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ANSONIA PLANNING & ZONING COMMISSION

RE: RIVERSIDE APARTMENTS
165 OLSON DRIVE

BARTHOLOMEW FLAHERTY, CHAIRMAN

SEPTEMBER 29, 2014

ANSONIA TOWN HALL
253 MAIN STREET
ANSONIA, CONNECTICUT 06401

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HEARING RE: RIVERSIDE APARTMENTS
SEPTEMBER 29, 2014

1 . . .Verbatim Proceedings of a hearing
2 before the Ansonia Planning & Zoning Commission in the
3 matter of Riverside Apartments, 165 Olson Drive, held on
4 September 29, 2014 at 7:02 p.m., at the Ansonia Town
5 Hall, 253 Main Street, Ansonia, Connecticut 06401. . .

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10 CHAIRMAN BARTHOLOMEW FLAHERTY: Please
11 rise and pledge the flag.

12 (Whereupon, the Pledge of Allegiance was
13 recited.)

14 CHAIRMAN FLAHERTY: Secretary, please call
15 the roll.

16 (Whereupon, roll call was taken.)

17 MS. JO-LYNN FLAHERTY: We have five.

18 CHAIRMAN FLAHERTY: Okay, we have a
19 quorum. Ansonia public Planning & Zoning Commission
20 notice of public hearing zone change September 29, 2014.
21 The Planning & Zoning Commission, City of Ansonia,
22 Connecticut, will hold a public hearing on Monday,
23 September 29, 2014 at 7:00 p.m. in Ansonia City Hall, 253
24 Main Street, Ansonia, to hear the proposed zone change by

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1 Ansonia Housing Authority, 36 Main Street, Ansonia,
2 Connecticut, for property located on Olson Drive,
3 Riverside Apartments.

4 The proposed zone change is from a GA
5 multi-family residential zone to a BB multi-family
6 residential zone. A copy of the file for the proposed
7 map change is on file at the office of the Town and City
8 Clerk, Main Street, Ansonia. At said hearing interested
9 persons may appear and be heard and written
10 communications will be received. Dated in Ansonia,
11 Connecticut, this 18th day of September, 2014. Ansonia
12 Planning & Zoning Commission, Bartholomew Flaherty,
13 Chairman. Published two times, Thursday 9/18 and
14 Thursday 9/25.

15 I'll entertain a motion to accept the
16 call.

17 MR. MICHAEL BETTINI: I move we accept the
18 call.

19 MR. BILL MOLERBA: Second.

20 CHAIRMAN FLAHERTY: All in favor?

21 VOICES: Aye.

22 CHAIRMAN FLAHERTY: Anyone opposed?
23 Anyone abstain? Chair declares the motion passed.

24 Good evening ladies and gentlemen. You

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1 are at a public hearing for the Ansonia Planning & Zone
2 change to hear a request to change a -- the property on
3 Olson Drive from GA to BB. The way this public hearing
4 will work is the applicant will give a brief summation of
5 what he proposes to do and the reason for the requested
6 zone change. Commissioners will ask a few questions if
7 they have any at that time, and then it will be open to
8 the public for anyone from the public who wishes to speak
9 and address the item on the agenda.

10 We request that you limit your comments to
11 three to five minutes, and when you come up if you could
12 please state your name and address for the record it
13 would certainly be appreciated. And if the applicant
14 would please come up and give a brief summation of the
15 request for a zone change?

16 MR. JAMES SHEEHY: Again Mr. Chairman,
17 Attorney Jim Sheehy representing the Ansonia Housing
18 Authority. We were here last month and what we've done
19 is our request is to change the property which is owned
20 by the Ansonia Housing Authority from a GA multi-family
21 to a BB multi-family.

22 And on the reduced -- we have the large
23 map which was on file with the Town Clerk's office and on
24 file with the Clerk. And as you can see the --

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1 COURT REPORTER: I'm sorry, I'm going to
2 have to have you on the microphone.

3 MR. SHEEHY: -- oh, excuse me. As you can
4 see on the map the GA zone is sort of like the orange
5 color, if everybody sort of looks at their map. And what
6 we have done is to color-code and shade the surrounding
7 areas.

8 On the smaller map where the greenish
9 color is that's the B zone, which is around Grove Street,
10 Lester Street, Howard Avenue, and then you can see some
11 commercial in the pink area down also on Lester Street
12 and also on Maple. And at the bottom of the map it would
13 be properties on Main Street, Ansonia.

14 Our concern is that we are just -- we are
15 not going to affect any other zones than the GA zone. We
16 want to change it from GA to BB to reduce the density
17 that was presently down there. There were 165 multi-
18 family units contained in high-rise brick structures.
19 Our plan is to change it to BB, which is a less intense
20 use, and to reduce the footprint of those buildings for
21 the Housing Authority.

22 Now on the map we've also shown that there
23 is on the property, it would be on the left side of the
24 map which would be in a southerly direction, that piece

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1 known as 31 -- it's designated 31-105, which is the
2 former apartment addresses. We show the property
3 demarcation line between where the proposed Riverside
4 Development and then also on the north side of High
5 Street, again where the proposed development would be.

6 On the south side to the left of that
7 demarcation line that is what the City of Ansonia
8 proposed at a public meeting, which they were proposing a
9 future use by the City of Ansonia whether for public
10 safety or for whatever, is presented to the community.
11 But we are concerned just with the development as you see
12 north of that demarcation line and north of High Street.

13 Again, we think that the BB is more
14 conducive to what we plan for the site plan and we also
15 believe that it's more conducive to the B zone
16 neighborhood which abuts the Riverside Development. And
17 if the Commission has any questions we'd be happy to try
18 and answer them.

19 CHAIRMAN FLAHERTY: Commissioners, any
20 questions? There doesn't seem to be any questions at
21 this time, so let me open up the public hearing to
22 members of the public. I thank you very much for your --

23 MR. SHEEHY: Thank you Mr. Chair, thank
24 you Commissioners.

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1 CHAIRMAN FLAHERTY: -- so is there anyone
2 from the public who wishes to speak?

3 MR. TROY WHITE: Good evening everyone,
4 good evening Mr. Chairman. I'm Troy White, the Executive
5 Director of the Ansonia Housing Authority. I'm located
6 at 36 Main Street, right down at the end of the street,
7 and I support this rezoning petition before you for a
8 couple of reasons.

9 One, it reduces density drastically from
10 where it was. It puts us in a process of having
11 structures built in a conforming way. We're currently
12 non-conforming in the GA zone that was before you all
13 this time, but it was non-conforming. And as the
14 Executive Director, we're looking at not only reducing
15 density but putting a quality product on the site.

16 So I support the development as a member
17 of the community.

18 CHAIRMAN FLAHERTY: Mr. White, quick
19 question.

20 MR. WHITE: Sure.

21 CHAIRMAN FLAHERTY: The existing buildings
22 and the buildings that were torn down, who owned those
23 buildings?

24 MR. WHITE: Ansonia Housing Authority.

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1 CHAIRMAN FLAHERTY: The Housing Authority
2 or --

3 MR. WHITE: Yes, Ansonia Housing
4 Authority.

5 CHAIRMAN FLAHERTY: Okay, and Ansonia
6 Housing Authority was responsibility for the maintenance
7 and so forth of those buildings.

8 MR. WHITE: That is correct, yes.

9 CHAIRMAN FLAHERTY: Okay, thank you.
10 Thank you very much. Okay, is there anyone from the
11 public who wishes to speak?

12 MR. ROBERT LISI: Yes sir Mr. Chairman,
13 thank you. My name is Robert Lisi, I live at 27
14 Northwestern Road in Ansonia, currently serving as the
15 Chairman of the Ansonia Housing Authority.

16 I too am in favor of it. I think the
17 Board needs to know that this is a well thought out plan
18 that is something that the Commission along with Troy and
19 our designers have been planning for a long time. And we
20 certainly -- certainly all of the Commissioners live in
21 this community, so we want what we believe is our best
22 option for that site.

23 Again, it's been well thought out and
24 planned and it's something that we really believe would

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1 be beneficial not only tomorrow, but five and 10 years
2 down the road. We are looking to really move this
3 project forward and we think that's a major -- the zone
4 change would be a major step. Thank you.

5 CHAIRMAN FLAHERTY: Mr. Lisi, there's been
6 statements made by your attorney and so forth that it's
7 going to decrease density at the site. Could you give us
8 the number of apartments that were on the site?

9 MR. LISI: Currently -- well there were
10 165 as you know. The planned units on your drawings are
11 down to 48 units and the breakdown of one, two and three
12 bedrooms are right there.

13 CHAIRMAN FLAHERTY: And from the number of
14 bedroom units that we can --

15 MR. LISI: What was the total?

16 CHAIRMAN FLAHERTY: -- you had 148 units
17 and how many bedrooms?

18 MR. LISI: No, we're down to 45.

19 MR. WHITE: One hundred and sixty-five.

20 CHAIRMAN FLAHERTY: No, no, but I mean --

21 MR. LISI: Oh.

22 CHAIRMAN FLAHERTY: -- the existing
23 buildings plus what was torn down were how many bedrooms?

24 MR. LISI -- A hundred -- well there were

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1 165 units.

2 CHAIRMAN FLAHERTY: Units.

3 MR. WHITE: There were 165 units. So we
4 have -- the bedroom breakdown, I have the bedroom
5 breakdown of what we have.

6 CHAIRMAN FLAHERTY: Yes.

7 MR. WHITE: You know we had 165 units,
8 we're trying to -- we're proposing 48 total units.

9 CHAIRMAN FLAHERTY: Correct.

10 MR. WHITE: So out of the 48, we have a
11 breakdown for the bedrooms. We can certainly get you the
12 breakdown of bedrooms. Of the total 165, 105 are already
13 demolished. We have 60 remaining. Of the 60 -- I had
14 the breakdown actually on my PDA that was e-mailed to me
15 by the --

16 CHAIRMAN FLAHERTY: Well that's okay, I
17 was just wondering for the record the numbers of -- the
18 number of bedrooms decreased too.

19 MR. WHITE: Yes.

20 CHAIRMAN FLAHERTY: You're certainly
21 decreasing the number of units significantly and I'm
22 assuming that the number of bedrooms is going to
23 decrease.

24 MR. WHITE: Correct.

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1 CHAIRMAN FLAHERTY: Probably at the same
2 percentage. Okay, you don't have that information. It's
3 okay, thank you.

4 MR. LISI: Thank you.

5 CHAIRMAN FLAHERTY: Is there anyone else
6 from the public who wishes to speak? Yes sir.

7 MR. TONY MARCIANO: Yes, my name is Tony
8 Marciano, I'm a resident of the affected area. Don't
9 really have many comments to do here but for reasons that
10 could be the fault of my own, I'm a little unaware of
11 what proposal is being done.

12 They talk about reducing the density. Are
13 they planning on putting more structures on this
14 property? Are they developing -- is it going to be like
15 townhouses they're putting down there? I heard some
16 rumors that again, they were thinking of putting fire and
17 safety and other kind of emergency units in that area for
18 the Town.

19 CHAIRMAN FLAHERTY: What the proposal
20 before us is, is to put 48 units in there --

21 MR. MARCIANO: Townhouse type units?

22 CHAIRMAN FLAHERTY: -- townhouse type
23 units. This is a schematic, I think there's one up on
24 the board too. This is roughly what it would look like,

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1 a lot of green space.

2 MR. MARCIANO: Okay.

3 CHAIRMAN FLAHERTY: Private roads through.
4 Those roads that you see on public roads, they're private
5 roads.

6 MR. MARCIANO: Well if I remember what my
7 father-in-law spoke to me, there were two roads down
8 there at one time before the apartments were put in.

9 CHAIRMAN FLAHERTY: Well Wilson Drive will
10 continue, High Street will continue public but --

11 MR. MARCIANO: You're talking about a
12 public street?

13 CHAIRMAN FLAHERTY: -- yeah, but it's just
14 the internal roads that will be private roads. The roads
15 within the complex. And what you're seeing there is what
16 is proposed are townhouses.

17 MR. MARCIANO: Okay.

18 CHAIRMAN FLAHERTY: They have to come back
19 -- this is a public hearing just for the zone change
20 itself. But we will have to have another public hearing
21 on exactly what's going on for the site plan and so
22 forth. And they'll come in with a site plan with great
23 specificity far in advance of what this is.

24 You know, there'll be engineered drawings

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1 and so forth that will detail out exactly what they're
2 going to do down there so that we can continue. The only
3 area that we're talking about is -- there's a dotted line
4 on that map. I don't know if you could see it. We're
5 not talking the whole parcel, we're talking probably two-
6 thirds of the parcel.

7 To the left -- if you're facing the orange
8 to the left will be -- what has been proposed, but not by
9 the Housing Authority, would be a police station, an
10 emergency building I believe that in May there was a
11 public forum, not a public hearing but a public forum,
12 that made that proposal. But I don't think the Housing
13 Authority is going to make that proposal. I think that
14 will be the City of Ansonia.

15 MR. SHEEHY: That's correct.

16 CHAIRMAN FLAHERTY: It will be open
17 property and then I guess the City of Ansonia will have
18 to come forward with what they propose to do there. But
19 what we're talking about very specifically is the Housing
20 Authority and the housing that's going to go on that
21 property.

22 MR. MARCIANO: Will any of these changes
23 affect the current residents in the BB area as far as
24 changes in policy administration?

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1 CHAIRMAN FLAHERTY: That you have to
2 address to the Housing Authority, I don't know. Whatever
3 their rules and regulations are, are Housing Authority
4 policy. But I believe that there's going to be a change
5 from low-income housing to affordable housing.

6 MR. WHITE: We're going to have a mix of
7 low-income and affordable housing --

8 COURT REPORTER: I'm sorry sir, if you
9 could come to the microphone, thank you.

10 MR. WHITE: Sure.

11 CHAIRMAN FLAHERTY: Just to clarify it sir
12 if you could?

13 MR. WHITE: Sure. Just to clarify, we
14 will have leases in place and regulations in place that
15 will be a little more stern than what we have because the
16 funding sources require different things of the Housing
17 Authority.

18 We certainly will be doing what we've done
19 before by managing the property you've alluded to Mr.
20 Chairman. And that line that demarcates that it's -- if
21 you look at it it's really about 2.99 acres. So if you
22 look at it, it's about three acres is where the public
23 safety facility is being proposed. The other five acres
24 of the land would be where the housing would be.

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1 CHAIRMAN FLAHERTY: Okay. Sir did that --
2 thank you for -- that's not a Planning & Zoning concern
3 at all.

4 MR. WHITE: I know, I know.

5 CHAIRMAN FLAHERTY: The gentleman raised
6 it, so.

7 MR. MARCIANO: Thank you very much.

8 CHAIRMAN FLAHERTY: Okay. Okay, is there
9 anyone else from the public who wishes to speak? Good
10 evening, how are you?

11 MS. PATRICIA LEE: Good.

12 CHAIRMAN FLAHERTY: Good. We're in the
13 midst of a public hearing that started at 7:00. There
14 was a presentation by the applicant, the Housing
15 Authority, and we're now in the mode of asking for public
16 input.

17 So I know you missed the introduction but
18 if you'd like to speak you're welcome to come forward,
19 state your name and address, and speak if you'd like to.

20 MS. LEE: She's going to explain -- I wish
21 I was -- my name is Patricia Lee.

22 CHAIRMAN FLAHERTY: Yes, come forward
23 please to the microphone. Good evening and we'll help
24 you out as much as we can. I understand that you just

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1 got into the meeting.

2 COURT REPORTER: You'll have to state your
3 name again.

4 MS. LEE: Good evening everyone. I'm
5 Patricia --

6 CHAIRMAN FLAHERTY: If you could state
7 your name and address?

8 MS. LEE: -- Patricia Lee, 87 High Street.

9 CHAIRMAN FLAHERTY: Okay.

10 MS. LEE: Yes, I received a letter and
11 that's why I'm here tonight to know what really is going
12 on.

13 CHAIRMAN FLAHERTY: What the applicant is
14 proposing to do is change the zone from GA, alright,
15 which is garden apartments which allows multi-family --
16 multi-stories. And they'd like to change it from that to
17 BB, which would allow for less density and single story
18 townhouse type buildings on that property.

19 MS. LEE: Oh, okay.

20 CHAIRMAN FLAHERTY: So that the rest of
21 the buildings that remain will be demolished?

22 MR. SHEEHY: That is correct.

23 CHAIRMAN FLAHERTY: At their -- whatever
24 the Housing Authority's timetable is, they would be

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1 demolished. And then the entire site will have
2 townhouses on it -- not the entire site, about two-thirds
3 of the site will have townhouses on it.

4 MS. LEE: Okay.

5 CHAIRMAN FLAHERTY: And then the very last
6 portion is reserved for emergency service type buildings.
7 I don't know what they're --

8 MS. LEE: Olson Drive you're talking
9 about?

10 CHAIRMAN FLAHERTY: Yes, correct.

11 MS. LEE: Okay.

12 CHAIRMAN FLAHERTY: Correct.

13 MS. LEE: So what affect would it have on
14 -- just like I'm an owner, a property owner. What would
15 that affect, would that affect our taxes increase or
16 anything?

17 CHAIRMAN FLAHERTY: To be honest with you,
18 I don't think it should have any effect on your property
19 values or anything.

