



City of Ansonia  
**PLANNING AND ZONING COMMISSION**

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*Madeline H. Bottone*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

September 24, 2012

Regular Meeting

Present: Bart Flaherty, Chairman  
Michael Bettini  
Jared Heon  
Jeff Lawlor

Absent: Doug Furtek  
James Martin

Others Present: Oswald Inglese, Planning Consultant  
Fred D'Amico, City Engineer  
James Tanner, Zoning Enforcement Officer

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

All Present rose and pledged Allegiance to the Flag.

The secretary called the roll.

There was a quorum present.

### **Approval of Minutes**

Mr. Heon made a motion to accept as written and place on file the minutes of the August 27, 2012 Regular Meeting and the Public Hearing. Mr. Bettini seconded. All in favor, so carried.

PZ 092412

## **Approval of Bills**

Mr. Heon made a motion to pay Oswald Inglese's Invoice # 133 in the amount of \$ 956.25 if found to be correct. Mr. Lawlor seconded. All in favor, so carried.

Mr. Heon made a motion to pay Attorney Tom Welch's Invoice in the amount of \$653.60 if found to be correct. Mr. Lawlor seconded. All in favor, so carried.

## **Correspondence**

Mr. Heon 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. Lawlor seconded. All in favor, so carried.

## **Reports: City Engineer**

Mr. Fred D'Amico was present this evening.

### **a. Valentine Drive – Wall**

Mr. D'Amico said that he hasn't heard from the Developer. He said that the Developer hasn't tried to get a C.O. yet.

### **b. Coastal Carriers – Curb Cut – Fill measurement (Special Exception)**

Mr. D'Amico said that he is still waiting for them to get the map and information he requested. He said they are still before the Inland Wetlands Commission and they are also waiting for information.

Chairman Flaherty said that Coastal Carriers came before the P&Z Commission and said they wanted a curb cut. They put in bithumous fill and made a driveway. We extended them the courtesy and allowed them to do this with the caveat that they go back to Inland Wetlands and then come back to P&Z for final approval because they brought in over 400 yards of fill. We gave them approvals with the condition they would cooperate with the City Engineer and the Commission because they needed a Special Exception.

Mr. Bettini said that is correct, they said they would work with us for the Special Exception and we allowed them to go forward.

Mr. D'Amico said he requested the information on the amount of fill, the previous grade of the parcel and the current grade of the parcel in the form of a map and calculations.

Chairman Flaherty suggested that Mr. D'Amico contact them and explain the situation and ask them to make application.

Mr. Bettini made a motion to authorize Mr. D'Amico to contact Coastal Carriers and advise that what is needed and ask them to do the right thing. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty said Coastal Carriers is doing a decent job.

c. Shell Station – Paint Curb

Mr. D'Amico said that Shell Station still has not painted the curb. He said that they now have to repair the curb and then paint it. He said he will contact them.

d. 40 Hotchkiss Terrace

Mr. D'Amico said he went and looked at the area again and there is not as much siltation there. He said that no one from Seymour IWC has contacted him and he did call them. He said that Public Works Dept. must have cleaned up the siltation in the road. He said no one is complaining about it.

Chairman Flaherty said that the homeowner said it is a mess there. The water is coming from somewhere and washing the debris down to the street. He asked Mr.; D'Amico to contact Seymour again and to go up there and take a look to see where the erosion and siltation is coming from.

Mr. D'Amico said he will go out there again and contact Seymour.

e. Jewett Street

Chairman Flaherty asked if Mr. D'Amico has taken a look at the cement steps from N. Spring Street to Jewett St. that is broken. The steps curve down around the corner from N. Spring St. to Jewett St.

Mr. D'Amico said he hasn't gotten to that yet. He will get up there this week.

Chairman Flaherty said the concrete is flipped over and sticking up and can cause someone to fall.

Mr. D'Amico said he will go up there with Public Works to take care of it.

Chairman Flaherty also asked Mr. D'Amico take a look at the two signs on Jewett Street that state acreage for sale. They are in the area where the water washed down the hill onto Jewett St. He said he thought this area was all one parcel.

Mr. D'Amico said that parcel was never split. It is one piece and there is no other acreage it is one parcel.

There was discussion on the parcel and that the detention basin may be located there.

Mr. D'Amico said he will call the real estate agent and ask what parcel or acreage it is.

f. Hodge Avenue Subdivision

Mr. Heon asked how Mr. D'Amico made out with the sidewalk on Hodge Avenue where there is a subdivision that is not adhering to the conditions of approval.

Mr. D'Amico said he spoke with Mr. Tanner and it was agreed that they should write a letter to the owner of the subdivision advising them they have to repair the sidewalk and fix it according to the regulations or the City will pull their E&S bond. He said he will put together an estimate to fix and replace the sidewalk. He said he will write a letter to the person who posted the bond.

Chairman Flaherty said to send a letter to the property owner advising him of what he has to do to satisfy the permit and approvals he received for the subdivision. If these conditions are not satisfied the City Engineer will pull the bond and it will be used to repair and replace the sidewalk.

Mr. Tanner said that a letter to that effect was sent to the property owner advising him his bond would be pulled if he didn't repair and replace the sidewalk.

Mr. Heon made a motion to authorize Mr. D'Amico to contact Attorney Tom Welch regarding the taking of the E&S Bond if Attorney Welch concurs. Mr. Bettini seconded. All in favor, so carried.

**Reports: Zoning Enforcement Officer**

Mr. James Tanner was present.

a. Violations:

Mr. Tanner said there is a violation of a fence erected in the public right of way on Star Street between Sixth Street and Seventh Street. The fence is in the center of the sidewalk. He advised them that they need to contact him on remediation.

Mr. Tanner said that the other issue is still pending before ZBA. They haven't had a meeting as yet because of a lack of quorum.

b. Variances

Mr. Tanner said there are no variances.

**Reports: Planning Consultant**

Mr. Oswald Inglese was present.

**Sidewalks**

Mr. Inglese reviewed the proposed sidewalk amendment.

Mr. Bettini asked the difference between concrete and bithumus concrete.

Mr. Inglese said bithumus concrete is black asphalt and concrete is Portland cement. He said that sidewalks should be five (5) feet wide.

Mr. D'Amico said that most existing sidewalks are five (5) feet wide.

Mr. Bettini asked if you would replace a four (4) foot sidewalk with a five (5) foot sidewalk.

Mr. D'Amico said they usually have "in kind". If the sidewalk is four feet and asphalt they allow it to be replaced with what was existing. If it is a new sidewalk it would have to follow the regulations.

Chairman Flaherty asked Mr. D'Amico if they are replacing a concrete sidewalk it has to be concrete and if they are replacing an asphalt sidewalk it has to be asphalt and if it is 4 feet it can stay as is and if it is 5 feet it can stay as is.

Mr. D'Amico said that is what he has been doing.

Mr. Bettini said then make a provision that states it is left up to the City Engineer to make the decision.

Mr. Inglese said when replacing an existing sidewalk the City Engineer should have the discretion on what it will be concrete/asphalt - 4 feet or 5 feet.

Mr. Heon said to make another section – Section 3.7.1 "repair of existing sidewalk" and put that language on the discretion of the City Engineer in it.



Chairman Flaherty suggested the screening of the dumpsters be included. He said that Antonio's has done a great job of fixing up the back of the building facing West Main St. They have screened the dumpster and they are making a nice entrance way to the parking lot.

Mr. Heon made a motion to request Mr. Inglese write up a regulation for dumpsters and revise the proposed sidewalk amendment as proposed this evening. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty asked the commissioners if they had anything else for the Commission this evening.

There was nothing.

Mrs. Joan Radin, 5<sup>th</sup> ward Alderwoman came into the meeting at this time (8:20 p.m.)

Mrs. Radin said the Farrel parking lot looks beautiful. She asked if the Commission could do anything about the broken down building with all the broken windows that is located there. She said she knows about the blight.

There was discussion on the building with the broken windows that is in need of repair and the possibility that it may have been sold. Farrel's is paving the parking lot.

Mr. Tanner said it is all in progress and now that the parking lot is fixed it accentuates the building but things take time. Farrel's put in the parking lot and there are 110 parking spaces. He said people should look at the good that is being done.

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

none

#### **October 2012 Meeting**

The October 2012 meeting is scheduled for October 29, 2012 at 7:30 p.m.

#### **Adjourn**

Mr. Bettini made a motion to adjourn the meeting at 8:30 p.m. Mr. Lawlor seconded. All in favor, so carried.

Respectfully submitted,



Jo-Lynn Flaherty  
Secretary