



City of Ansonia
PLANNING AND ZONING COMMISSION

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TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

August 25, 2014

Regular Meeting

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

Absent: Andrew Mark

Others Present: David Blackwell, Zoning Enforcement/Blight Officer
Fred D'Amico, City Engineer
Oswald Inglese, Planning Consultant
Joan Radin, Alderwoman 5th Ward
Sheila O'Malley, ECD Director

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. Jaumann made a motion to approve the minutes of the July 28, 2014 regular 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: 7/16/14 to 8/15/14
Invoice 155 - \$768.75

<u>DETAIL</u>		
<u>Date</u>	<u>Item</u>	<u>Time</u>
07/23/2014	Research & Memo Re: Churches	2.75hrs.
07/29/2014	PreparedFor&AttendedCommissson Meeting	5.25hrs.
08/12/2014	RevisedAppendix A-ExpandedOverlayZone	1.25hrs.
08/14/2014	Reviewed/ResearchSignProp.D.Blakwell	<u>1.00hrs.</u>
TOTAL		10.25hrs..

Hourly Rate: \$ 75

TOTAL = \$ 768.75

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.

1. Board of Aldermen-Section 8-24 referral ATP Building & Palmer Building

Mr. Bettini made a motion for a favorable recommendation on the Section 8-24 referral for 153 Main Street (Palmer Building) and 497 E. Main St. (ATP Building). Mr. Malerba seconded. All in favor, so carried.

Ansonia Housing Authority (Troy White)/James Sheehy: request to amend the Zoning Map from Zone GA to Zone BB for Riverside Redevelopment, 31 to 165 Olson Dr.

Attorney James Sheehy, Troy White, AHA Director and Robert Lisi were present.

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Attorney Sheehy read the following:

“My name is Attorney James E. Sheehy and I have a law office at 303 Wakelee Ave., Ansonia, CT where I practice law with my partner Timothy P. Dillon. I represent the Housing Authority of the City of Ansonia (hereinafter referred to as the “Authority”) and its Executive Director, Troy D. White.

The Authority is the owner of real property located at 31-165 Olson Drive, Ansonia, CT as per the Assessor’s Records. Currently, the Authority has demolished the apartment buildings on Olson Drive south of High Street and is presently developing plans for the demolition of the apartment buildings on Olson Drive north of High Street. While the entire area is part of a larger redevelopment plan, we are currently concerned with the redevelopment of housing units.

The Authority is proposing to construct 50 plus single and attached units with one to four bedrooms. This amounts to a significant reduction in density from the current 160 units. As part of the plan of redevelopment, the Authority has reviewed the current designation of the subject property on the Ansonia Zoning Map as GA Multi-Family. The authority is of the opinion that the GA designation is conducive to the large apartment type buildings that were and are being demolished on the property. But not conducive to the single unit and townhouse type of apartments that the Authority contemplates for the redevelopment site.

The GA designation requires a 75 foot set back from all rights of way and from front, side and rear yards. Ultimately, this would force the development of high rise units similar to what the Authority is demolishing.

The authority in conjunction with its design consultants, Tise Design Associates, believe that a change in the Zoning Map from GA to BB Multi-Family is more appropriate for the subject property. The change in the Zoning Map will allow both the Authority, our design consultants and the Planning and Zoning Commission to develop a site plan without the need for requesting multiple variances from the Zoning Board of Appeals.

The Authority is committed to building multi-family housing that will revitalize the Riverside Community and the housing development will blend in with the existing order of buildings.

The Authority respectfully requests that you schedule a public hearing on the petition on the date of your next regular meeting.

The Authority and the Tise Design Team look forward to working with the Commission to produce a community development that the City of Ansonia will be proud of.

The Executive Director and Tise Design Associates representatives are present and will be happy to address any questions you may have.

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Again, thank you for your attention to this matter.”

Attorney Sheehy presented comparison sheets showing the requirements for the GA zone and the BB zone. He also presented a color 11x17 map showing the area that would be developed into housing units on the site.

Chairman Flaherty said the Commission has before them a request to change the zone from GA to BB multi-family. A list of the differences was given to everyone this evening. There is a decrease in the number of variance required from ZBA to meet the Zoning Regulations with the proposed change. GA zone was tailored around high rise buildings. He said Mr. Tise will explain the plan. He said this is not a Site Plan Application but rather a request for a Zone Change. A separate Site Plan application will have to be submitted to the Commission for approval.

Mr. Steve Tise, President of Tise Associates.

Mr. Tise explained the plan that was submitted this evening. He said this is the latest version of the plan. They intend to create low scale neighborhood wood frame houses. There will be 22 two family units and 4 one family houses. There will be no townhouses. There will be 48 family units in total. He said they met informally with Chairman Flaherty and Mr. Inglese. The preliminary meeting resulted in constructive comments, usable open space and to make sure the houses presented are in accordance with the City plan. He said Mr. Inglese said the paths to connect the open space and the units should have pedestrian walkways and provide connection from Olson Drive. The one bedroom units are planned more for seniors and 10% of the apartments have to be handicap accessible. 5% are ADA and there are small single family cottages. The larger 2 and 3 bedroom will be two family houses. The others will be side by side two family.

Mr. Tise said they have to get engineers together to do the traffic plan. This is a different approach from the current and past plan. Every apartment has private yard space. There are two parks, a center piece area and community gardens planned. The plan is not cast in stone. There are different opinions on the open space and we are providing a lot of open space, the density is low. He discussed the BB zone set backs for the rear yard. He said they are proposing front yard set back and traditional building patterns.

Chairman Flaherty asked if there were any questions for Mr. Tise. He said that as a courtesy to Mayor Cassetti and the Housing Authority, he and Mr. Inglese met with the Housing Authority informally to give them information on how to proceed with the plan submission. He said he doesn't see any parking on the plan.

Mr. Tise said there is parallel parking and the streets are private streets. He said he has to meet with his engineer to accommodate the parking.

Chairman Flaherty said in general the commission can't make comment on the site plan. The first step is to change the zone. This plan is a concept of what they want to do. It is not locked in stone and the Planning & Zoning Commission will have comments for the Site Plan review. He said that the plan doesn't show the other side of the property where the proposed Police Station will be located.

Executive Director Troy White said this is a three (3) phase project. The Public Safety development is not shown, the Educational Center is not shown and is vital. They are showing the Zone change area and not showing the other area.

Chairman Flaherty asked if it is part of their proposal.

Mr. Tise said they showed the lease limit, they have a long term lease with the City of Ansonia for Public Safety Development.

Chairman Flaherty asked if Ansonia Housing Authority is the owner.

Attorney Sheehy said they have a Declaration of Trust and the owner of record is the City of Ansonia and conveyance with HUD on what can and cannot be done. He said the Ansonia House Authority is the applicant and owner for the zone change.

Mr. Jaumann asked if the Educational Center will require a zone change or is the BB zone OK.

Mr. White said it is more an educational community center.

Mr. Bettini said the map shows the existing zone and what the change looks like for the zoning around it.

Mr. Sheehy said the zone on the west side of Ansonia is all B zone.

Chairman Flaherty said it is within the City Center Plan. The shaded area on the map is the entire parcel – with the Emergency building and the Police Dept. shown on that. He asked how far the change goes on the left - #58 to #47 up to lot #57.

Mr. Bettini said lot #53 to #47 are within this area.

Mr. White said the Educational Center is not a school, it will be a Community Center with shared purposes and will not exceed 5000 square feet.

Mr. Bettini asked what the zoning is for that area.

Mr. Heon said it is all one parcel.

Mr. Bettini said will that change the other buildings to be the Police Dept. and Emergency building.

Chairman Flaherty said the present zone will not accommodate it. We have no control over it, they can put all housing there.

Attorney Sheehy said there is no formal agreement with the City of Ansonia for the Police Dept. and Emergency Services Building, it's a conceptual proposal.

Mr. Bettini said it's allowed in the zone, they can do it.

Mr. Tise said right.

Mr. Bettini said change the zone for the entire parcel to allow single and two family houses.

Chairman Flaherty said we only accommodate type of development there – it is just a picture.

Mr. White said we try to build horizontal vs vertical. If the zone remains at GA the housing will be 7 to 10 story buildings. He said we try to lay it out and reduce the density and fit it into the neighborhood. We committed to reduce the density. He said the May 29, 2014 event was in partnership with “what can we do” – the concept was public safety and education and housing and it made sense. We reduced the housing and density and created open space.

Mr. Inglese said you are seeking a zone change for two (2) parcels or the entire parcel – you have to make it clear at the public hearing.

There was discussion on the zone change and on what was included in the zone change with regard to the parcels.

