



City of Ansonia  
PLANNING AND ZONING COMMISSION

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*Elizabeth S. Lynch*  
TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

May 19, 2014

Special Meeting

Present: Bart Flaherty, Chairman  
Michael Bettini  
Joseph Jaumann  
William Malerba  
Andrew Mark  
Maureen McCormack-Conrado

Absent: Jared Heon

Others Present: Fred D'Amico, City Engineer  
David Blackwell, Zoning Enforcement/Blight Officer  
Oswald Inglese, Planning Consultant  
Joan Radin, Alderwoman 5<sup>th</sup> ward

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

All present stood and pledged allegiance to the Flag.

The secretary called the roll.

There was a quorum present.

PZ051914

Chairman Flaherty read the call of the meeting as follows:

May 2, 2014

**Rescheduled Meeting Notice**

Elizabeth Lynch, Town & City Clerk  
City of Ansonia  
253 Main Street  
Ansonia, CT 06401

Dear Ms. Lynch:

The Planning & Zoning Commission has rescheduled their May 26, 2014 meeting because of the Memorial Day Holiday. Memorial Day is Monday, May 26, 2014.

The meeting will be held as a Special Meeting as follows:

Date: Monday, May 19, 2014  
Time: 7:30 p.m.  
Place: Erlingheusser Room  
Purpose: Monthly Meeting Agenda

Respectfully,  
Jo-Lynn Flaherty  
Secretary

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

**Approval of Minutes**

Mr. Bettini made a motion to adopt the minutes of the April 28, 2014 meeting as written and place them on file. Mr. Mark seconded. All in favor, one abstention (J.Jaumann). The motion carried.

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## Approval of Bills

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

1. Oswald Inglese: Bill for professional Services: 3/16/14 to 4/15/14

Invoice 151 - \$412.50

DETAIL

<u>Date</u>	<u>Item</u>	<u>Time</u>
03/17/2014	PhoneConsultw/DBlackwellRe:Signage	1.25hrs.
03/26/2014	PhoneConsultw/DBlackwellRe:LotsofRecord	0.50hrs.
03/31/2014	ReviewFor&AttendedCommissionMeeting	3.00hrs.
04/08/2014	PhoneConsultw/DBlackwellRe:IllegalApartment	0.75hrs.
.	TOTAL	5.50hrs.

2. Oswald Inglese: Bill for professional Services: 4/16/14 to 5/15/14

Invoice 152 - \$637.50

DETAIL

<u>Date</u>	<u>Item</u>	<u>Time</u>
04/28/2014	Reviewed Agenda Items,Discussed Auto Repair	1.5hrs.
04/28/2014	CommissionMeeting –Absent	NC
05/04/2014	ProposedZoningAmendmentRe:Marijuana	3.0hrs.
05/11/2014	FinalDraftMarijuanaAmendment Email	1.5hrs.
05/14/2014	ReviewResearchMemoAutomotiveService	2.5hrs.
.	TOTAL	8.5hrs.

## Correspondence

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

### David Wantroba/Khanh Tran & Luis Hernandez re: request for Site Plan approval for Auto Repair at 68 Pershing Dr., Ansonia

There was no one present.

Mr. Bettini said the commission referred this to staff.

Mr. Inglese said he prepared a Memo for the Commission.

Mr. Bettini asked Mr. Inglese if he spoke with the applicant.

Mr. Inglese said he reviewed the application and map that was submitted. He drove by the property and looked at the site. He said he also googled the site and printed out pictures that show the site with the buildings that the applicant is referring to.

Mr. Bettini asked about the turning radius to back out of the parking space.

Mr. Inglese said you need 22 feet as a minimum and they do not have that in this parking area. One is 11'8" and the other is 15'8". They have a metal fence blocking anyone from turning.

Mr. Bettini asked if the fence is on this property.

Mr. Inglese said there is no delineation of what is there on the site – there is a car wash, an office, and this proposed use.

Mr. Bettini said is there any information on the number of parking spaces needed for this use and the existing uses (Car Wash, Office).

Chairman Flaherty said the number of parking spaces for this business are on this map. The State of Ct line is three (3) feet off the building. You cannot locate parking spaces in the State right of way.

Mr. Bettini said some of the parking is affiliated with the Car Wash.

Mr. Inglese said the problem is they are not showing an area dedicated to this use.

Chairman Flaherty said he doesn't think they are double counting. The parking spaces do not seem to have enough turning space.

Mr. Malerba said you can make one (1) space from parking space 10 and space 11.

Mr. Inglese said they need 13 parking spaces. If you remove the parking spaces in conflict they will not have enough.

Mr. Blackwell asked what happens with the Wantroba Business on the site.

Chairman Flaherty said the commission should go to the site and look at it.

Mr. Blackwell said they cleaned it up somewhat there were cars with tires – it was a junk yard but it has been substantially cleaned since he stopped there.

Mr. D'Amico said the building is split in two. The Car Wash is on the other side. You can't count spaces in the right of way and there is no turning radius. The other area they are proposing is for one use only. They are leasing this section. By doing this are we making Wantroba Fuel so that they will not meet our Regulations. He said he doesn't know if they use it for an office but it will make it a non-conforming use.

Mr. Bettini said we should go to the applicant and ask if we can do a site walk of the property.

Ms. McCormack-Conrado said whose responsibility is it to determine if they need those parking spaces.

Chairman Flaherty explained that the applicant claims he has enough parking on the site and there is a fence separating it. The City Engineer and the Planner say there is not enough parking. Our regulations determine the required spaces according to use.

Ms. McCormack-Conrado said whose responsibility is it to determine the parking.

Chairman Flaherty explained it is all one parcel – the Car Wash, this building will be half mechanic and half car wash and then there is a fence. So Wantroba can't count these parking spaces. The applicant is claiming he has enough parking spaces. He said the Commission should do a site walk of the property.

There was discussion.

Chairman Flaherty said the commission can do one of the following things – approve it, not approve it or do a site inspection.

Mr. Bettini made a motion to table this application and do a site inspection. Mr. Jaumann seconded. All in favor, so carried.

Mr. Malerba said Wantroba owns the entire parcel, why can't he open it up and give the applicant more parking.

Chairman Flaherty said the application before the Commission is as stated. The applicant can approach Mr. Wantroba if the parking spaces are not usable. We have to act on what is before us.

Mr. Bettini made a motion to hold a site inspection on either June 7, 2014 or June 14, 2014 at 12:00 noon. The secretary will contact the applicant for permission for either date. Mr. Mark seconded. All in favor, so carried.

**Jerry Nocerino/Ansonia on Main LLC request to convert ten(10) single office rooms into five(5) one(1) bedroom apartments and one(1) two(2) bedroom apartment to be located at 36-88 Main Street**

Mr. Jeremy Nocerino, 325 Turkey Roast Road, Monroe, CT and Mr. Jeff Smith, 21 Atwater Avenue, Derby, CT were present.

Mr. Nocerino said they represent Ansonia on Main LLC who owns 88 Main Street, Ansonia, CT.

Mr. Nocerino explained they want to take the second floor of 88 Main Street which now has 10 offices and a common hallway and make it into five - one (1) bedroom apartments and one - two (2) bedroom apartment. He said there is a demand for apartments in downtown. They will be above average affordable apartments. They will all be off the common hallway. There are 20 parking spaces behind the building and across the street near the railroad property. There is the large lot across the street on Main Street that can be used and the Municipal Parking Lot.

Mr. Nocerino said the plan is showing the floor plan – A1 “Proposed new apartments”. The apartments will be electric throughout – heat, hot water heater, electric cooking. The building is #76-88 Main Street and they kept the square footage uniform for the apartments –the one bedroom apartment will be 400 s.f. and the two bedroom apartment will be 652 s.f.

Mr. D’Amico said the layout for the apartments shows a second means of egress – he asked where the first egress is located.

Mr. Nocerino said the stairs that go to Main Street is the egress.

Mr. D’Amico said the Fire Marshall has to approve it.

Chairman Flaherty said first this is an allowed use. He asked if there are any other units in this parcel. He said Mr. Nocerino said there are 22 parking spaces. This building used to house 20 low income Senior Housing units also.

Mr. Nocerino said the next building that connects to this is Senior Housing.

Chairman Flaherty said the 22 parking spaces will have to be shared by all of the apartments located there.

Mr. Nocerino said he has 22 parking spaces directly behind the building and then the parking in the lot across the street on Main St. and the municipal lot.

Chairman Flaherty asked how many parking spaces are needed for the whole complex. We have to count all of the parking spaces needed. We can’t count the Main Street lot as the City does not own it. He asked how many parking spaces are actually there. Shown on the map is an agreement between the Railroad and Main Street Development. The Commission has to know if this is still valid. You have to clarify how many parking spaces are available for your use. We need to have a good count on what is going on in those buildings.

Mr. Nocerino said to his knowledge he has those parking spaces near the Railroad.

Chairman Flaherty said for the entire parcel how many parking spaces are needed. We should know how many parking spaces will be in the West Main St. Parking Lot.

Mr. Inglese said for this unit you need 14 parking spaces. For the remainder of the buildings you have to figure what you will need.

Mr. Nocerino said if we change the use to apartments it will decrease the parking requirement.

Chairman Flaherty said there may be a trade off in parking spaces. He said Mr. Nocerino said they are affordable units. He asked Mr. Nocerino what price range he would consider affordable units.

Mr. Nocerino said the one bedroom apartments would be \$900 and the two bedroom would be \$1200.

There was discussion on affordable units vs. market rate units.

Mr. Inglese said there are three bedrooms that don't have windows. The Building Code requires a bedroom window. He said the Chair went over parking within 300 feet of the Municipal Parking Lot. He said this area is within the Upper Main Street Revitalization Plan but you have to abide by it. Mr. Inglese will review the plans to see if they meet the Zoning Regulations.

Mr. Blackwell said there is some confusion on the Meter Room. He said the Fire Marshall called him and there is confusion on the exit sign. He asked if the Meter Room could be moved.

Mr. Nocerino said that would be a big order to remove it. All of the utilities go through there. The building has sprinkler system.

Mr. Malerba asked how many stories are in the building.

Mr. Nocerino said there are two floors. The top floor is the apartments. There is an elevator in the next building that can be used.

Mr. Malerba asked if it was up to code.

Mr. Nocerino said yes, the freight elevator is in the next building but it is attached. The elevator was an addition at one point.

Mr. Inglese asked how you get to the elevator from the unit.

Mr. Nocerino said by passing through the hallway to the next building.

Mr. Bettini made a motion to refer this application to staff for review and comment. Mr. Malerba seconded. All in favor, so carried.

Mr. Nocerino showed the Commission a rendering of the building once it is finished. He said they will re-do the entire façade making it uniform. The molding, etc. will be cleaned up and they are talking to the Historic Commission on their plan for renovation of the building. He said they are also doing work in the Ansonia Housing Authority space.

Mr. Bettini said we have a City Plan that documents a lot of the historic buildings.

Ms. McCormack-Conrado said the City Plan is that something they have to do.

Chairman Flaherty said it has recommendations for color, façade, lighting, etc. and it is in the Zoning Regulations.

Mr. Nocerino said he plans to keep the colors neutral and there will be uniform signage.

Ms. McCormack-Conrado asked if they planned to keep the trees.

Mr. Nocerino said yes. He asked if the Commission wanted him to research the parking need.

Chairman Flaherty said yes, for the entire complex. You have other activities located there that have parking requirements – explain what you are proposing for the property.

Mr. D'Amico said he thinks they will be within the 300 feet of the Municipal Lot.

Chairman Flaherty said we need to know how many parking spaces we are giving up in the Municipal Parking lot.

Mr. Nocerino said he will research the parking and get the information to the Commission.

### **Reports: City Engineer**

Mr. Fred D'Amico was present.

- a. Jewett St. Sidewalk – resolution with property owner

Mr. D'Amico said he is waiting to hear from the owner of the property. There is no response from the owner. He said he will send him a certified letter.

- b. 40 Hotchkiss Terrace - Meeting with Seymour – DEEP letter

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Mr. D'Amico said they left it that it was the responsibility of the Town of Seymour. He said the gentleman who lives there has been maintaining it and there has been no problems. He is cleaning the street.

Chairman Flaherty asked what was happening with the grant that they were supposed to be applying for to fix this.

Mr. D'Amico said actually it is a loan and the homeowner would have to pay it back when he sells the home.

c. Fountain Lake – Italian Pavilion

Mr. Blackwell said he received a complaint that someone is trucking dirt and fill from the site where Italian Pavilion is located in Derby and trucking the fill up to Scinto's property in Fountain Lake Commerce Park.

Ms. McCormack-Conrado asked what does that mean and what is the impact.

Chairman Flaherty explained the City Engineer has to find out how much fill and what kind of fill they are bring in i.e. hazardous, asbestos, etc.

Mr. Bettini said there was asbestos in those buildings.

Mr. Blackwell said he received a complaint from 144 Silver Hill Road that they were trucking in fill and the silt fences are down.

d. Great Hill Road

Mr. Blackwell said he has a meeting set up with Corporation Counsel Marini and Mr. Inglese to discuss a rear lot on Great Hill Road. A permit was issued for a house way in the back and our regulations say you can't access from a driveway more than 100 feet. The permit was issued this year. The map shows a Pass way. The tenant will not allow the property owner to use the Pass way and he has a right to use it.

There was discussion on the Pass way and when the permit was issued to build the house. Mr. Blackwell said there are two maps for this property that show the frontage. Mr. Blackwell said there is a meeting tomorrow 5/22/14 to discuss this. Mr. D'Amico said he will attend the meeting.

Ms. McCormack-Conrado said if it is a legal matter and if we have a Corporation Counsel to read it why do we have to spend the City's money to have the Planner there.

There was discussion on the above.

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Chairman Flaherty asked Mr. Blackwell if Corporation Counsel Marini wants Mr. Inglese there at the meeting.

Mr. Blackwell said Corporation Counsel Marini invited Mr. Inglese to the meeting. There is conflicting drawings. There are two different drawings for this property.

Chairman Flaherty cautioned Mr. Blackwell that this may be a civil matter between two people/neighbors.

Mr. Malerba asked which print is on file.

Mr. D'Amico said it is not on file in your records and not on file in the Town Clerk's.

Mr. Blackwell said that Mr. Crabtree put it through ZBA but this map didn't go to ZBA. He said they did something and sent it an Attorney – He said he did as much research as he could on this.

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

Mr. David Blackwell was present.

##### **a. Violations:**

##### **204 Wakelee Ave.**

Mr. Blackwell said 204 Wakelee Ave. was listed as a single family but had four (4) families living there. He said everything is back to a single family dwelling.

##### **Hilltop Area**

Mr. Blackwell said there are a lot of illegal apartments in the Hilltop area that he is investigating.

##### **Beaver Street – Riccuti Funeral Home**

Mr. Inglese asked what happened with the Funeral Home. There are two addresses: 62 Beaver Street and 64 Beaver Street. The building in the rear – the garage was converted to an apartment.

Mr. Blackwell said he can't find any permits for the garage in the rear when it was built. The Assessor has it listed as a garage with an apartment. He asked what he should do.

Chairman Flaherty suggested he ask Corporation Counsel.

### Variances

Mr. Blackwell said there are no new variances.

### **Reports: Planning Consultant**

Mr. Oswald Inglese was present.

### Marijuana Regulation

Mr. Inglese said he prepared a draft regulation for the Commission to review and discuss. He said it is in two parts. He said much of the content comes from regulations he studied from California to New Jersey.

Mr. Bettini said he has read them and there are no issues except one. It states located in a single family residential area. He said a better place would be in an Industrial area. It is not appropriate in a residential area and a fence is not appropriate or allowed.

Ms. McCormack-Conrado said it is State licensing, she asked if they have to be indoors for licensing.

Mr. Inglese said it doesn't say so.

Alderwoman Radin said it has to be indoors and has to be in a secure building. She said in Connecticut dispensing comes from a licensed Pharmacist. A place where a Pharmacist is giving marijuana out is called a "dispensary" and they are located in places where you don't think they would be – they are inconspicuous. In Connecticut it can only be sold in a "dispensary" in an office building and nothing indicating that marijuana is being dispensed in the building. There are six (6) places picked this month by the State of Connecticut to dispense.

Alderwoman Radin said cultivation is in five (5) buildings – they are single buildings and secured.

Ms. McCormack-Conrado said we were supposed to reach out to other City departments and get the goals from what the Administration wants to do.

There was discussion on the above. Chairman Flaherty said Mr. Heon made the motion to refer the matter to the City Planner as he was informed with regard to medical issues with marijuana but he was not an expert in the legal and regulation of marijuana.

Ms. McCormack-Conrado said the additional research that Mr. Inglese did on this – was that what you handed out.

Mr. Inglese said I did do other research to get all of the information that was required to write the regulation. He said he could send it.

Mr. Mark said Ansonia is not being involved with having a dispensary at this time. He questioned why we needed to have a regulation.

Ms. McCormack-Conrado said she agrees and she questioned why we are spending money on having the Planner write a regulation.

Alderwoman Radin said Ansonia needs a regulation in place. Not to get a dispensary in our town but to regulate what, where and how so there are guidelines.

Chairman Flaherty said P&Z can't act on a regulation after the fact. We had a request from a member of the Board of Aldermen. We are looking to put something in place so that we have some guidelines and some regulations to follow.

Ms. McCormack-Conrado said we have to be careful with spending this money. She said Mr. Inglese should give us language.

Chairman Flaherty said you were on the Committee in charge of this. Do you have anything for the Commission?

Mr. Bettini said we have to avail ourselves and implement some sort of regulation because there may be some changes in the State in the future.

Mr. Jaumann said the commission should get input from EDC and other commissions. He said we don't want to make it impossible for them to locate here.

Mr. Malerba said according to this they are not going here.

Chairman Flaherty said we can modify this regulation.

Mr. Bettini said take a month and mark it up and we can discuss it.

Ms. McCormack-Conrado said tell Mr. Inglese what we want.

Mr. Jaumann said research this and look into it. It should not be just us designing this plan - get EDC involved.

Chairman Flaherty said we can have Mr. Inglese modify this draft regulation and then send it out for comments.

Ms. McCormack-Conrado said to Mr. Jaumann why don't you reach out – here's our goal.

Mr. Jaumann said send a copy of the preliminary draft marked up to the departments for comment.

Chairman Flaherty said get it revised and then send it out. Change the language to what is closer to what we want in the regulation.

A discussion followed on the above and on referring it to Mr. Inglese to change the location and incorporate Alderwoman Radin's comments. clean it up and send it back to the members.

Mr. Malerba said he would like to discuss the draft and any changes.

Mr. Bettini said to move the location to the Industrial area away from the residential area.

Mr. Malerba asked about the acreage.

Mr. Inglese said paragraph A – minimum of three acres.

Ms. McCormack-Conrado said you are looking at it as a Pharmaceutical company.

Mr. Inglese said Pharmaceutical Company's have regulations.

Alderwoman Radin said you are talking two different things. It is a different way of growing things. Marijuana grows all kinds of plants – it grows and you can't control the type of marijuana plant. There are dozens of different kinds of marijuana plants. You have to keep a minimum area.

Ms. McCormack-Conrado said inside of a building.

Chairman Flaherty asked her what she would like to see.

Ms. McCormack-Conrado said I don't know. I have to understand the rationale.

Mr. Inglese said it is all in the draft regulation.

Ms. McCormack-Conrado said it is too small an area.

Chairman Flaherty said what do you want –tell us.

Ms. McCormack-Conrado said she recommends not having it.

Mr. Jaumann said the sizes are much larger.

Mr. Inglese said a pre-established area?

Mr. Jaumann discussed the State license. He said look past Ansonia. The limit is 10,000 s.f. facility and we are putting the maximum of 3000 s.f.

Mr. Inglese said the State agency controlling the manufacture and dispensing of marijuana is the Dept. of Consumer Protection, Medical Marijuana Program. They set the guidelines. He said it states: "each town sets its own Zoning Regulations". That is the response from the State of CT, DEP.

There was discussion on the five companies that are growing and dispensing marijuana in the State of Connecticut. Governor Malloy announced there are five or six additional facilities that have been authorized to dispense marijuana for medicinal purposes. There are 342 patients in Fairfield and New Haven counties.

Mr. Jaumann said by passing a regulation it is virtually impossible to do it here.

Mr. Bettini said we don't care about the economics of any project. Economics isn't our concern. Our concern is the land and public health and safety, how big it should be, etc.

Ms. McCormack-Conrado said why only one story high.

Mr. Inglese said it is easier to control.

Alderman Radin said one story because you have to put in lighting, etc. to grow the marijuana, you have to water it, etc. You can't have two stories.

Ms. McCormack-Conrado questioned the health, safety and general welfare statements.

Chairman Flaherty asked how many levels do you want.

Ms. McCormack-Conrado said she doesn't think we need that sub-section.

Alderman Radin said the facility is enclosed and one story. She has been watching the programs on it. This Board should not be worrying about economics. It is not up to P&Z to worry about economics – they regulate land use.

Mr. Jaumann said you impose restrictions and it is imposing on everyone.

Alderman Radin said it's this Board's responsibility.

Mr. Jaumann said they are making it impossible to occur.

There was discussion on the USA suit against the City. This suit showed the City that they must have some type of regulation in place for medical facilities and uses.

Ms. McCormack-Conrado said the regulations are a lot of overly incomprehensive language and they should be simple.

Mr. Inglese said a set of Regulations can be either “permissive” or “prohibitive”. Prohibitive is a use that is not listed - it is not permitted. The fact is if you list it, it is a permissible use subject to the Regulation.

Mr. Jaumann asked if you can make it a prohibitive zone.

Chairman Flaherty said if you have a regulation you are allowing it subject to the regulation. An applicant has to follow the regulation.

Mr. Jaumann said he is curious – it has to be in an Industrial zone and it has to be one story building.

There was discussion on the State of Connecticut’s ruling that the local governments must make their own regulations with regard to marijuana manufacture and dispensing. The commission can write whatever they want for the regulation. There was discussion on the regulation concerning one store building and the zone.

Mr. Bettini made a motion to authorize Mr. Inglese to make changes to the draft regulation from the comments made at this meeting and to have the secretary send it to the Mayor, Police Dept., Board of Aldermen and Economic Dev. Commission for their input. Mr. Malerba seconded. All in favor, so carried.

### **Reports: Committee Reports**

None

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

#### **55+ Regulation**

Alderswoman Radin said she read over the IWC minutes and there was a traffic study on Hull Street coming away from RT 34. She is concerned with the traffic in that area for the proposed 55+ subdivision. She said there was also mention of a Homeowner’s Agreement.

Mr. Bettini said he is on IWC and the purpose of the Detention Basin is so the Homeowner's Association will maintain it.

Alderwoman Radin said there is a mixture of people in there and in the Federal Regulation you can't remove people once they are living there. She is concerned with this regulation.

Mr. D'Amico said the 55+ regulation specifically limits the number of children that are allowed to live in the subdivision.

Mr. Inglese quoted from the 55+ regulation that this regulation incorporates the Federal Regulation 42-USC 3607(b)(2). July 2007.

Alderwoman Radin said she would review the regulation.

### 228-230 Beaver St.

Mr. David Pantalone, 3 Buswell St., Ansonia, CT was present.

Mr. Pantalone discussed a portion of his property located at 228-230 Beaver St. He said possibly he could petition for a Zone change for this property. He said he is being taxed as Commercial zone for the last five years. He said this may be a different avenue for him to take on this property.

Chairman Flaherty said Mr. Pantalone is probably being taxed as Commercial for the building only. He suggested he contact the Assessor on this. He said the property is currently located in residential AAA zone but the building is commercial.

Mr. Inglese said the activity in the building is commercial.

Mr. Pantalone said the activity he would like to put in the garage is a gym which would be commercial.

Chairman Flaherty suggested Mr. Pantalone speak with Mr. Blackwell, ZEO on his property. He said Mr. Pantalone's property is adjoining property that is Residential B and it could be changed to Residential B without being "spot" zoning. He suggested he get the regulations and take a look at it.

Mr. Pantalone said he pays more taxes than Eddy's Bake Shoppe.

Chairman Flaherty said Mr. Pantalone has a right to question the assessment but he has to speak with the Assessor on it.

Mr. Pantalone said a landscaper called him asking to rent the garage to store his equipment.

Chairman Flaherty said the Residential B zone is primarily a two family zone. To change the zone is not impossible because you can connect to a B zone. He suggested Mr. Pantalone contact Mr. Inglese to go over the regulations and the property.

Mr. Inglese said the Tax Assessor taxes on the use of the land. The land value goes up and will not change the assessment of the building.

Mr. Blackwell asked if Mr. Pantalone changes the zone will he be allowed to have a multi-family back there.

Chairman Flaherty said he doesn't know what Mr. Pantalone plans to do on the property. First he has to have frontage and he has to meet the land coverage requirements, etc. A two family residence will be allowed if it meets the Regulations. He can't have a four family residence in a B zone. He said he doesn't know the property.

Mr. Pantalone said the guys want the gym in the garage.

Chairman Flaherty said the Commission can't supersede the Zoning Enforcement Officer.

Mr. Pantalone will meet with Mr. Inglese on his property.

### **Executive Session**

None

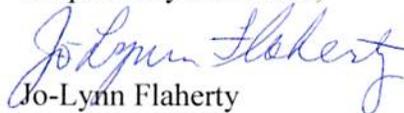
### **June 2014 Meeting**

Regular Meeting: Monday, June 30, 2014 at 7:30 p.m.

### **Adjourn**

Mr. Bettini made a motion to adjourn the meeting at 9:35 p.m. Mr. Jaumann Seconded. All in favor, so carried.

Respectfully submitted,

  
Jo-Lynn Flaherty  
Secretary

