



City of Ansonia
PLANNING AND ZONING COMMISSION

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June 14, 2014

Special Meeting

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Site Inspection

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

Absent: Jared Heon
Andrew Mark
Maureen McCormack-Conrado

Others Present: Fred D'Amico, City Engineer
David Blackwell, ZEO/Blight Officer
Khanh Tran
Luis Hernandez

The Special Meeting and Site Inspection of the Ansonia Planning and Zoning Commission was called to order at 12:00 noon by Chairman Flaherty.

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

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

Chairman Flaherty explained that the Commission was there to look at the property and see what Mr. Tran and Mr. Hernandez planned to do. He said the parking spaces are tight and some of them are located in the State of Connecticut right of way.

Chairman Flaherty said Mr. Inglese had an issue with the parking spaces in front and that they could not be counted or allowed in the street right of way. There is not enough room for the parking spaces. He asked Mr. D'Amico to explain the parking.

Mr. D'Amico said they need 20 feet plus and these spaces don't meet the normal parking space requirement.

Chairman Flaherty asked Mr. D'Amico to measure the area involved.

The City Engineer determined through measurements that there is not enough space. They are short four (4) parking spaces. There are eight (8) legal parking spaces instead of twelve (12). There is a concern for safety of the customers and pedestrians that would be using this area to park their vehicles and walk through the lot.

There was discussion on cutting down business to one (1) bay to reduce the required number of parking spaces or to ask Mr. Wantroba for four (4) parking spaces. Mr. Tran said the employees can use the four parking spaces on Mr. Wantroba's side.

Chairman Flaherty explained the commission has to act on the application that was submitted for consideration and approval. He said that Mr. Tran can do one of the following things:

1. He can withdraw his application as it stands now and try to acquire the additional parking spaces he needs from Mr. Wantroba.
2. He can leave the application and submit a letter from Mr. Wantroba granting him four parking spaces. P&Z can use the application as is and it can be amended with the letter from Mr. Wantroba granting permission for the use of four parking spaces on his property. A revised map must be submitted showing the extra parking spaces.
3. He can change his application and revise the map to meet the requirement for 8 parking spaces.

He said this is an allowed use in the Commercial zone but the application has to meet the regulations. He said that the Building Inspector and the Fire Marshall have to approve it also. He said they have to get a waste oil container for the business.

Mr. Blackwell said they have to have a surround for the 275 gallon tank they have.

Mr. D'Amico asked if there was a floor drain inside.

Mr. Tran said no, there is no floor drain inside the building.

Mr. D'Amico said if there is no floor drain inside they don't have to go to IWC.

There was discussion on use for the building owned by Mr. Wantroba on the other side of the fence. There was concern that Mr. Wantroba may need the parking spaces for his business and he may not be able to give them to Mr. Tran. Mr. Hernandez said that he delivers oil and there are

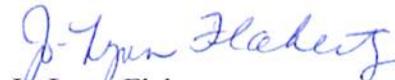
no employees. It was agreed that Mr. Wantroba would have to determine if he has enough parking for his business before he gives four spaces to the garage.

It was determined by the commission members that there is inadequate parking for the application presented for consideration. Mr. Tran and Mr. Hernandez acknowledged they have eight (8) parking spaces and are short four (4) parking spaces. They will meet with Mr. Wantroba to see if they can get the use of four (4) spaces located on his site. If they cannot do that they will withdraw the application and re-submit an application for one (1) bay. They understand there will be no parking in front of the bays – those spaces will be eliminated because they are unsafe.

Mr. Tran said he will get the letter granting permission to use the four (4) parking spaces on the Wantroba site to the secretary before the next meeting.

Mr. Bettini made a motion to adjourn the meeting at 12:30. Mr. Jaumann seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary