



City of Ansonia
PLANNING AND ZONING COMMISSION

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Elizabeth Lynch
TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

June 30, 2014

Regular Meeting

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

Absent: Andrew Mark
Maureen McCormack-Conrado

Others Present: David Blackwell, Zoning Enforcement/Blight Officer
Oswald Inglese, Planning Consultant
Charles Stowe, Alderman 1st Ward – arrived 7:40 p.m.
John Marini, Corp. Counsel – arrived 7:35 p.m.
Sheila O'Malley, Econ.Dev.Dir – arrived 7:35 p.m.

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.

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Approval of Minutes

Mr. Bettini made a motion to adopt the minutes of the May 19, 2014 regular meeting and the June 14, 2014 Special Meeting as written and place them on file. Mr. Malerba seconded. All in favor. The motion carried.

Approval of Bills

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

1. Oswald Inglese: Bill for professional Services: 5/16/14 to 6/15/14
Invoice 153 - \$843.75

<u>DETAIL</u>		
<u>Date</u>	<u>Item</u>	<u>Time</u>
05/19/2014	ReviewNocerinoConversionMainStreet	1.50hrs.
05/19/2014	ReviewFor&AttendedCommissionMeeting	2.75hrs
06/10/2014	ReviewedPlansHousingOlsenDrive	2.50hrs.
06/11/2014	ReviewedInfo&PrepdMemoReAgeRestrictedRegs.	3.00hrs.
06/14/2014	Reviewed+PhoneCallReOlsenDr.&AutoShop	1.50hrs.
TOTAL		11.25hrs.

Hourly Rate: \$ 75

TOTAL = \$ 843.75

Correspondence

Mr. Jaumann 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.

Peter Georgette/Prime UIC re: amended Site Plan for PWD Transfer Station

Mr. Peter Georgette, Mr. Joseph Maffeo and Mr. Doug Novak were present.

Mr. Georgette explained that there was site plan approval granted for the Transfer Station two years ago. He said they have changed the plan and simplified the lay out. The previous design had a larger building and was expensive. The City simplified the operation. They are not bringing the trucks in that pick up the garbage. These trucks now go direct to the refuse facility. The new design eliminated the huge building and lends itself to more green space. They have reduced the cost in construction and operation.

Mr. Georgette said there is a circular motion to the scale. This has not changed. Residents cross the scale and weigh up. They go up the ramp and dump into the bins and then go back and get re-weighed if necessary. The platform is designed on the old building footprint. The waste will be separated into individual bins. There will be signage. There is good flow and it separates people so there is not a jam up in one spot. There are different bins for each waste type. It is a basic layout.

Mr. Georgette said he spoke to the Chair on the safety and the backup for trailers with waste. They back up and pull up and then drop off the stuff and leave. There is another row of secondary people with one bay of garbage. You have a third row for people to go by.

Mr. Inglese asked how wide this area is.

Mr. Georgette said 30 feet. There is a 6 inch curb. He said this is shown on the map and there is an area to take the sheet flow. They will screen the area as much as possible with four foot high plantings. There will be a grass area and they will plant trees. The area will be screened the best that they can from the Riverwalk.

Mr. Georgette said the safety sight line issue where there is concern for a small child in the area – we hope children will not be out of the cars too much. There is a 10% grade (he presented a new map showing the grade with a graph).

Chairman Flaherty asked the location of the attendants shed. The ramp up to the tipping floor before the car enters the tipping floor – he asked if there is visibility of the area. That is a concern. The plan shows parallel parking. They have never seen one where you parallel park due to the fact the Tipping Floor is narrow – 30 feet. The users of this facility are not professionals, they are residents who come to drop of brush, etc. By and large they are week-end “warriors” coming up the ramp and the visibility of seeing the tipping floor is important. He asked if there is a place on the ramp where a car levels out and can see the floor. When a car comes up the ramp instead of tipping back 10% is it level so you can see the whole platform before entering the platform.

Mr. Georgette said the ramp goes up and then levels off at the floor.

Chairman Flaherty said coming up the floor is there any place where I can see where my car is level prior to entering the platform.

Mr. Georgette said there is a transitional area.

Chairman Flaherty said that they discussed this two years ago - a car driving up the ramp and then there is a car on the floor. Can you see the car? Can you clearly see the entire activity on the platform before entering the unload area.

Mr. Georgette said you can see the entire tipping floor.

Chairman Flaherty said to clarify, for the record, you're saying when I'm parallel to the Attendants Shed I can see the entire tipping floor.

Mr. Georgette said NO.

Mr. Georgette said what size child.

Chairman Flaherty said any child – there is a lot of activity in that 30 feet.

Mr. Georgette said you can see the entire area. Worse case you can't see the 28 inch pipe above the ground.

Chairman Flaherty said I'm concerned about small children. Would a car be able to see the child from the top of the ramp before entering the platform.

Mr. Georgette discussed the grade and steepness of the ramp as shown on the map he prepared for the plan approved in 2011.

Chairman Flaherty asked why this sheet was not in these plans.

Mr. Georgette said he gave it out this evening.

Mr. Heon said he sees vehicles are shown parallel – that is the flow?

Mr. Georgette said they want to keep it simple. They are not required to back up – it is a three lane road – 1 lane dedicated to parking
1 lane dedicated to double parking situation
1 lane is an out lane as a side lane is a thru lane

Mr. Heon discussed parallel parking and if it is safer than backing in.

There was discussion on a trailer with brush up on the tipping floor and it starts to dump and how it will work – how does the load get dumped. There is a curb and a 42 inch rail along the area. The back of the bin will be empty.

Mr. Georgette said it is a small site and there is a lot of bins. They will be able to take the roll offs and re-distribute it with a front end loader. Some of the bins are seasonal, recyclables, cardboard, etc. They have been through the design with the City of Ansonia. Is it perfect – No. They are limited with the size of the site. They meet the permit requirements and separate all the waste. There is good flow of traffic.

Chairman Flaherty said P&Z's concern is public health and safety and a functional plan. The sight line looking to the right and left – some people will be going left to get re-weighed, the radius of the turn, the visibility from the entrance ramp, the exit and re-weigh area, etc.

Mr. Georgette said the radius of the turn is OK and there is plenty of sight line.

Mr. Bettini said the down ramp, the types of vehicles that get re-weighed will they have a radius to turn, is there ample room for them to turn.

Mr. Georgette said they used the auto-turn software with a vehicle with a trailer.

Mr. Inglese asked if it was a 20 foot trailer.

Mr. Georgette said these are all residential trailers.

Mr. Bettini said you will get landscapers there and some of their trailers are big. He said he shares the Chair's concern. Parallel parking results in two cars paralleled parked and both moving – he is thinking about the safety. Having cars parallel parked and people moving between the cars to get to the bins is unsafe.

Mr. Georgette said people.

Mr. Bettini said we had this discussion two years ago.

Mr. Georgette said the busy days are Saturday morning 7:00 to 11:30 a.m. The average day there is not too much.

Chairman Flaherty said there is more than you think, a lot of people come there. He asked how high the fence is for someone with a pick up truck.

Mr. Malerba said this is a poor design. You are only filling a half container. Homeowners come in with a car. Contractors come in with a truck. They bring brush, construction debris that has to be lifted over the side railing. Hand unloaded, very labor intensive.

Mr. Blackwell said parallel parking is not good for the contractor. There is no way he could parallel park and unload. He said you could not back up with his truck. It would be a hard time making the turn and he would not make it.

There was discussion on contractors and residents having to unload their trucks by hand and that they are not able to back up and dump the load. Concern was expressed for unloading of appliances and large items.

Mr. Georgette said there is a 10x10 office building. He said there will be a rest room in this building for the attendant. He explained the access to this area through the building. There will be hydrocarbon sumps, etc. to protect the river.

Mr. Bettini said that the Commission spent a lot of time on the last approval and this plan does not seem to be workable.

Mr. Jaumann asked why they are narrowing the exit instead of keeping it wider. There may be other large vehicles waiting to go through there. He asked if they could widen it.

Mr. Georgette said they could widen it but really only have one car at a time at that width.

Mr. Jaumann said backing a trailer up and they are interfering with the other cars.

Mr. Inglese asked if it could be 22 feet.

Mr. Bettini said this should be referred to the City Engineer.

Mr. Malerba said exiting the area is not good, make the bays longer, you are only filling a half bin at a time.

Mr. Georgette said they talked about making it longer.

Mr. Malerba said you only have one compactor, you need more.

Mr. Novak said it works OK, we change them out and it keeps a steady pace.

Mr. Georgette said they will be able to change the compactor out and exchange the waste.

There was discussion on what happens when a dump truck comes up and has to dump his load and can't because of the bins, etc. At the present time they dump on the ground. The new system they will have to unload by hand. Mr. Georgette said they have to have a railing along that area because it has to be legal.

There was discussion on handling volume at this station. Mr. Bettini asked if there is enough room to turn the dumpster sideways. Mr. Georgette said they will lose some dumpsters if they do that. Mr. Malerba said to go into the green area, there is plenty of room to expand there.

The discussion continued on the bins, dumping, etc.

Mr. Malerba said if you spend all of this money you should do it right, what it costs, it costs.

Chairman Flaherty said the site is tight, there are concerns with public health and safety, concerns for the traffic flow, try to widen it out.

Mr. Inglese questioned the steepness of the ramp and the bins to the road. He asked if they can widen the area.

Mr. Jaumann asked if the railing has to be steady or can they be movable, a gate.

Mr. Georgette said once you take a railing down there is a chance someone can fall.

Mr. Blackwell said there is a lot of people coming in there to use the area.

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Chairman Flaherty said our City Engineer is not here, the Commissioners asked that we refer it to him for comments. It is difficult to manage in this configuration. He asked that they “think out of the box” and come up with something that will work and be functional for the City and the residents. Functional and much less labor intensive.

Discussion continued on the plan that Mr. Georgette submitted to the Commission. The following issues should be addressed:

1. Construction debris and how to handle it.
2. Brush
3. Contractor Debris
4. Congestion on platform
5. Health and safety

Mr. Georgette said part of our task is to meet the regulations and do what the Client asked us to do.

Chairman Flaherty said our call is public health and safety – it is tight there is a possibility of something happening in a very narrow spot. There is contractor debris, they can’t get in there, how do you handle that. You have to handle all the waste. This plan seems to be very unwieldy.

Mr. Georgette said the residential waste not the contractor waste.

Mr. Blackwell said contractors dump there every day, there is not enough room.

Chairman Flaherty said many things have to be looked at. Look at the plan – try to smooth it so it lends itself to handle everything, it is a tight site.

Mr. Bettini said if you dump a dump truck on the ground it has to be in a building?

Mr. Georgette said in an enclosed building with four walls.

Mr. Bettini said dump trucks were away from the dumpsters how can they dump into the bins.

Mr. Inglese suggested Mr. Georgette prepare a new site plan because there are a number of things to be resolved.

Mr. Bettini said the City Engineer should also take a look at this.

Chairman Flaherty said we can refer to staff and have Mr. Georgette meet with Mr. D’Amico and Mr. Inglese to resolve the issues.

Mr. Bettini made a motion to refer the site plan to staff. Mr. Malerba seconded. All in favor, so carried.

Mr. Malerba asked if there was a building committee to plan this. Did the Public Works Board approve this design.

Mr. Novak said that it was done under Mike Schryver.

Chairman Flaherty said this is a City project and we want to move it along and not drive up the cost but the commission's concerns are legitimate. He said we certainly have to have a site that works, that is functional for the City and safe for the people. We will work with you to get this done. He thanked Mr. Novak and Mr. Maffeo and Mr. Georgette for coming to the meeting this evening.

