



City of Ansonia
PLANNING AND ZONING COMMISSION

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Elizabeth Lynch
TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

November 8, 2014

Special Meeting
& Site Inspection

Present: Bart Flaherty, Chairman
Michael Bettini
Joseph Jaumann
Jared Heon
William Malerba

Absent: Andrew Mark
Maureen McCormack-Conrado

Others Present: David Blackwell, ZEO
Fred D'Amico, City Engineer
Chief Kevin Hale
Ann Pitney, President BoPC
Douglas Novak, Supt. PWD
Judd Blaze, Foreman PWD

The Special Meeting of the Ansonia Planning & Zoning Commission was called to order at 10:00 a.m. at the Ansonia Police Dept. by Chairman Flaherty.

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

Chairman Flaherty read the call of the meeting as follows:

Special Meeting

October 30, 2014

Elizabeth Lynch
Town & City Clerk
City of Ansonia
Ansonia, CT 06401

PZSpcMtg110814

Dear Ms. Lynch:

The Ansonia Planning & Zoning Commission will hold a Special Meeting/Site Inspection as follows:

Date: Saturday, November 8, 2014

Time: 10:00 a.m.

Place: Ansonia Police Department
2 Elm Street
Ansonia, CT 06401

Purpose: 1. To walk the site

Respectfully,
Jo-Lynn Flaherty
Secretary

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

Chairman Flaherty said the issue arose at the Planning & Zoning meeting that there was a generator and a 2000 gallon propane tank with no P&Z approvals.

Mr. Bettini asked where the fuel tank was located on the site.

Mr. Blackwell showed those present where the fuel tank was on the lawn in front of the building.

Supt. Novak said it is a 2000 gallon tank. The plan was for a 1000 gallon tank but that would only run for 20 hours. They discussed the change to a 2000 gallon tank because it will sustain the Police Dept. generator for 5 days. It is also supplied by natural gas.

Mr. Malerba asked the length of the pipe from the fuel tank to the generator.

Supt. Novak said 14 feet to 16 feet in length.

Mr. Malerba asked the amount of cover over the pipe.

Mr. Blaze said the cover is 2 ½ to 3 feet and in some areas it is 4 feet.

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Mr. Bettini asked if there will be a fence around the generator and the fuel tank. For safety.

Supt. Novak said yes, it is shown on the plan. He showed those present where he will install the fence. It will run along the curb of the lawn and the plantings will be inside. The fence will be a picket fence to keep in line with the neighborhood.

Mrs. Pitney asked if the shrubs will adequately shield the structure.

Supt. Novak said it will be a wooden picket fence. We don't want anyone getting into the fuel tank or the generator.

There was discussion on the planting of the shrubs on the site. Mr. Blaze said the fence will be a white picket fence with the plantings.

Chairman Flaherty asked if the installation was approved by the Building Inspector and the Fire Marshall.

Supt. Novak said yes.

Chairman Flaherty said the generator is here and we have to have it. He asked if there are asbuilts of the generator and the tank for P&Z records. He said Supt. Novak can plant the shrubs and put in the fence and give the plans to the secretary for the record. He asked if the commission can get a copy of the letter from the Fire Marshall.

Supt. Novak said he will do that.

There was discussion on a requirement for a variance. It was agreed by the Commission that there is no requirement for a variance for the generator. Supt. Novak stated that he became the owner of this project on July 1st and he had to get it done by August 1st because of the grant requirements. He was short on time. Chairman Flaherty said that P&Z can hold a Special Meeting at any time that Supt. Novak needs one when he is short on time. He said he would be happy to do that and the Commissioners would also come to a special meeting for a City project. He said he doesn't think this has to go to ZBA. If the Commission receives a copy of the asbuilts, the shrubs are planted and we receive a letter from the Building Dept. and the Fire Marshall for the file it should satisfy the commissioners concerns.

Supt. Novak said he will provide a copy of all of the information requested.

Mr. Malerba said his issue is the way this was done. It ruined the building and the area. He asked if there was anywhere else it could have been installed.

Supt. Novak said originally they were going to put it in the parking lot but that corner is a four way intersection and it was not a good spot. He said they met with the Electrician and the roof was not structurally sound. The Sallyport, they had to open the wall and it would too expensive. They only had \$70,000 for this project. In the corner of the lot they would have to run four times

the amount of copper to connect. They looked and discussed it and this was the only place to put it. They ran five feet of power lines.

There was discussion on the location of the generator. Chairman Flaherty said in the future all such projects should come before the Commission because it is their call per State Statute. They are charged with public health and safety and it is their responsibility also. He said he offered to hold a special meeting if they needed one. It is a City project and we have to do things properly and all we ask is that you bring it before the commission. We will be available.

Chairman Flaherty asked Chief Hale when he cycles the generator.

Chief Hale said every Wednesday morning.

There was discussion on the top of the generator and the air flow.

Chairman Flaherty asked each commissioner if they had any questions or concerns.

Mr. Jaumann said his issue was that it did not come before the P&Z Commission. He said Chairman Flaherty covered it and in the future they should come to the commission.

Mr. Bettini said he was OK.

Mr. Malerba asked if they could move the fuel tank back.

Supt. Novak said it has to be 10 feet from the corner of the building.

Mr. Malerba said the generator looks like a dinosaur.

Supt. Novak said it is temporary. It will be moved when they build the new Police Dept.

Mr. Bettini asked if it will be big enough to supply the new building.

Supt. Novak said yes.

Mr. Malerba asked the cost.

Supt. Novak said \$70,000. It was \$11,000 for the tank because it was a special order. The install was done by the PWD.

Mrs. Pitney asked if all of the plantings and shrubs located on the site will remain.

Supt. Novak said yes.

Mr. Bettini made a motion to have PWD provide Asbuilt plans for the fuel tank and the generator, fencing and the plantings to the P&Z Commission. They will also provide a Letter of

Concurrence from the Building Dept. and the Fire Marshall on the project. Mr. Malerba seconded. All in favor, so carried.

At this time all present went into the Police Dept. building to look at the Sallyport and the electrical installation. Mr. Heon and Mr. Blaze explained the installation of the electric and the gas lines. Chairman Flaherty asked if there are any asbuilts for the electric and plumbing installation for the Building Dept. records.

Mr. Bettini made a motion to adjourn the meeting at 11:05 a.m. Mr. Jaumann seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary