too.

9 It really doesn't seem like we could
10 tolerate another 23 homes, plus the services for the Town,
11 so I have the same concerns everybody else does. Thank
12 you.

13 CHAIRMAN FLAHERTY: Okay, thank you. Thank
14 you very much. (Applause)

15 MR. HEON: You said Rockwood Avenue
16 Extension?

17 MS. SCHIER: Yes.

18 MR. HEON: You answered my question,
19 because that's what I was going to ask, if anyone lived on
20 Rockwood Ave. Extension to see if they had City water up

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1 there or not.

2 MS. SCHIER: Nobody does.

3 MR. HEON: Okay. Thank you.

4 CHAIRMAN FLAHERTY: Okay. Is there anyone,
5 who hasn't spoken, that wishes to speak? Yes, certainly.

6 MS. MARY WILLIAMS: Mary Williams. I
7 wasn't going to speak, but I will.

8 CHAIRMAN FLAHERTY: You're welcome to.

9 MS. WILLIAMS: 71 Rockwood Avenue. I have
10 well water, and, yes, City water does go by my house, but
11 it is my preference to have well water. This house has
12 been there since I believe the early '40s and have not
13 really ever had a problem with my well, however, there have
14 been a lot of homes built since this house was built, both
15 on Laurel Street, Rockwood Avenue Extension, and those some
16 people have wells.

17 Obviously, she's saying the Rockwood Avenue
18 Extension all has wells, and if you put more wells up
19 there, where is all the water coming from? Where is
20 everybody going to get the water from?

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1 And he said that it was not cost -- you
2 asked him about doing something to get more water up there,
3 and he said it was not cost productive for them to spend
4 the money to do that, but where is the cost going to come
5 from us if we all lose the wells?

6 Does one outweigh the other? I mean, as
7 other people have said, who is going to pay for this?

8 My other concern is the rocks that they're
9 going to be crushing and blasting. I have plaster walls.
10 Every time a house has been built in my neighborhood, I see
11 more cracks that have to be patched, and it's not right.
12 It's just not right.

13 CHAIRMAN FLAHERTY: Just for clarification,
14 we have testimony that there would be no blasting.

15 MS. WILLIAMS: How could there not be
16 blasting if it's all rock?

17 CHAIRMAN FLAHERTY: We are pursuing that.

18 MS. WILLIAMS: I don't know how there could
19 possibly be no blasting if it's all rock.

20 CHAIRMAN FLAHERTY: Well I'm only passing

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1 testimony on.

2 MS. WILLIAMS: I understand. I understand.
3 My other thing is the streets are definitely not equipped
4 for the amount of traffic that we have now, never mind the
5 extra, because I live on Rockwood Avenue, and the widest
6 section of the road, the straightest section of the road
7 I've had my car hit twice while it was parked in front of
8 my house in the last six months.

9 If it's going to be a cul-de-sac, they're
10 going to come down Rockwood Avenue, or down North Prospect
11 Street Extension to Woodbridge Avenue. All of those roads
12 are curvy and narrow. It's just not safe.

13 CHAIRMAN FLAHERTY: Thank you. I remember,
14 I think was your dad, Earl?

15 MS. WILLIAMS: Yes. (Applause)

16 CHAIRMAN FLAHERTY: He was a member of this
17 Commission I think until he was in his 90s.

18 MS. WILLIAMS: Yup.

19 CHAIRMAN FLAHERTY: Real gentleman.

20 MS. WILLIAMS: Thank you.

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1 CHAIRMAN FLAHERTY: I have fond memories of
2 him. Is there anyone else, who has not spoken, who wishes
3 to speak? You've spoken. (Laughter) Is there anyone, who
4 has not spoken, who wishes to speak? Yes, certainly,
5 ma'am.

6 MS. DEIDRE STOWE: Deidre Stowe, 23 Granite
7 Terrace. So you're saying that if we had testimony that
8 there won't be the blasting, there won't be blasting? Is
9 that how it works?

10 CHAIRMAN FLAHERTY: I can only tell you
11 that we were told there would be no blasting. We have
12 information that the applicant has to submit to us that
13 shows where his test pits are, where he tested. You know,
14 they put test pits in to see if blasting is required.

15 MS. STOWE: Yeah, so, we live on --

16 CHAIRMAN FLAHERTY: Excuse me. Let me just
17 continue for a moment.

18 MS. STOWE: I'm sorry.

19 CHAIRMAN FLAHERTY: The City Engineer is
20 going to review that and see if he feels that the test pits

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1 were adequate. I have no idea if they are or not, but
2 that's something that we're waiting for as a Commission
3 that has to be presented to us. I think it's in the
4 minutes of the meeting.

5 I interrupted you, so go ahead. Continue.
6 That's concerning the blasting.

7 MS. STOWE: I just don't know how that
8 works, so what I understand is, if you make a plan, you
9 assume that you're not going to have to blast. If you hit
10 ledge, you have to make a decision then of what you're
11 going to do, right?

12 CHAIRMAN FLAHERTY: Yes. No. That's a
13 fact. At this point, they don't feel that they have to do
14 blasting, and they've done test pits that supposedly tells
15 them that they don't have to blast. We're waiting for that
16 information, and the City Engineer is going to have to
17 review it, because maybe he's going to require more test
18 pits. I don't know.

19 MS. STOWE: Okay.

20 CHAIRMAN FLAHERTY: But you're absolutely

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1 right. I mean if they hit rock and they have to blast,
2 they go to the Fire Marshal, not to us, and the Fire
3 Marshal controls blasting. That's all under State statute.

4 That is all the Fire Marshal's responsibility, and he has
5 total control over blasting. But you're right. It could
6 happen.

7 MS. STOWE: So what I just want to play it
8 out, I just want to play it out, so we dig the test holes,
9 there's no ledge that we find. They get in there, they
10 begin to excavate, and they hit ledge.

11 At that point, they go and ask for the
12 possibility of blasting, and they could get it, right?

13 CHAIRMAN FLAHERTY: Yes. They could go to
14 the Fire Marshal, and if the Fire Marshal approves it, then
15 they can blast. If the Fire Marshal doesn't approve it,
16 then they can't blast.

17 Your statement is correct. If they hit
18 ledge or something and they have to blast, they could go to
19 the Fire Marshal and get a permit to blast.

20 MS. STOWE: Okay. The other just thing I

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1 wanted to mention is that this, as you said earlier, this
2 is a very difficult piece of property, and I just don't
3 know what kind of experience that it would take to be able
4 to handle this kind of property and whether this developer
5 has it.

6 CHAIRMAN FLAHERTY: Well the only thing
7 that I can say is that he has to adhere to sedimentation
8 erosion control measures. He has to adhere to his phased
9 development plan.

10 I don't know if -- I know that licenses are
11 required to operate heavy equipment, so, to that extent,
12 but I mean whether he has it or not, I don't know.

13 MS. STOWE: So the other thing is, at the
14 last meeting, you asked about their phases.

15 CHAIRMAN FLAHERTY: Yes.

16 MS. STOWE: And, at that point, they said
17 they were not going to do it all at once. They were not
18 going to strip everything and do it all at once, and,
19 tonight, it sounded like maybe that's changed, and, in
20 fact, you said they would have to put the road in, all of

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1 the road at once.

2 CHAIRMAN FLAHERTY: At the site walk, their
3 statement was they were going to clear cut everything.
4 They're going to come in, they're going to clear cut, take
5 all the trees down, not stump it, put the road in, put the
6 upper swale in, put the drainage down through, and then
7 they were going to start building and selling houses.

8 MS. STOWE: So that's very different than
9 the last meeting. They're going to do all the excavation
10 work upfront and build the walls and build the drainage
11 stuff?

12 CHAIRMAN FLAHERTY: From what I understand,
13 and I don't have the minutes in front of me, but what I
14 remember of the site walk, and that's one of the reasons
15 for the site walk, is sometimes you ask the right questions
16 at the site walk that you don't -- that's why you have
17 public hearing, is you elicit more and more questions and
18 more and more information.

19 At the site walk, if I recall his
20 statement, was he was going to cut all the trees down, but

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1 not stump it. Leave any big trees that he could possibly.
2 If you're on the site, there's few big trees, old growth.
3 There are mostly smaller trees, but, from what I
4 understand, they're going to go in and cut that all out.

5 They're going to put the swale, if you're
6 facing the project, up on the left-hand side up on top.
7 They're going to put that swale in first.

8 That intercepts the water from I think that
9 Prospect Street drain that they're talking about, and do
10 the drainage, do the sewers, rough the road in, and put,
11 you know, some houses in, two, three, and if he sells two
12 or three, he's going to put more houses in, but that's my
13 understanding, and correct me if I'm wrong, but that's the
14 sequence, as far as I can remember.