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

Khanh Tran and Luis Hernandez were present.

Chairman Flaherty said the commission held a site inspection and special meeting on this application. It was determined that four (4) parking spaces were not operative. He said the Commission received a letter from Mr. Wantroba giving them the use of four spaces for four vehicles on his site. He asked the commissioners if there were any questions or comments.

Mr. Malerba said he is satisfied. The commissioners agreed.

Mr. Jaumann made a motion to approve with conditions the request for site plan approval for an Auto Repair Shop at 68 Pershing Drive. Mr. Malerba seconded.

Conditions:

1. Hours of operation are 8:00 a.m. to 5:00 p.m.
2. There are four (4) parking spaces available on Mr. Wantroba's site as stated in the letter.
3. There will be adequate lighting along the building.

All were in favor, the motion 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

There is no one present this evening to represent the applicant.

Mr. Blackwell said Mr. Nocerino was here earlier in his office.

In order for the Commission to get a sense of the parking required for this project and for the number of parking spaces that will be required once the entire block is renovated, they asked Mr.

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Jeremy Nocerino at the last meeting to submit to the commission information on the parking requirements for the entire building. There has been no correspondence or information received from the applicant on this request.

Mr. Heon made a motion to accept the communication from the Fire Marshall and to table this until someone attends the meeting. Mr. Bettini seconded. All in favor, so carried.

Reports: City Engineer

Mr. Fred D'Amico was not present.

Reports: Zoning Enforcement Officer

Mr. David Blackwell was present.

a. Violations:

b. Variances

Mr. Blackwell said there are no variances.

Mr. Blackwell said there is one request at 91 Howard Avenue. They want to put up a six foot fence in the back of their property. The back line is questionable.

The commissioners agreed that if it doesn't meet the regulations they have to go to ZBA.

Mr. Blackwell said there is a homeowner at 28 Hoinsky Way that has a swimming pool and deck that is over the property line. He is seeking a permit for his pool. Mr. Blackwell said this homeowner has to go to ZBA also.

Reports: Planning Consultant

Mr. Oswald Inglese was present.

Marijuana Regulation

Chairman Flaherty said the Secretary sent the letter along with the draft regulation to the departments, the Board of Aldermen and the Mayor.

Mr. Heon said he just wants the Commission to know that he was at another meeting that evening and could not attend this meeting. He said he stands behind his motion to send this to the Planning Consultant to research it. He is happy with the document Mr. Inglese proposed.

Mr. Heon made a motion to table because the commission is waiting for a response from the departments. Mr. Bettini seconded. All in favor, so carried.

Reports: Committee Reports

None

Any other business to come before the Commission

City Center Plan

Sheila O'Malley, Economic Development Director and John Marini, Corporation Counsel were present.

Ms. O'Malley gave everyone a copy of a preliminary map prepared by Fred D'Amico on the proposed revision to the City Center Plan area.

Mr. Malerba asked what the revision does to the companies located in the zone.

Mr. Inglese said it does not affect the underlying zone they can continue their current activities. It opens it up for a number of activities currently not allowed in the underlying zone.

Chairman Flaherty said that the City Engineer must provide a legal description and map for the public hearing.

Ms. O'Malley said she will contact Mr. D'Amico and have the map and legal description prepared and get it to the secretary prior to the public hearing.

Mr. Heon made a motion to hold a public hearing on the expansion of the City Center Plan on Monday, July 28, 2014 at 7:00 p.m. The revision will be referred to RPC and Seymour. Mr. Malerba seconded. All in favor, so carried.

Executive Session

None

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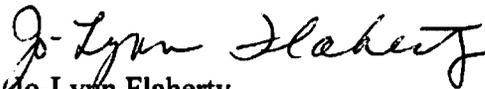
July 2014 Meeting

Regular Meeting: Monday, July 28, 2014 at 7:30 p.m.

Adjourn

Mr. Bettini made a motion to adjourn the meeting at 9:55 p.m. Mr. Malerba
Seconded. All in favor, so carried.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary