



# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

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Asst. City Clerk  
ANSONIA, CONNECTICUT

## PLANNING & ZONING COMMISSION

October 24, 2011

Regular Meeting

Present: Bart Flaherty, Chairman  
Michael Bettini  
Doug Furtek  
Jared Heon  
Jeff Lawlor  
James Martin  
Ed Phipps – left 9:05 p.m.

Others Present: Fred D'Amico, City Engineer  
Oswald Inglese, Planning Consultant  
Tom Welch, P&Z Attorney  
Ed Adamowski, 1<sup>st</sup> Ward Alderman

The regular meeting of the Ansonia Planning & Zoning Commission was called to order at 8:50 p.m. by Chairman Flaherty.

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

### Approval of Minutes

Mr. Phipps made a motion to accept as written and place on file the minutes of the September 26, 2011 Regular Meeting & September 26, 2011 Public Hearing. Mr. Martin seconded. All in favor, so carried.

### Approval of Bills

Mr. Phipps made a motion to pay all bills if found to be correct. Mr. Martin seconded. All in favor, so carried.

1. Oswald Inglese: Bill for professional services: \$862.50
2. Fred D'Amico: Bill for Redwing Pond House review: \$400

## **Correspondence**

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

1. Letter from Attorney Tom Welch re: Amendment to P&Z regulations

Mr. Bettini made a motion to hold a public hearing on Monday, November 28, 2011 at 7:15 p.m. on the amendment to the Zoning Regulations as specified in the above correspondence. Mr. Heon seconded. All in favor, so carried.

**Mark Romano (Castle Lane Developers LLC)/ re: request for 23 lot subdivision known as Castle Lane Subdivision at Castle Lane and 26 Gardner's Lane (8/29/11)  
Public Hearing: 9/19/11, continued 9/26/11, continued 10/24/11**

The public hearing has been continued to Monday, November 14, 2011 at 7:00 p.m.

### **Joseph & Kay Jeanette request for In-Law Apartment, 2 Gracie Lane**

There was no one present.

Chairman Flaherty said this request is for new construction in a Residential B zone. The in-law apartment was included in the plans and it is allowed in a B zone. It will be on the land records that this house has an in-law apartment and not a two family.

Mr. Bettini said this house will always be an in-law apartment and not a two family.

There was discussion on a two family dwelling vs. an in-law apartment. The house located on 2 Gracie Lane will always remain a single family dwelling with an 450 square foot in-law apartment.

Mr. Heon made a motion to approve with conditions the request for an in-law apartment for the house located at 2 Gracie Lane. Mr. Lawlor seconded. All in favor, so carried.

### **Referral: Board of Aldermen Anaerobic Digestion Facility**

There was discussion on the proposal to generate electricity at the Public Works complex by the City of Ansonia. The electricity will be sold to Ansonia and then to the UI energy grid. This will reduce the cost of electricity to Ansonia and its residents.

Mr. Bettini said there is a great deal of waste at the WPCA plant that they are planning to use. He asked how will this waste product get to the energy plant.

Mr. Heon said this waste will be piped from the Ansonia plant and the Derby plant to the Anaerobic plant for processing. It will be located behind the sewage treatment plant and will employ about 15 people.

Discussion continued on the specifics of the process for this type of facility.

Chairman Flaherty said this is a Section 8-24 referral and we have to respond to the Board of Aldermen as to whether the land is suitable for this proposal.

Mr. Bettini asked if the P&Z would ultimately have the opportunity to evaluate the actual proposal and site plan.

Chairman Flaherty said it will have to come to P&Z as the one we had for the Transfer Station.

Mr. Heon said he was at the Board of Aldermen meeting when this was discussed and it was clear that the proposal would be forwarded to the Planning and Zoning Commission and the Inland Wetlands Commission for their approvals.

Mr. Heon made a motion to send a favorable response to the Board of Aldermen for the Anaerobic Digestion Facility providing the plans and designs are presented to the land use Boards for approval. Mr. Martin seconded. All in favor, so carried.

### **Reports: City Engineer**

Fred D'Amico, City Engineer was present.

#### 3 Kiely's Lane/Jewett St.

He reported that the plan that was implemented to fix Kiely's Lane drainage is working good and redirecting and catching the water run off.

### **Reports: Zoning Enforcement Officer**

James Tanner, Zoning Enforcement Officer is not present this evening.

Chairman Flaherty said that Mr. Tanner is working closely with Attorney Welch on the violations.

### **Reports: Planning Consultant**

Oswald Inglese, Planning Consultant was present.

Mr. Inglese said that the Planning Sub-committee hasn't met as yet to discuss the issues presented to the Commission. He will try to set up a meeting with the members.

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

None

**Executive Session (Pending Litigation)**

None

**November 2011 Meetings:**

1. Public Hearing: Monday, November 14, 2011 at 7:00 p.m. Castle Lane Subdivision
2. Public Hearing: Monday, November 28, 2011 at 7:00 p.m. Castle Lane Subdivision
3. Public Hearing: Monday, November 28, 2011 at 7:15 p.m. Amendment to Zoning Regulations
4. Regular Meeting: Monday, November 28, 2011 at 7:30 p.m.

**Adjourn**

Mr. Martin made a motion to adjourn the meeting at 9:35 p.m. Mr. Lawlor seconded. All in favor, so carried.

Respectfully submitted,



Jo-Lynn Flaherty  
Secretary