



City of Ansonia
PLANNING AND ZONING COMMISSION

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November 26, 2012

Regular Meeting

Present: Bart Flaherty, Chairman
Michael Bettini
Jeff Lawlor
James Martin

Absent: Doug Furtek
Jared Heon

Others Present: Oswald Inglese, Planning Consultant
Fred D'Amico, City Engineer
James Tanner, Zoning Enforcement Officer
Joan Radin, 5th Ward Alderwoman

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. Lawlor made a motion to accept as written and place on file the minutes of the September 24, 2012 Regular Meeting. Mr. Bettini seconded. All in favor, so carried.

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Approval of Bills

Mr. Martin made a motion to pay the following bills. Mr. Lawlor seconded. All in favor, so carried.

1. Oswald Inglese: \$468.75
2. Attorney Welch: \$275.00
3. Attorney Shansky: \$1040.00

Chairman Flaherty called for a motion to deviate from the agenda to take up Mr. Boath's invoice.

Mr. Bettini made a motion to deviate from the agenda. Mr. Lawlor seconded. All in favor, so carried.

Chairman Flaherty asked if there was anyone who wished to speak to this. There was no one.

4. Zanella & Boath: \$862.50

Correspondence

Mr. Martin 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. Bettini seconded. All in favor, so carried.

Proposed Amendments to Subdivision & Zoning Regulations regarding Sidewalks and Walkways (set public hearing date)

There was discussion among the members and staff on the proposed amendments. One concern is the access to the easement area (page 3-6-2) to allow vehicle passage.

Mr. D'Amico stated that the last sentence: "Easements shall also be provided to allow maintenance access to culverts, bridges, detention and/or retention facilities or structures." should include "improved access to allow vehicles". He said that the access way should be improved so that a vehicle could pass over it. A developer might not make the passage way to the easement passable. This should be stated.

Mr. Inglese said "improved easements shall be provided to allow maintenance access including required improvements for maintenance vehicles." He said he will work out the language for this.

Chairman Flaherty asked if the Commission should incorporate the new State of Conn. regulations on Bonds.

Mr. Inglese said that the Commission doesn't have to change their regulations if they are operating under the State Laws which this commission is doing.

Chairman Flaherty said on C-3 Drainage - should the Design storm be changed to 100 year storm instead of 50 year storm because Inland Wetlands regulations state 100 year storm.

Mr. D'Amico said the drainage is designed for 50 year storm and it can handle more than 50 year. It is designed that way so the drainage is not so big under the street. Any overflow will run off. He said he would keep it at 50 year storm.

Mr. Inglese noted that there is an explanation on the 100 year storm in that section:

"Note: All drainage shall be designed so that there will be no run-off increase up to and including a 100 year storm event."

There was discussion on the width of the sidewalk (3.7.2) and adding the numbers to the design standards so that everyone will see it when they read it.

Mr. Inglese said the Design Standards are for new developments.

There was discussion on changing the (3.8.4) width of the easement from 20 feet to 15 feet.

Mr. D'Amico said that the easement is mainly for access for equipment and it is best if left at 20 feet – this easement really needs to be 20 feet.

Chairman Flaherty asked if anyone has anything more for Mr. Inglese so that he may make these changes and we can review it at the next meeting and then set a public hearing date.

Proposed Amendments to Zoning Regulations regarding Temporary Storage Structures and Dumpster (discussion)

Mr. Inglese said that he had a communication from Mr. Tanner regarding temporary storage structures and dumpsters. He said he has reviewed the regulations from other towns and has prepared some language for discussion by the commission.

Mr. Inglese said there is confusion between storage trailers and dumpsters. He said a dumpster is to dispose of material.

Mr. Inglese read the proposed Section 330.18 relating to temporary storage structures (PODs) and dumpsters. He explained the regulation to the members. He said that the main concern is that residents get these units and leave them there forever.

A discussion on the amount of time a dumpster or POD should be allowed to remain on the property in a residential area continued. The homeowner will be required to have a permit for one day. If the dumpster or temporary storage unit must remain longer than the 30 days it should be at the discretion of the Zoning Enforcement Officer if there are extenuating circumstances.

Mr. Bettini asked about the fees for the permits that would be issued and would they be kept.

Mr. Tanner said that it would be a Zoning Permit which has a fee of \$140 (\$60 is the DEEP fee) for sheds, etc. There are different fees for signs, home offices, etc. This would be the same as a temporary accessory structure.

Mr. Inglese said that it doesn't obstruct vehicles, pedestrian traffic and doesn't take away parking spaces.

Mr. Inglese said that temporary storage containers are an extension of additional storage space. It would have to be approved by the Planning & Zoning Commission. For example if a Target Store needed space to maintain in transit material they could do that but it could not stay on site no longer than 2 years.

Mr. Tanner said that Target did an expansion and had storage containers on site for no more than 2 months. He said that 2 years is a long time. Other stores have come to us for a storage container and they were only in place for a few months. To allow them for 2 years is too long – a storage container should be no more than 6 months. He said they are not an extension of the building. They are classified as a POD – storage containers are for temporary use. The larger containers should be temporary for commercial use only.

Mr. Bettini suggested the time be made seasonal – 3 months.

Chairman Flaherty said it has to be ancillary to the business but they can't run a business out of the storage container. You have legitimate business' competing with someone in a parking lot and that is not fair. The legitimate business pays rent, pays taxes and has a store front to maintain.

Mr. Inglese said we can restrict it only to accessory to commercial business.

Mr. Martina asked if there is a fee.

Mr. Tanner said that \$60 goes to DEEP and then Zoning Compliance is \$30. The State of CT takes the biggest part of the fee.

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Mr. Martin asked what the POD is used for.

Mr. Tanner said that people get them and use them for storage sheds.

Mr. Martin said if there is a situation that someone is losing their house and the charge is \$140 and they can't afford that – what can we do to help them.

A discussion followed on the fees charges for POD's, temporary storage containers and dumpsters and that the permit that would be issued for these uses is a Zoning Permit that already has a fee.

Chairman Flaherty said that the regulation is to control the abusive ones. Mr. Tanner has used his discretion on this many times but there have been complaints and there are people who abuse it.

Mr. Tanner said they will be required to have a permit from the Zoning Office.

Mr. Martin said if you require them to register the unit there will be no fee attached to it.

Mr. Tanner said the State wants their fee (\$60). He said if you register it there will not be a required fee. Residential and commercial will have no charge and they have to abide by the regulations.

Mr. Bettini asked what would happen if they fail to register and exceed the time limit.

Mr. Tanner said if we set a regulation and no permit is enforced on an abuse case - they have a POD for 9 months and there is a regulations and you remind them that they know there is a regulation because they have a permit. The person who is abusing the regulation will say "show me, where is it written". You need to have something so that you can write a cease and desist order and implement a fine. You need a permit. You have to follow your own regulation.

Mr. Bettini said what if a house burns down and there are 7 dumpsters there for a long time.

Mr. Tanner said there are dumpsters on Spring St. that are being used for storage of personal property. There is construction debris in there also. He said it is expensive to have dumpsters on site for a long period of time. There are a lot of fees associated with the rental of dumpsters.

Mr. Bettini said you are allowed 2 dumpsters per household per year and you need 7 dumpsters to clean up the property.

Mr. Lawlor said Mr. Tanner should be able to allow that if there is a fire or a situation that would require a deviation from the regulations.

Mr. Inglese said that Mr. Tanner takes the responsibility for issuing the permit.

Mr. Bettini said what if we end up in court because Mr. Tanner didn't do anything and allowed it and there is a regulation.

Mr. Tanner said construction people use the same one. They know how much money is for keeping a dumpster on site for a long period of time. It is usually people doing their own work. He said 30 days to keep on site is a long time and it is expensive.

Mr. Bettini said we need a provision to allow the ZEO to extend the time period for extenuating circumstances.

Alderwoman Radin said she would like to put a storage unit behind her property to keep the prescription records. The State of CT mandates that she keep these for 10 years. The type of unit she is referring to are the storage units like the ones at Daddio's. It would be used to store excess paperwork. It will be permanent unit. She said her business is located in a small business zone.

Mr. Tanner said it is commercial in that area?

Alderwoman Radin said it is zone Neighborhood Retail.

Mr. Tanner suggested she come in to zoning office to look at the zoning regulations.

Mr. Martin said it is the same type of structure but not temporary.

Alderwoman Radin said yes it is permanent. It will have a fence around it and it will be screened.

Mr. Martin said it will be considered permanent more than a year.

Mr. Tanner said it will be an accessory structure.

Mr. Inglese said it would be the same as a bottle recycling unit where there is no room to keep the bottles so it is a permanent accessory to the main building.

Chairman Flaherty said to add "sight lines" to Section 330.18.1

Mr. Inglese said he will add registrations, remove the 2 years, add sight lines.

Mr. Bettini said hazardous as defined by DEEP. If you have a building permit then it is OK to have a dumpster.

There was discussion on the two times a year for a household to have a dumpster. The building permit the rules are different from zoning.

Mr. Inglese discussed the section on trailers and temporary storage trailers or containers.

Mr. Martin said that 330.19.03 is limiting a homeowner on what he can and cannot do on his own property.

Chairman Flaherty said he agrees with Mr. Martin however there are people who abuse this. For instance on Jewett St. there were trailers and if you don't have the proper setbacks there is a problem.

Mr. Tanner said there are a number of these trailers located on Highland Ave. There is a 25 foot boat stored in someone's yard.

Chairman Flaherty said that people should be allowed to live - how far do you want to ratchet it down. We have to be reasonable. People have to be allowed to have campers and boats. He said to increase the boat length to 19 ½ feet.

Mr. Bettini asked what the setbacks are for a shed.

Mr. Tanner said 6 feet in front, 10 feet on the side yard. They may want to put the trailer in the side yard along the side of the house.

Chairman Flaherty said mostly campers and boats are at the residents home during the summer months.

Mr. Tanner said on Birchwood they are there year round. He said it is a problem in some areas where the people abuse it.

Chairman Flaherty said Mr. Inglese will work on these amendments for discussion next month. He said he would like to hold the public hearing for the two amendments at one time to save on the publication costs.

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 there has been no Certificate of Occupancy issued on this property.

He said he reviewed the lot closest to the rear Lot #2 and the proposed plan shows the maximum grade is 2 to 1.

Chairman Flaherty said what is there is not 2 to 1.

Mr. D'Amico said the Developer moved the house closest to the street. The plan shows the disturbed area is 2 to 1 and I believe he could get that.

Chairman Flaherty said the site is up 50 feet from the road. He said he is referring to the lot to the right.

Mr. D'Amico said the finished grade is to be 2 to 1. The plan shows a proposed wall at the bottom and he has to put the wall in.

Chairman Flaherty said what he is trying to avoid is any problems with a C.O. etc. for the new homeowner. If the wall is built before the house is built the Developer can then stabilize the area. This way we will not be trying to get the work completed at the last minute because the house is sold and there are people living next to this area and their property may be disturbed by the construction of the wall.

Mr. D'Amico said the Developer will try to do the wall from the bottom. The plan shows the wall so it has to be built.

Chairman Flaherty said the homeowner buys the home and the proposed wall is not built and they can't move in and then after a year they are here because the wall is not built and there are problems. How do we enforce this. The homeowner signs the bill of sale.

Mr. D'Amico said then don't give him a Certificate of Occupancy to enforce it. He can't sell the house without a C.O.

Chairman Flaherty said then the homeowner is stuck with the problem.

Mr. D'Amico said the lot in question shows a wall on the plan. On the other lots the Developer just put some rocks in place to hold the bank. He said he will check with the Building Inspector on the wall.

Chairman Flaherty said that the commission members should see this subdivision so they will understand what we are looking at.

Mr. Bettini made a motion to hold a site inspection at Hunter's Landing Subdivision on Sunday, December 2, 2012 at 11:00 a.m. to view Sharyl Drive and Valentine Court. Mr. Martin seconded. All in favor, so carried.

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 Coastal did not attend the Inland Wetlands Commission meeting and they are also waiting for this information.

There was discussion on the information that the Commission has requested from Coastal Carriers.

Chairman Flaherty said that Alderman Charles Stowe gave him a copy of the State Statute that defines these millings as hazardous waste if smaller than 4" in size unless they are being used in the manner in which it is approved.

Mr. D'Amico said yes, that is right, that site would fall into that category. He said he will check into it.

c. Shell Station – Paint Curb

Mr. D'Amico said that the work has not been done at the Shell Station. The owner told Mr. D'Amico that he will paint the curb. He also said he has to repair the broken curb.

Chairman Flaherty said that a pedestrian cannot use the sidewalk in the front of the store. There is firewood stacked up and windshield washer fluid and a child would have to walk in the fire lane.

Mr. Bettini agreed stating that it is unsafe and there are customer vehicles parked in the fire lane making it difficult to walk in that area.

d. 40 Hotchkiss Terrace

Mr. D'Amico said he is waiting for the Seymour Inland Wetlands Commission to get back to him on the problem.

e. Jewett Street – Sidewalk

Mr. D'Amico said he and Supt. Mike Schryver looked at the sidewalk and steps on the corner of Jewett St. and N. Spring St. The steps have to be replaced or they have to build a ramp. They are in the process of contacting the owner of the property. He said they are more in favor of replacing the steps in that area. He said in a normal case the homeowner is responsible for repair and replacement of the sidewalk but this may be expensive for the homeowner so they are looking at how the City would be able to do the work.

Chairman Flaherty stated it is income property.

Reports: Zoning Enforcement Officer

Mr. James Tanner was present.

a. Violations:

Mr. Tanner said there is one violation at 51 Franklin St. for an expansion of a non-conforming use. The building was built with no permits from the Zoning Dept. or the Building Dept.

b. Variances

Mr. Tanner said there are no variances.

Reports: Planning Consultant

Mr. Oswald Inglese was present.

Mr. Inglese said that the commission should look at the control of animals in the Zoning Regulations. There is a violation currently before ZBA.

Mr. Tanner said that the ZBA upheld his order to cease and desist.

Chairman Flaherty asked Mr. Inglese to prepare some language regarding animals in a residential area for the commission to review.

Any other business to come before the Commission

2013 Meeting Schedule

Mr. Bettini made a motion to adopt the 2013 Meeting Schedule. Mr. Lawlor seconded. All in favor, so carried.

2013-2014 Budget

Chairman Flaherty said that he has received the Budget packet from Finance for the 2013-2014 budget year.

Mr. Martin made a motion to grant Chairman Flaherty authority to prepare the 2013-2014 Budget for the Commission to be presented to BOAT. Mr. Bettini seconded. All in favor, so carried.

Stop & Shop Parking Lot

Mr. Martin said that Stop & Shop has removed all of the plantings around their site and along the parking lot and the access road to N. Division St. He said that these plantings

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were part of the original approval for Stop & Shop and they should not have been removed. He would like to see them replaced with something. He is also questioning why they were removed.

Chairman Flaherty asked Mr. D'Amico to check the asbuilts for Stop & Shop and see what was required. He asked him if he could ask Stop & Shop why they were removed.

Mr. D'Amico said he would check with Stop & Shop but he also is questioning if it was the bank that removed them. He will find out and report back to the Commission.

December 2012 Meeting

The December 2012 meeting is scheduled for December 17, 2012 at 7:30 p.m.

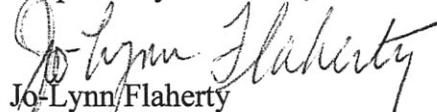
Executive Session (Pending Litigation-M. Shansky)

None

Adjourn

Mr. Martin made a motion to adjourn the meeting at 9:25 p.m. Mr. Bettini seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary

City of Ansonia
PLANNING AND ZONING COMMISSION

253 Main Street
Ansonia, Connecticut 06401

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Madeline H. Bottone
TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

Oswald Inglese
Planning & Zoning Consultant

October 10, 2012

MEMORANDUM

To: Ansonia Planning & Zoning Commission
From: Oswald Inglese
Subject: AMENDMENTS REGARDING SIDEWALKS & WALKPATHS
Date: October 10, 2012

As per Commission request during discussions at the September 24th. meeting, please find attached the revised proposed amendments to the Subdivision and to the Zoning Regulations related to sidewalks, walkpaths and drainage. The package consists of:

- In addition to minor editorial changes, included are two proposed amendments to Section 3.7 of the Subdivision Regulations as follows: (1) adding new paragraph to 3.7.1 relative to construction details; and (2) adding new subsection 3.7.2 relative to existing sidewalks.
- Proposed amendment to Section 3.8.4 regarding maintenance access;
- Proposed amendment to Schedule C of the Subdivision Regulations; and
- Proposed amendment to the Zoning Regulations adding Subsection 330.18.

The sidewalk amendments would give the Commission the flexibility to request the installation of either sidewalks and/or walkpaths in subdivisions and in site plans or special permit proposals that come before the Commission. It makes it discretionary on the Commission when and where to require these features be installed. It may be prudent that in the near future the Commission consider the preparation and adoption of a sidewalk "plan" in either graphic format or written format.

These subdivision amendments also include an upgrade of drainage requirements and of maintenance easements.

Should you have any questions or comments please let me know.

Respectfully submitted.

With above attachments.

3.6.16 Monuments: Monuments conforming to City specifications shall be set as directed by the City Engineer after all other street development work is completed.

3.7 Pedestrian Circulation: Sidewalks or walkpaths shall be build as follows:

3.7.1 Sidewalks shall be provided along both sides of any new street where deemed necessary by the Commission for pedestrian safety and convenience and in front of proposed lots along existing streets where provision of sidewalks is typical. In areas where the proposed street system does not conform to a convenient pattern of pedestrian circulation, particularly in the vicinity of parks, schools, playgrounds or other public or semi-public places, the Commission may require the establishment of 20-foot easements for pedestrian ways and construction of sidewalks therein.

When required, new sidewalks or walkpaths shall conform to the design standards in Schedule C and, if classified as sidewalks, they shall be made of Portland cement concrete or, if classified as walkpaths, they shall be made of bituminous concrete. They shall be built over a crushed stone base of thickness as may be directed by the City Engineer. In no event, however, shall walkpaths be installed within development in non-residential districts. Sidewalks and walkpaths shall be provided with handicapped features.

3.7.2 When replacing existing sidewalks/walkpaths the City Engineer shall retain the right to determine the appropriate width.

3.8 Drainage: Storm drainage shall be planned and designed as specified on Schedule C - Design Standards and in accordance with the following:

3.8.1 Pipe and Drainage Channels: Sufficient pipe, drainage channels and ditches shall be installed within the subdivision to carry existing drainage discharging onto the tract to be subdivided and to drain proposed streets and lots and streets that may reasonably be expected to be constructed at some future date on adjoining property that drains across the area of the subdivision. The Commission and the applicant shall coordinate the drainage plan with requirements of the Inland-Wetlands Commission when the subdivision includes wetlands and existing water courses.

3.8.2 Runoff: Drainage systems shall be designed with runoff factors approved by the City Engineer and in accordance with good engineering practice, taking into account the entire watershed that drains through the subdivision.

3.8.3 Discharge: The discharge of all storm water from the subdivision shall be into suitable streams or rivers or into City or State drains, ditches or other drainage facilities with adequate capacity to carry the additional water. Where the discharge shall be into private property adjoining the proposed subdivision, proper easements and discharge rights shall be secured by the applicant for the City. No storm water shall be diverted from one watershed to another.

3.8.4 Drainage Easements: Easements, at least 20 feet in width, shall be provided for all storm water pipes that are not to be installed in a street. In addition, easements shall also be provided for the full width of the channel of any stream or drainage

ditch in the subdivision which will carry drainage runoff from any proposed street existing street or streets which may be constructed in the future on the undeveloped land within the watershed. Easements shall also be provided for storm water pipes that may need to be installed in the future to serve undeveloped land within the watershed that normally drains across the area of the proposed subdivision. Easements shall also be provided to allow maintenance access to culverts, bridges, detention and/or retention facilities or structures.

SCHEDULE C - DESIGN STANDARDS

C-1. Summary: The following is a summary of selected planning and design standards for streets, drainage and other features.

C-2. Streets:

a. Right-of-Way:	Major Street	80'
	Secondary Street	60'
	Minor Street	50'
b. Pavement Width:	Major Street	30' min.
	Secondary Street	30' min.
	Minor Street	30' min.
c. Minimum Grade:		1%
d. Maximum Grade:	Major Street	8%
	Secondary Street	10%
	Minor Street	10%
e. Minimum Radius of Curvature (centerline):	Major Street	250'
	Secondary Street	200'
	Minor Street	150'
f. Right-of-Way Radius at Corner:		30'
g. Turnaround Right-of-Way Radius:		50'
h. Curbs		Required
i. Sidewalks		5' wide
j. Walkpaths		4' wide

C-3. Drainage:

- a. Design Formula: Rational Formula or U.S.D.A. Soil Conservation Service formula
- b. Design Storm: on-site drainage - 50 year
all culverts - 50 year

Note: All drainage shall be designed so that there will be no run-off increase up to and including during a 100-year storm event.

- c. Pipe: i) reinforced concrete, running from catch basin to catch basin or to manholes
- ii) minimum diameter - 15"
- d. Catch Basin Spacing: 300' maximum

**PROPOSED AMENDMENT TO THE
ANSONIA ZONING REGULATIONS**

Re: SIDEWALKS AND WALKPATHS

Purpose: To insert new subsection regarding the installation of sidewalks and walkpaths.

Ad new subsection to read as follows:

330.18 - Sidewalks and Walkpaths

To promote pedestrian safety and circulation, the Commission may require that any proposed non-residential or residential development be provided with sidewalks and/or walkpaths. When required, sidewalks and/or walkpaths shall be designed and built in accordance with the design standards under Section 3.7 and Schedule C of the Ansonia Subdivision Regulations.

PROPOSED AMENDMENTS TO THE
ANSONIA
ZONING REGULATIONS

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Madeline H. Bottone

TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

Re: **TEMPORARY STORAGE STRUCTURES AND DUMPSTERS**

Purpose: To regulate the placement of temporary storage structures
- including PODS- and dumpsters

Proposal:

"Section 330.18 - Temporary Storage Structures (PODs) and Dumpsters

For the purpose of these regulations the following definition shall apply:

Temporary Storage Units. Also referred to as "PODS", are hereby defined as any storage device, trailer, vehicle, or other container or receptacle (with or without wheels) designed and used primarily for the temporary storage of building material, household goods, personal items and other material on the limited basis. The term shall not include dumpsters, which are described separately herein.

Dumpsters. Storage container units designed for waste materials of a size greater than 100 gallons, not including any of the containers provided by or approved for use by any waste disposal company hired by the City for garbage, yard waste or recycling.

Option: These definitions may instead be incorporated in the definitions section of the regulations.

330.18.01 Temporary Storage Structures or PODs¹ are allowed in all residential zoning districts and may remain on site providing that (a) a zoning permit has been issued and is displayed on a location visible from the street; (b) that they remain on site for a period not to exceed thirty (30) calendar days and for not more than two (2) times within a calendar year; and (c) they are so placed as not to obstruct vehicular and/or pedestrian traffic or displace required parking spaces.

Temporary storage trailers or containers may be allowed in commercial and industrial districts providing that (a) a special permit or site plan approval has been granted by the

¹ PODs – Portable on Demand containers are also known as "portable storage units".

Commission and (b) that they will remain on site for a period not to exceed two (2) years.

330.18.02 Dumpsters including construction dumpsters may be allowed in all zoning districts providing that: (a) construction, re-construction and/or repair is taking place and a proper zoning and/or building permit has been issued; (b) the dumpster is placed so as not to obstruct vehicular and pedestrian traffic or displace required parking spaces; (c) that no dumpster shall be used for the disposal of any hazardous material; (d) the dumpster will be on site for a period not to exceed six (6) months and which period may be extended for additional six (6) month periods.

330.18.03 Refuse disposal dumpsters. The use of commercial dumpsters, as opposed to typical garbage cans, for refuse collection may be permitted outdoors on a lot in any zoning district provided that (a) such commercial dumpster shall not be located within any required setback area in a residential district nor within any required landscaped area or buffer strip in any other district; (b) shall be covered with a lid or roof structure; and (c) dumpsters shall be placed over an impervious surface or containment area and shall be adequately screened from view year-round from adjoining premises.
The placement of dumpsters shall make allowance for loading, removal, and access to the dumpster taking into account the traffic flow, the surrounding parking spaces and the available turning radii. The size and number of the dumpsters shall adequately handle the refuse and recyclable products generated on site. Dumpsters shall not be located within any required landscaped area in any district.

Prepared: 10/16/2012

Revised: _____

PROPOSED AMENDMENTS TO THE
ANSONIA
ZONING REGULATIONS

Re: TRAILERS

Purpose: To regulate the placement of trailers including construction trailers, field office trailers, travel trailers, boat trailers, boats.

Proposal:

"Section 330.19 - Trailers

330.19.01 Construction trailers or construction field office are allowed on construction sites providing that (a) the trailer is located within the same lot where construction is taking place and for which lot an appropriate permit has been granted; and (b) that trailers must be placed so that they do not obstruct vehicular or pedestrian circulation. Such trailers may be kept while construction is taking place but must be removed within thirty (30) days after completion of the project.

330.19.02 Travel trailers are allowed in all zones provided that no more than one (1) travel trailer is stored on any lot and that the trailer is not used as a dwelling unit. Travel trailers shall be meet the entire setback requirements for the zone within which they are located or may be stored inside a garage, barn or other permanent structure.

330.19.03 Boat trailers and boats are allowed in all zones providing that no more than one (1) boat and/or boat trailer are stored on any lot. If within a residential zone boats and boat trailers exceeding fourteen (14) feet in length must meet the applicable setback requirements or may be stored inside a garage, barn or other permanent structure.

City of Ansonia
PLANNING AND ZONING COMMISSION
253 Main Street
Ansonia, Connecticut 06401

Oswald Inglese
Planning & Zoning Consultant

MEMORANDUM

To: **Bartholomew Flaherty, Chairman**

From: **Oswald Inglese, Planning & Zoning Consultant**

Subject: **Sidewalks, PODs; Dumpsters, and Trailers**

Date: **October 16, 2012**

Copies:

The revisions relative to the sidewalk amendments have been previously send. Perhaps you have had a chance to see them.

As per Commission request at the September 24 meeting/work session, I worked on draft amendments concerning temporary storage structures (A.K.A.PODs) and dumpsters. I think I have addressed all major issues and included all related regulatory measures I thought would apply to Ansonia.

While I was working on that, it occurs to me to draft an additional amendment concerning common trailer types and I am enclosing a copy for your review also.