Chairman Flaherty said for the public hearing they should have a map of the entire parcel with the full concept shown. This will flush out everything so the people will know what is happening on this parcel. He asked Mr. White if they met with the other Boards and Commissions as to whether the public safety and educational proposal was going forward.

Attorney Sheehy said he submitted the map for the zone change.

Chairman Flaherty said the zone change area is fine. The concept map should be larger so it shows the empty space (area for the proposed emergency service building) so it is not confusing to people and they will understand where the housing will be located. It is not a radical change from May.

Mr. Tise asked about the map.

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Chairman Flaherty said they need to have a map so that the people will know what is being proposed for the parcel.

Mr. Malerba said there is no parking and no off street parking shown on the plan.

Mr. Tise said the road will be a private road and there will be parallel parking for 72 cars.

Attorney Sheehy said it is not a City approved street and there will be no driveways.

Mr. Tise said there will be parking on Olson Drive for visitors.

Mr. Bettini said the zone change will be BB to Lester Street.

Chairman Flaherty said the entire parcel is currently zoned GA and all of the other property is B zone. The parcel will be a BB zone with the abutting property B zone.

There was discussion on the Westside Shopping Center and that it is a commercial use.

Chairman Flaherty asked if there were any questions from the commissioners. There were none. He called for a motion to set a public hearing to change the zone from GA to BB for this parcel.

Mr. Heon made a motion to hold a public hearing on Monday, September 29, 2014 at 7:00 p.m. to hear the petition by the Ansonia Housing Authority to change the zone from GA to BB. Mr. Jaumann seconded.

Mr. Bettini said that is fine and he asked them to commit to having all of the maps and information submitted a week ahead of time so that the commissioners can receive them before the meeting.

Chairman Flaherty said the maps and information has to be on file in the Town Clerks office before the legal ad is published.

Attorney Sheehy said the proposed zone change map and the site plan map has to be on file.

Chairman Flaherty said a copy of the entire piece of property showing the proposed zone change (he suggested a different color for proposed change area) must be on file so that residents can go to the Town Clerk and see the map. He asked Mr. Tise if that could be done.

Mr. Tise said he would do that on the map.

Chairman Flaherty suggested they meet with the Fire Commission on the site plan. He asked the Commissioners if they had any questions. He asked the applicant if they had any questions. There were none.

Chairman Flaherty called for a vote on the public hearing to be held on Monday, September 29, 2014 at 7:00 p.m. All were in favor, the motion carried.

Chairman Flaherty thanked Attorney Sheehy, Mr. White and Mr. Tise for their presentation this evening.

Constance Kolakowski/James Sheehy request for Re-subdivision of property located at 32 Hill St. and 6 Root Ave.

Attorney Sheehy, Mr. Robert Kolakowski and Mrs. Connie Kolakowski were present.

Attorney Sheehy said the properties consists of 13,550 sq.ft. and contains an apartment building (6 units at 32 Root Ave) and a one family home (6 Hill St.). The apartment building was built circa 1900 and the one family home was built circa 1920. The apartment building is a pre-existing non-conforming use while the one family home is a conforming use within Zone B.

Attorney Sheehy said his client respectfully requests a re-subdivision of lot no. 2 on the map presented to the commission. He said his client is interested in trying to resolve the issue involving two structures on one lot. They are asking that the Commission approve the re-subdivision and is open to working with the commission to resolve any unforeseen issues concerning the property. He said the map gives a breakdown of both parcels. One structure is built on the property line. Lot 2B has the apartment building and they have filed an application with ZBA for the required variances. He said this is a difficult piece of land. The applicant inherited the buildings and they are trying to resolve the issues on the property. He asked that the commission schedule a public hearing for the re-subdivision.

Chairman Flaherty said the building of these structures was done prior to zoning and it will be considered a subdivision and not a re-subdivision therefore a public hearing is not required.

Mr. Inglese said the applicant should get the variances before the Planning & Zoning Commission reviews and acts on this request.

Attorney Sheehy said ZBA will meet Monday.

Chairman Flaherty suggested they withdraw the application and resubmit it after they get their variances.

Attorney Sheehy said it is a very difficult piece and they are trying to make it right. He said they will go to ZBA and withdraw the application and reapply.

Ms. McCormack-Conrado asked to have what happened explained.

Chairman Flaherty explained that the houses were built before zoning therefore the request to divide is a subdivision and not a re-subdivision. A re-subdivision requires a public hearing and a subdivision does not. Planning & Zoning cannot act on the application until they receive ZBA approval for the variances required. Planning & Zoning cannot vary their own Regulations.

Attorney Sheehy stated for the record on behalf of his client he withdraws the application and will follow up with a written letter.

Chairman Flaherty thanked Attorney Sheehy.

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

Jeremy Nocerino was present.

Chairman Flaherty said the Commission requested the required parking for the building uses. Mr. Nocerino submitted that there are 108 required parking spaces, there is 55 existing parking spaces and they need 53 parking spaces. The 53 parking spaces will be counted in the Municipal Parking Lot on West Main St.

Mr. Bettini asked if the Municipal Parking lot is close enough.

Chairman Flaherty said Mr. D'Amico, City Engineer said it is within 300 feet.

Mr. Nocerino said with regard to the bedroom needing windows, Mr. Tingley said the building requires sprinklers and there is not a requirement for windows. He said he tried to work the plan to accommodate the bedroom windows. There is still two bedrooms without rescue windows but based on Mr. Tingley it is not a problem.

Mr. Malerba said there are a lot of conflicts between the Fire Department and the Building Department on these type of things. He said the window situation should be checked on with the Fire Dept. also.

Mr. Blackwell said the Fire Marshall over rides the Building Official.

Mr. Nocerino said they will have all fire walls and abide by all of the fire rules and regulations.

Chairman Flaherty asked if there are any other changes to the building.

Mr. Nocerino said no, they are existing and the first floor is commercial. Ansonia Housing Authority also has offices there.

Mr. Inglese asked if there was an elevator.

Mr. Nocerino said there is an elevator and it is shown on the map.

Mr. Heon said it is behind Mikes Classic Cut and the Housing Authority.

Mr. Nocerino said correct.

Ms. McCormack-Conrado said the window for the bedroom – the Fire Marshall can over ride that.

Mr. Heon said yes.

Mr. Malerba said that is a question.

Mr. Inglese said there is ventilation requirements also but for P&Z we have been provided with everything. He asked if the housing was affordable.

Mr. Nocerino said they will be above average units, i.e. hardwood floors, big windows, etc. better than average in the apartments.

Mr. Malerba asked the type of heat.

Mr. Nocerino said electric wall units to do the heating and cooling. The apartments are well insulated with high efficiency stuff.

Mr. Inglese said the commission should take individual action on the parking issue allowing the use of the Municipal Parking lot.

Mr. Heon asked which lot – the West Main St. lot or the Main St. lot (Farrel).

Chairman Flaherty said can P&Z find out if the City of Ansonia owns the Main St. lot. He said to his knowledge it is not a City owned parking lot.

Mr. Bettini asked if we are keeping track of the number of public parking spaces given out to developments every time we grant the use of the municipal lot.

Chairman Flaherty said yes, we are trying to do that. That is why I asked for the parking for this project.

Mr. Bettini asked how many are given out.

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Chairman Flaherty said 75 parking spaces to Ansonia Commons and 53 parking spaces to Ansonia Main St. Apartments. A single parking space has multiple use by day and by night but at some point downtown parking is going to be an issue.

Mr. Bettini said it would be awkward if we allot 110 of the parking spaces and there are none left.

Chairman Flaherty said the Regulations state if they are within 300 feet to 600 feet they can use the Municipal lot.

Mr. Nocerino asked the capacity.

Mr. Heon said it is changing.

Chairman Flaherty asked Mr. Nocerino if he clarified his agreement with the State of Connecticut and the Railroad.

Mr. Nocerino said he has and will provide the agreement.

Mr. Bettini made a motion allocating 53 parking spaces for the West Main Street Municipal Parking lot to Ansonia on Main LLC so it meets the Zoning Regulation. Mr. Malerba seconded. All in favor, so carried.

Mr. Jaumann made a motion to approve the site plan application for 36 to 88 Main Street for five(5) one(1) bedroom apartments and one(1) two(2) bedroom. Mr. Malerba seconded.

Ms. McCormack-Conrado said she has a concern with the window question.

Mr. Malerba moved to add to the motion that the Building Dept. will control the windows according to the Building Code.

Chairman Flaherty called for a vote. All in favor, so carried.

Millie Rios, 121 Great Hill Rd. re: Erosion of her property & DEEP letter dtd 6/19/14

Millie Rios was present.

Ms. Rios thanked the commission for coming out to her property to do the site inspection. She said she really appreciated that the commission came to look at the property.

Ms. Rios said Mr. Rob Scinto said the project had a 10 year permit and they are 7 years into it. Half the fill has to be done and they will be coming before P&Z for a change. She asked if the Commission can clarify the change.

Chairman Flaherty said Ms. Rios would have to ask Mr. Scinto about the change. His understanding is that Mr. Scinto is reconfiguring the plan because the buildings are going to be larger. There is nothing before the P&Z Commission at this time. We all heard him at the Site Inspection and he said he would come for modification of the site plan.

Ms. Rios said it will be on her to watch the agenda and to listen to what is happening. She said on August 1st from 12:00 noon to 1:20 you witnessed 18 wheelers coming in and out of there. There are trucks from 7:00 a.m. to 3:00 p.m. going in and out that she sees. She asked what is the purpose of this.

Chairman Flaherty said at the Site Inspection, Mr. Scinto was asked that questions and he said they are carrying stone dust to make a berm on the site. He said he has to make the berm half the diameter of the larger machine tires on the site. He said the trucks were carrying material into the site to make the berm.

Ms. Rios said the dust from the site enters her home and the homes of her neighbors.

Chairman Flaherty said he was up there for an hour last week and the dust was much less. The trucks were slower and there much less dust. He said Mr. Scinto said he would put a water truck up there.

Ms. Rios said there is one entrance and one exit from this site. She said the Scinto buildings on Corporate Drive and Enterprise Drive have more than one road in and out.

Mr. Heon said that is not true, not all of them have more than one road.

Ms. Rios said she was there and there are two ways out. She is concerned that there is only one road.

Mr. Heon said their Regulations in Shelton may be different than ours.

Chairman Flaherty said what he has meets our Regulations.

Ms. Rios said that Mr. D'Amico should read P.A. 74-325 and P.A. 83-388. They clearly state when you have this construction you have these things going on you have to do certain things.

Ms. Rios said that she received a phone call from Donna Serasin, DEEP representative stating she was down the street from Ms. Rios home and she would come there to do a site inspection of Ms. Rios' property. Ms. Rios said she told Ms. Serasin the highlights of the property and Ms. Serasin said that the land was eroding.

Mr. Heon asked whose land was eroding.

Ms. Rios said from the Scinto property it was eroding but it could affect her property.

Mr. Heon asked where it was eroding.

Ms. Rios said on the Scinto property.

There was discussion that the erosion from the Scinto property could affect Ms. Rios property. At the site inspection, the commissioners could not see any erosion on Ms. Rios property and according to the City Engineer there wasn't any erosion.

Chairman Flaherty asked Ms. Rios to send the commission a copy of the letter she received.

Ms. Rios said they never responded to her.

Mr. Heon made a motion to send a letter to Mr. Scinto requesting a written update on the dust coverage and on the status of the DEEP letter and any changes to the Site Plan. Mr. Bettini seconded. All in favor, so carried.

Chris Tymniak re: Solar Panels on the Landfill

Chairman Flaherty said that Mr. Tymniak could not be present this evening. He is asking for conceptual approval from P&Z as to whether we think it is a good use at the land fill.

Mr. Heon said they want to keep the ball rolling.

Mr. Bettini asked what is the situation for the landfill for this type of project.

Mr. Inglese said there is limited weight for landfills and you cannot dig them.

Mr. Bettini said you have to dig to put the solar panels in.

Chairman Flaherty said that is a valid question for the site plan. He said conceptually is it a good or bad idea on the land fill assuming DEEP is in favor.

Mr. Bettini said it has to have another support building attached for this. You need a parcel for their operation. He asked if there is that kind of space there.

Chairman Flaherty said conceptual use to put solar panels there – it is not a bad use, there is a savings to the City of Ansonia.

Mr. Heon made a motion to send a letter to the Mayor's office stating that P&Z conceptually endorses the development of solar use. Mr. Jaumann seconded. All in favor, so carried.

Reports: City Engineer

Mr. Fred D'Amico was present.

1. Hotchkiss Terrace

Mr. D'Amico said they (owners) are trying to work this out with the Town of Seymour. They would like to partner up with them and get it paved.

Mr. Blackwell said they gave the property owner to October to fix the problem.

2. Jewett Street

Mr. D'Amico said he will meet with the owner on Wednesday.

Reports: Zoning Enforcement Officer

Mr. David Blackwell was present.

a. Violations:

Mr. Blackwell said there are no new violations.

b. Variances

Mr. Blackwell said the application from Attorney Sheehy for the variances for 32 Hill St. and 6 Root Ave. are on the ZBA agenda.

Reports: Planning Consultant

Mr. Oswald Inglese was present.

Marijuana Regulation

Mr. Inglese said it is up to the Commission on what they wish to do with the Marijuana Regulation.

Mr. Heon said no department wants to touch it.

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Chairman Flaherty said it was sent out to Economic Development, Board of Aldermen and the Police Dept.

Mr. Bettini said he would like to move forward and make a vote.

Mr. Jaumann said it is unnecessary with what the State of Connecticut has done. They say where it will be located.

Mr. Bettini said go back to the existing situation and a facility could be placed anywhere in the city. He said he would like some control as to where it would be located. It may be only allowed in the Business area.

Chairman Flaherty said first it is not allowed in our Zoning Regulations. If you don't control it at all there is a good chance the Courts can come in and regulate it for you.

Mr. Jaumann said his thoughts are if it is ever approved or were to be considered, the City of Ansonia would know a long time before that it would be coming to Ansonia and P&Z could move much faster than the State of Connecticut and P&Z could get a regulation passed and in place before the application.

Mr. Heon said it would be grandfathered in.

Mr. Jaumann said they applied and it took 12 months to get it through.

Chairman Flaherty said to the commissioners to think about it and at next month's meeting be prepared to discuss it and make a decision on what they want to do.

Mr. Heon suggested we have an attorney at the meeting to discuss it.

Mr. Bettini made a motion to invite Corp. Counsel Marini to come to the next meeting and make a recommendation as to making a regulation for marijuana and to provide an opinion as to the time frame and the opportunity to change the existing regulations before we get an application. Mr. Jaumann seconded. All in favor, so carried.

Reports: Committee Reports

None

Any other business to come before the Commission

Mr. Bettini said there was a comment in the Independent Sentinel regarding Cumberland Farms left exit out onto Division Street and the traffic mess it created.

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Mr. Heon said he was told it was a State of Connecticut highway and the State of Connecticut controlled it.

Mr. Bettini suggested we send a note to the State of Connecticut or the Police Dept. whomever is in charge on this.

Chairman Flaherty said the Police Dept. is the Traffic Authority.

There was discussion on the left turn out of the Cumberland Farms parking lot and the dangerous situation it is creating. Chairman Flaherty said we could send a letter to the Police Dept. regarding our concern for the left hand turn and see if they can make it a right hand turn only. Mr. Heon said there is also a problem with a car coming out of the Mobil Station right there.

Mr. Jaumann made a motion to send a letter to the Police Dept. asking them to review the exit from Cumberland Farms onto Division Street left hand exit. Ms. McCormack-Conrado seconded. All in favor, so carried.

Mr. Blackwell said that the Auto Repair Shop on Pershing Drive that was recently approved will not be opened because the Chief of Police would not sign off on the permit.

Mr. Randy Carroll asked if the Commission can have a Public Session on their agenda for the next meeting.

Chairman Flaherty said that they always allow people to speak during the meeting.

Mr. Carroll said parking on upper Main Street is that public parking that Ansonia on Main is getting for their apartments.

Chairman Flaherty said there is not designated parking spaces. If you are within 300 feet of a Municipal Parking lot our regulations state you could use those spaces for your building.

Mr. Carroll said the ATP Building and the Palmer Building are sold. We have no parking for these buildings.

Chairman Flaherty said there is no on-site parking for any building. There is the East Main St. lot and the West Main St. lot and street parking.

Mr. Carroll said Olson Drive condos is allowed two parking spaces per unit and every single unit has three or more cars. The new project is allocating 1.5 cars per unit which is very limited parking.

Alderwoman Radin said Marijuana places have been designated and are opening. We will not see them here now but you don't know. The places have been designated.

Mr. Inglese said the initial license is three (3) years.

Alderwoman Radin said they are only allowing so many of them.

Executive Session

None

September 2014 Meeting

Public Hearing: Monday, September 29, 2014 at 7:00 p.m.

Regular Meeting: Monday, September 29, 2014 at 7:30 p.m.

Adjourn

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

Respectfully submitted,


Jo-Lynn Flaherty
Secretary