15 It's going to have to be put on a map. The
16 sequence is going to have to be in writing, very
17 specifically, the phases he's going to do, just to make
18 sure that we have it correct, and this will be pursued.
19 This is the first meeting we had since the site walk. If
20 this is new information, you weren't at the site walk, but

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1 you were at the last meeting.

2 MS. STOWE: Right, so, when you do that, do
3 you have a time limit? Like you say, well, you're going to
4 rough in the road. Do you have X number of weeks?

5 CHAIRMAN FLAHERTY: The control we have is
6 that he can't do B until you do A. You can't do C until
7 you do A and B. That's the time constraints that we can
8 say. We can't say October 10th you have to dig this hole
9 or anything else.

10 Your husband is in the business, and I'm
11 sure he understands this, too. What we can do is limit the
12 hours of heavy truck traffic. We can limit the hours of
13 the crushing. Those type things we can place -- we can
14 limit the hours of blasting. We can't eliminate blasting,
15 but we can kind of say you can't begin between this hour
16 and that hour.

17 Those type things Planning and Zoning
18 Commissions have the authority to do.

19 MS. STOWE: Thank you.

20 CHAIRMAN FLAHERTY: You're welcome.

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1 MS. STOWE: I had one more question. You
2 said earlier about the piece of property that links Granite
3 Terrace in front of Mr. Witzman's (phonetic) house, and I
4 wasn't quite sure what you meant by that.

5 CHAIRMAN FLAHERTY: We had an 8-24 referral
6 in 2008 from the Board of Alderman concerning the property
7 along Mr. Witzman's, the sale of property to Mr. Witzman.

8 MS. STOWE: Yes.

9 CHAIRMAN FLAHERTY: The response that the
10 Planning and Zoning Commission had was that if the Board of
11 Alderman wanted to sell the property, we didn't know
12 specifically where it was on the map, but that we
13 conditioned with the approval with the fact that they
14 cannot land lock the property beyond.

15 In other words, don't sell the portion to
16 anyone that might be used for a road to the property beyond
17 Mr. Witzman's property, and I just thought that that should
18 be checked to see exactly what transpired there, because I
19 don't have that information, so that's why I read it into
20 the record, to have it on the public record.

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1 MS. STOWE: Okay, so, what does that mean?
2 I don't understand.

3 CHAIRMAN FLAHERTY: What don't you
4 understand?

5 MS. STOWE: I know that you don't want to
6 land lock the people beyond Mr. Witzman.

7 CHAIRMAN FLAHERTY: Correct.

8 MS. STOWE: So that's saying that if we
9 needed that property and the City needed that land, they
10 could have it?

11 CHAIRMAN FLAHERTY: No. It meant that if
12 he wanted to, instead of putting a cul-de-sac in, to --

13 MS. STOWE: Yes?

14 CHAIRMAN FLAHERTY: Have I explained it to
15 you? If he wants to put a through road in, he has to
16 check. In other words, he has a cul-de-sac, but if he
17 wants to put a through road in, he would have to check to
18 make sure that that property was still available.

19 MS. STOWE: So that's our property. I
20 don't think that's available.

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1 CHAIRMAN FLAHERTY: I'm sorry? You don't
2 think that's available?

3 MS. STOWE: No.

4 CHAIRMAN FLAHERTY: I don't know. This is
5 why I'm putting it on the public record.

6 MS. STOWE: Okay.

7 CHAIRMAN FLAHERTY: As part of our
8 proceedings, because there's a lot of people who say you
9 can put a through road through. I don't know if you can or
10 not.

11 MS. STOWE: Did you want to say something?

12 CHAIRMAN FLAHERTY: Excuse me. I'm the
13 Chairman.

14 MS. STOWE: I apologize.

15 CHAIRMAN FLAHERTY: Would you like to be
16 recognized, Mr. Hoyle?

17 MR. HOYLE: Well if you want us to,
18 otherwise, if you want to proceed.

19 CHAIRMAN FLAHERTY: Sure. Brief
20 explanation.

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1 MR. HOYLE: Briefly, that Mr. Romano owns -

2 -

3 COURT REPORTER: Do you mind just getting a
4 little closer to the microphone?

5 MR. HOYLE: Mr. Romano has deeded rights to
6 the right of way.

7 CHAIRMAN FLAHERTY: Okay. Excuse me. One
8 at a time, please.

9 MR. HOYLE: Title insurance and deeds,
10 which indicate he owns the right of way.

11 CHAIRMAN FLAHERTY: Okay, thank you, Mr.
12 Hoyle. One at a time. Did that answer your question,
13 ma'am?

14 MS. STOWE: Well we also have deeded rights
15 to that. Can two people have that?

16 CHAIRMAN FLAHERTY: I'm not a lawyer. I
17 can't. I don't know.

18 MS. STOWE: Okay. All right.

19 CHAIRMAN FLAHERTY: I heard that there
20 might -- the reason I brought this up was that I'm hearing

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1 a lot of different things about that property, so I wanted
2 to get it on the public record what this Commission did.
3 Thank you, Mr. Hoyle.

4 The gentleman right in the back in the blue
5 shirt is next, Ms. Lee is next, and then, Randy, you're
6 next.

7 MR. SEDOR: Sorry. I'll be quick. I know
8 everybody wants to get home and watch the Giants.

9 CHAIRMAN FLAHERTY: We're here until
10 everyone has an opportunity to speak.

11 MR. SEDOR: Larry Sedor, 33 Castle Lane.
12 One question is, he's talking about putting, say, two
13 houses a year in, so, basically, things go good, he gets to
14 sell two houses a year. That's 12 years.

15 I'm the last house on the street. For 12
16 years we're going to see every one of his workers, from
17 subcontractors to whatever, come up and down that street,
18 day in, day out, for 12 years. That's him selling two
19 houses a year.

20 Things go sour, and you don't sell two

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1 houses a year, this thing can go up to 20 years. Is there
2 going to be a time frame, where he either puts it up or
3 shuts it up?

4 Can he just run this thing out for 50
5 years, until he sells all his lots, or decides to walk
6 away?

7 CHAIRMAN FLAHERTY: Ozzy, could you answer
8 that?

9 MR. INGLESE: There is no time limit once a
10 subdivision is given and approval is granted for completing
11 a project.

12 MR. SEDOR: So he can sell one house every
13 five years, and this could go for 30 years, and we've got
14 to put up with that traffic every day, back and forth, and
15 the drilling?

16 MR. INGLESE: I hate to be the bearer of
17 bad news, but that's what it is.

18 COURT REPORTER: I'm sorry. Your first
19 name again?

20 MR. SEDOR: Larry. So, then, basically,

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1 we're at the mercy of whenever he decides he wants to sell
2 houses?

3 CHAIRMAN FLAHERTY: That's what State
4 statute allows. That's what's allowed.

5 MR. SEDOR: Thank you.

6 CHAIRMAN FLAHERTY: Thank you. Yes? Ms.
7 Lee, and then --

8 MS. LEE: Heather Lee, 102 North Prospect
9 Street Extension. My husband brought it to my attention
10 and I forgot about this. When they put the two houses at
11 the very beginning of Castle Lane maybe four or five years
12 ago, the ones that sat there for the longest time, because
13 the developer hooked into Ansonia sewers, and those houses
14 are in Seymour, so there's quite a hole, and I guess they
15 had to get together with our Town and pay for what he did,
16 and then make sure that they were paying for usage.

17 We had silt, unbelievable silt from our
18 well. My husband was changing the house filter maybe once
19 a month, so if anybody wants to stand here and say to me
20 that drilling wells is not going to affect my well, I'm

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1 sorry, I cannot take your word for that, because I've
2 experienced what the drilling of those two wells did to our
3 well.

4 And you've said to me that maybe I drilled
5 in the wrong place.

6 CHAIRMAN FLAHERTY: If you could address
7 the Chair?

8 MS. LEE: Okay. This gentleman said to me,
9 Mr. Romano, that I probably just unfortunately drilled at
10 the wrong spot. A lot of people in this room that must
11 have drilled in the wrong spot.

12 CHAIRMAN FLAHERTY: That's what we're
13 hearing.

14 MS. LEE: Okay, dear? Thank you.

15 CHAIRMAN FLAHERTY: You're welcome.

16 (Off the record)

17 CHAIRMAN FLAHERTY: Mr. Carroll?

18 MR. CARROLL: I just want a set of the
19 Conservation's recommendations.

20 CHAIRMAN FLAHERTY: Oh, certainly. Thank

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1 you.

2 MR. CARROLL: Thank you.

3 CHAIRMAN FLAHERTY: That was quick. Anyone
4 else, who hasn't spoken yet, wish to speak? Yes, ma'am?

5 MS. SLOWIK: I did speak, but --

6 CHAIRMAN FLAHERTY: That's okay.

7 MS. SLOWIK: Again, my name is Rosemary
8 Slowik, and I live on 31 Castle Lane. I would hate to see
9 a long, drawn out process like this cause 23 new houses to
10 be built, sold or unsold, who is going to know, and 23
11 taxpaying people through hardship and possibly moving out
12 of Town, and I think that would be a disservice to all the
13 Town members. (Applause)

14 CHAIRMAN FLAHERTY: Thank you. Yes, sir?

15 MR. LYON: David Lyon, 28 Castle Lane.

16 Since I've moved in there, the house next to me, which was
17 built within -- my house was built in 2001, and I believe
18 this house was built within two years of my house.

19 It's been empty since I've moved in and
20 probably for a year before I moved in. It's rather tough

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1 to sit and watch a house do nothing, but deteriorate, day,
2 after day, after day, and actually it's a little bit
3 spooky, just to see something empty year round, through
4 winter, no power to the house, nothing.

5 Secondly, I'd like to at least make a voice
6 for the wildlife in the area. I'm the last house on that
7 road. I spend numerous hours a day watching deer,
8 raccoons, foxes, turkeys. It's not uncommon for me to come
9 out the door and have six deer in my yard.

10 During the summer, I fell asleep on my
11 porch, and, when I woke up, I had about eight baby turkeys
12 pecking at my feet. That they would even get that close
13 was remarkable, so I think someone needs to also speak for
14 the amount of wildlife that is in that area that we
15 continue to drive farther out and farther out. Thank you.
16 (Applause)

17 CHAIRMAN FLAHERTY: Yes? Mr. Musante?

18 MR. MUSANTE: Edward Musante, 138B Old
19 Ansonia Road. The back of my house is on Castle Lane.
20 There was a letter to the editor awhile back from an

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1 Alderman. You shouldn't start anymore projects. Finish
2 what you got. It was from an Alderman that was in there
3 three weeks ago, a letter to the editor.

4 CHAIRMAN FLAHERTY: Okay. Thank you. Is
5 there anyone else, who wishes to speak? Yes, sir?

6 MR. STOWE: Charlie Stowe, 23 Granite
7 Terrace. Sorry to speak again.

8 CHAIRMAN FLAHERTY: Don't be sorry, Mr.
9 Stowe. That's what we're here for.

10 MR. STOWE: My wife was leading to
11 something, and I want to clarify it, because I have a soft
12 spot for developers, and I understand why they come here
13 with maps that don't really show everything, because it's
14 so hard to make a development now, and it costs so much,
15 and, I do, I have a soft spot for them.

16 What my wife was leading to, which is to
17 the wells, and this is all true, what happens when we
18 develop is we always say there's no ledge, because of the
19 repercussions of what the people do when they think it is
20 ledge. They go crazy.

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1 And when you get the development going and
2 then you hit the ledge, you gave them the permit, they've
3 got their bond, it's too late. The project continues.
4 That's what happens.

5 I mean isn't that what happens, Mr.
6 Flaherty? I mean if they do get a bond, and they're
7 halfway into the road?

8 CHAIRMAN FLAHERTY: I think I said that. I
9 think I said, if they hit ledge, I'm sure it would go to
10 the Fire Marshal and get permission to blast. We want to
11 look at the test pits to see where the test pits were.
12 We're waiting for that information.

13 MR. STOWE: We used to, in the trades, when
14 you had big, we had big commercial jobs, we would go down
15 the road with an air track, and we would go every hundred,
16 because I worked for a guy who had one, and we'd go down
17 the road every 75, 150 feet, and we'd go with a drill, and
18 we would test, and we'd know where the rock was.

19 I've been doing this a long time. This
20 particular piece of land is a rough piece of land, and if I

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1 was in your shoes, I would make that road be done, cleaned
2 up in the summer months, because I know developers that
3 could do it. It would be done.

4 He cannot finish, he cannot do the grading
5 that he has if they show you the cuts and balances with a
6 cut sheet. There's no way. He has to take those lots that
7 are towards the end of the road, and he has to cut them out
8 and fill them in. He has to do that.

9 He's going to end up having 75 percent, 60
10 to 75 percent of that whole hill site torn up. It's
11 inevitable. If that land really cost \$250,000 for him, it
12 would behoove the City of Ansonia not to buy it for that
13 for open space, because if the waterline did have to go in
14 there, it would cost more, plus the citizens having to hook
15 up to it and what it would cost them.

16 I mean it's a slam dunk here what should go
17 on. I know that it's not that easy, but, really, that is
18 the prudent answer.

19 CHAIRMAN FLAHERTY: Thank you, Mr. Stowe.

20 (Applause) Yes, sir?

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1 MR. GERUNTHE: Andrew Gerunthe, 36 Granite
2 Terrace. I wanted to know if they do have to rock crush on
3 site, because I know there's a contractor in Ansonia that
4 wasn't able to crush rock on site, and that's zoned heavy
5 industrial, so they're able to crush rock in a residential
6 neighborhood and not in a heavy industrial?

7 CHAIRMAN FLAHERTY: They've gotten no
8 permission to do anything.

9 MR. GERUNTHE: Well you said there was
10 going to be rock crushing.

11 CHAIRMAN FLAHERTY: I said it's on their
12 plan. The plan hasn't been approved yet. Ancillary to,
13 there's a difference between having a business of rock
14 crushing, which is the business of rock crushing, which is
15 interminable and never ends, and it continues day-after-day
16 --

17 MR. GERUNTHE: And heavy industrial.

18 CHAIRMAN FLAHERTY: Well --

19 MR. GERUNTHE: And big taxpayers for the
20 Town, too.

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1 CHAIRMAN FLAHERTY: Well, you know, we're
2 six square miles, so it's hard to escape that. His process
3 is going to be noisy, as some people already mentioned, but
4 it has a beginning and an end.

5 MR. GERUNTHE: Yeah, a few years.

6 CHAIRMAN FLAHERTY: It's not going to --
7 it's not a business of rock crushing.

8 MR. GERUNTHE: Well it could be if they
9 sell, right?

10 CHAIRMAN FLAHERTY: I'm sorry?

11 MR. GERUNTHE: If they sell any, then it's
12 a business, right?

13 CHAIRMAN FLAHERTY: We're a Planning and
14 Zoning Commission that has to look, and he's going to
15 develop this site, and part of developing this site is
16 going to require rock crushing.

17 MR. GERUNTHE: I just don't want to hear it
18 and don't want to breathe it in.

19 CHAIRMAN FLAHERTY: And this Commission can
20 say you can only run a rock crusher between 10:00 a.m. and

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1 2:00 p.m., or something like that.

2 MR. GERUNTHE: Okay.

3 CHAIRMAN FLAHERTY: But what you're talking
4 about, from what I understand, is it was going to be a
5 business of rock crushing every day, you know, eight or 10
6 hours a day.

7 MR. GERUNTHE: Well I don't know every day.

8 CHAIRMAN FLAHERTY: As a business of rock
9 crushing. He's not a business of rock crushing. He's
10 trying to develop land.

11 MR. GERUNTHE: Yeah, but this will be
12 closer to the houses than that. That's not close to the
13 houses.

14 CHAIRMAN FLAHERTY: Well I don't even know
15 where you're talking about.

16 MR. GERUNTHE: Riverside Drive in Ansonia.

17 CHAIRMAN FLAHERTY: There's houses within
18 50 feet of that.

19 MR. GERUNTHE: Same thing like this.

20 CHAIRMAN FLAHERTY: But he has a beginning

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1 and an end. It's not a business of rock crushing.

2 MR. GERUNTHE: Okay.

3 CHAIRMAN FLAHERTY: I mean do you
4 understand the difference?

5 MR. GERUNTHE: That's just my point.

6 CHAIRMAN FLAHERTY: Just to clarify it,
7 he's not allowed to go in and run a rock crusher just to
8 crush all the rocks to sell. He comes in with a plan to
9 develop.

10 MR. GERUNTHE: Well I've seen it happen
11 before. That's all.

12 CHAIRMAN FLAHERTY: Okay, thank you.

13 (Applause) Okay, is there anyone else, who wishes to
14 speak? Any members of the public, who wishes to speak?

15 Okay. Attorney Hoyle?

16 MR. HOYLE: Just, Mr. Chairman, that at the
17 continuation of the public hearing we'll be given the
18 opportunity to review and answer the various communications
19 that came in to try to answer some of the questions raised,
20 also.

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1 CHAIRMAN FLAHERTY: Well I'm hoping for a
2 motion to continue it.

3 MR. HOYLE: Okay, but I mean we would like
4 to be given the opportunity.

5 CHAIRMAN FLAHERTY: Continue it to our
6 regularly scheduled meeting.

7 MR. HOYLE: Right.

8 CHAIRMAN FLAHERTY: And then, at that
9 meeting, if we feel that there should be more time, we will
10 come and ask you for an extension to allow it to go
11 further, because there are reports from you that have to
12 be. There's a number of questions that were raised by the
13 folks here this evening that should be answered.

14 There's the Regional Planning Agency has to
15 respond, so, very likely, at Monday's regularly scheduled
16 Board meeting, we'll be asking for an extension, you know,
17 of 35 days.

18 MR. HOYLE: We just want to be given an
19 opportunity to answer all the questions, address all the
20 various issues.

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1 CHAIRMAN FLAHERTY: Yes.

2 MR. HOYLE: Okay. Thank you.

3 CHAIRMAN FLAHERTY: Yes.

4 MR. INGLESE: I have a question that is for
5 the developer.

6 CHAIRMAN FLAHERTY: Just let me see. Is
7 there anyone else from the public, who wishes to speak? Is
8 there anyone else from the public, who wishes to speak?

9 And don't hesitate. And if you've come up
10 before and spoken and you want to speak again, you're more
11 than welcome to come up and speak again. Yes, sir. Come
12 on. Certainly. And I don't mean to ignore you folks in
13 back of me.

14 COURT REPORTER: State your name, sir.

15 MR. CONNELLY: Dave Connelly, 53 North
16 Prospect Street Extension. I heard some talk about
17 blasting, and I think blasting in this area would be
18 disastrous, because one well that we dug was 760 feet solid
19 granite, which means any vibrations on that mountain are
20 going to be transmitted to all of the wells, all of the

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1 foundations in that area, so I think we have to be very,
2 very careful about any kind of blasting up there. Thank
3 you.

4 CHAIRMAN FLAHERTY: Okay, thank you, sir.
5 (Applause) Is there anyone else from the public, who
6 wishes to speak? Is there anyone else from the public, who
7 wishes to speak? Anyone else from the public, who wishes
8 to speak?

9 There being no one, who wishes to speak,
10 I'm going to close the public session of the public
11 hearing, and we have our planner, who wishes to ask a
12 question, and any other Commission members, if you'd like
13 to ask a question.

14 A MALE VOICE: Mr. Chairman, just so the
15 record is clear, you're not closing the public hearing?

16 CHAIRMAN FLAHERTY: No, no, no, no.
17 There's no one from the public, who wishes to speak, so I'm
18 moving off to -- no, no, no, no, no. I'm hoping to
19 continue this. Yes, Ozzy, go ahead.

20 MR. INGLESE: This is a question more for

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1 the engineer. I missed your name, so forgive me. Section
2 320.5 of the Zoning regulations require that certain areas
3 of the lot that exceeds 25 percent slope or grading not be
4 counted for the lot size.

5 I was trying to do it when I received the
6 request for an evaluation of your plans, but the scales of
7 the drawings are different, so the layout of the
8 subdivision is in a slightly different scale than where you
9 have the total on. I did not find it to be equal, so I'm
10 going to ask you that you have that prepared, so that we
11 can assess whether you are complying with that Section
12 320.5.

13 MR. NESTERIAK: And that's in your letter
14 that was read earlier.

15 MR. INGLESE: It's in my letter in a
16 summarized fashion, and I'll read you what it says. It is
17 hereby recommended that the applicant submit a mapped
18 evaluation of existing and proposed lots having slopes,
19 which are 25 percent in grade or greater on the percentage
20 of such a terrain grades on each lot, because it tells me

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1 in the regulations that no more than 25 percent of anything
2 in excess of 3,000 square feet can be used that is greater
3 than 25 percent slope.

4 You better read that and make that
5 evaluation, so that we know whether you complied with that
6 section, okay?

7 MR. NESTERIAK: Sure.

8 MR. INGLESE: Thank you.

9 CHAIRMAN FLAHERTY: There's a number of
10 items received from the City Engineer and from Mr. Inglese
11 that are on file that it would be very helpful that if you
12 go get them. You just received Ozzy's and Fred's. There's
13 a number of observations there, and there's some questions
14 from the Fire Marshal in his letter that you could address.

15 Commissioners, is there any further
16 questions at this time? I'm sure, when you digest the
17 information, read the minutes and read the letters at our -
18 - I'm asking to continue this public hearing until --

19 MR. MICHAEL BETTINI: Mr. Chairman?

20 CHAIRMAN FLAHERTY: Yes?

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1 MR. BETTINI: I'm actually curious. When
2 will we get the minutes from the public hearing? Do we
3 have a plan to have the minutes available before the next
4 meeting?

5 CHAIRMAN FLAHERTY: I'm hoping to get the -
6 - how fast can we get the minutes transcribed and to us?

7 COURT REPORTER: Well, if you call the
8 office in the morning, I'll drop this off, and I'm sure
9 that they'll make arrangements with you as soon as
10 possible.

11 CHAIRMAN FLAHERTY: What's your phone
12 number? What's the phone number of the office?

13 MS. FLAHERTY: 281-1961.

14 CHAIRMAN FLAHERTY: 281-1961. I'm
15 impressed. I was going to ask her for a name and address.
16 Okay, very good. So, to answer Michael, Jo-Lynn will call
17 tomorrow, and, hopefully, we'll have them before Monday's
18 meeting.

19 MR. BETTINI: I think there will be a
20 couple of questions I'll have after I read through them

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1 again.

2 CHAIRMAN FLAHERTY: Okay.

3 MR. HEON: I just wanted to make a general
4 observation. Someone in here referred to a letter that was
5 put to the editor by an Alderman and things like that, and
6 I just want the public to know that this Board is the
7 farthest detached Board from any type of agenda that anyone
8 may come up with.

9 We pride ourselves on putting, especially
10 under the leader of the Chairman, under the lead of the
11 Chairman over here, countless hours into reviewing
12 absolutely everything, and I kind of take offense to
13 comments that I find on the online independent sentinel.

14 I certainly want the public to know that
15 this Board looks into everything, no matter what, and I
16 think you guys sitting here realize that, that we do care,
17 and our job is, when the applicant comes in front of us, to
18 find out if this project fits the pre-established zoning
19 regulations of the City of Ansonia and anything that falls
20 under Connecticut State Statute.

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1 It's not the opinion of myself, or any of
2 the other guys or girls sitting here that are on the
3 Commission. It's does this project fit? Is it
4 appropriate? And it's not a matter of opinion.

5 We obviously carry the City, you know, in
6 our hearts. We all live here, we're all property owners
7 here, and I just want everyone to know that, that it's not
8 a matter of opinion. We follow guidelines, and we are very
9 diligent in doing that.

10 CHAIRMAN FLAHERTY: Thank you. Anyone
11 else? Anything else? Anyone else have any? Counsel, do
12 you have anything? Fred? Jimmy?

13 Okay. I'll entertain a motion -- yes,
14 Michael?

15 MR. BETTINI: I'd like to move that we
16 continue the public hearing to the next scheduled Planning
17 and Zoning meeting.

18 CHAIRMAN FLAHERTY: Okay. Entertain a
19 motion to continue the public hearing to 9/26 at 7:00 p.m.

20 A MALE VOICE: I'll second it.

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1 CHAIRMAN FLAHERTY: That's the night of our
2 regularly scheduled meeting. I have a motion and a second.
3 We're continuing the public hearing until 7:00.
4 Hopefully, by 7:30, we can start our meeting. We had a
5 tremendous amount of discussion with the public, but I
6 still want to leave it open for anything that might be
7 submitted, so it can go onto the public record.

8 I have a motion and a second. Is there any
9 discussion? All those in favor, please signify by saying
10 aye.

11 VOICES: Aye.

12 CHAIRMAN FLAHERTY: Is there anyone
13 opposed? Anyone abstain? The Chair declares the motion
14 passed. For all you folks here, the public hearing is
15 continued to 7:00 p.m. a week from tonight, Monday night,
16 the 26th, and our regular meeting begins at 7:30.

17 I'm sorry? Right here. It will be right
18 in this room. And I just want to thank all you folks for
19 coming out. It's very, very important to hear what you
20 have to say. We certainly take it to heart what you're

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1 saying.

2 I, personally, am glad to see that this is
3 a healthy neighborhood. I mean you're all concerned folks.

4 It's nice to see. Okay. If there's anything else, I'd
5 like to entertain a motion. Counsel, do you have anything?

6 Applicant or engineer? Anybody have anything further?

7 I'm sorry?

8 I'm just going to say that the meeting has
9 been continued until Monday evening, and good night, and
10 we'll see you Monday night.

11 (Whereupon, the hearing adjourned at 9:30
12 p.m.)

13

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