20 MS. LEE: Oh, okay, okay.

21 CHAIRMAN FLAHERTY: I think that just in
22 general from the plans -- we don't have the site plan in
23 front of us yet.

24 MS. LEE: Okay.

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1 CHAIRMAN FLAHERTY: But we've had
2 conceptual drawings in front of us and they look like
3 there's a lot of green space. And the density is greatly
4 reduced on the property from 165 units total, that's
5 including the ones that were torn down already.

6 MS. LEE: Okay, so they're going to
7 continue tearing down the rest of them.

8 CHAIRMAN FLAHERTY: That's my
9 understanding --

10 MS. LEE: Okay.

11 CHAIRMAN FLAHERTY: -- is they're going to
12 continue to take everything down and then there will be
13 48 units put on the entire site.

14 MS. LEE: Okay.

15 CHAIRMAN FLAHERTY: So you're going from a
16 density of 165 units down to 48.

17 MS. LEE: So these buildings will be more
18 progressive and more better than what you have.

19 CHAIRMAN FLAHERTY: Well, they'll be brand
20 new and from -- well, beauty is in the eye of the
21 beholder but --

22 MS. LEE: Upgrading our community, I'm all
23 for that.

24 CHAIRMAN FLAHERTY: -- well it --

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1 MS. LEE: As long as it doesn't have
2 anything to do with my property because I was wondering
3 what was going on, do I have to get out of here or what.

4 CHAIRMAN FLAHERTY: No. I would say that,
5 you know, it would -- it's just a brand new building. It
6 should enhance your property to be honest with you.

7 MS. LEE: Yeah, it should yeah.

8 CHAIRMAN FLAHERTY: I mean, it's going to
9 be brand new construction.

10 MS. LEE: Okay so that's why I'm here, to
11 find out really if you're trying to get rid of all the
12 houses or buy -- whatever, but.

13 CHAIRMAN FLAHERTY: Yeah, and that's not a
14 Planning & Zoning function. I mean, that's up to the
15 Housing Authority --

16 MS. LEE: Okay.

17 CHAIRMAN FLAHERTY: -- to continue if
18 they're going to continue to -- you know, we're just
19 looking at from a Planning & Zoning standpoint what
20 they're proposing to put on it.

21 MS. LEE: Okay.

22 CHAIRMAN FLAHERTY: We're dealing just
23 with the zone change now which would allow for the
24 townhouses.

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1 MS. LEE: Oh, I see.

2 CHAIRMAN FLAHERTY: So we're just changing
3 the zone from GA, which is garden apartment, to BB.

4 MS. LEE: BB, okay.

5 MALE VOICE: The townhouses would have to
6 come back.

7 CHAIRMAN FLAHERTY: Then they'll have to
8 come back for a site plan approval for the townhouses,
9 then we'll see with specificity exactly what they're
10 talking about.

11 MS. LEE: So this is like how many years
12 from now are we talking about?

13 CHAIRMAN FLAHERTY: It's now from what I
14 understand.

15 MS. LEE: Okay.

16 CHAIRMAN FLAHERTY: I haven't seen a
17 specific timetable yet, but -- do you have any idea?
18 We're not talking years away we're talking as soon as you
19 get --

20 MR. SHEEDY: In the near future. I mean,
21 the --

22 COURT REPORTER: I need to get you on the
23 microphone.

24 MS. LEE: Okay.

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1 MR. SHEEDY: -- probably within the next
2 24 months you'll see something started. The further
3 demolition is going to take place and then coming in with
4 site plan for approval by the Commission and also with
5 the input of the Fire Marshal, Fire Department, engineer,
6 etc., to make sure that everything complies with the
7 building regulations.

8 CHAIRMAN FLAHERTY: Okay, so does that
9 answer your --

10 MS. LEE: Yeah.

11 CHAIRMAN FLAHERTY: -- so it looks like
12 within the next 24 months they look to break ground.

13 MS. LEE: Okay.

14 CHAIRMAN FLAHERTY: Okay?

15 MS. LEE: Alright, thank you so much for
16 your time.

17 CHAIRMAN FLAHERTY: Thank you for coming.
18 Is there anyone else from the public who wishes to speak?
19 Yes, Mr. Norman.

20 MR. ED NORMAN: Good evening, my name is
21 Ed Norman. I live at 51 Grove Street, and as you know
22 that's part of my neighborhood. I've been Alderman for
23 the 4th Ward a number of years. I've served on both --
24 currently I'm on the Ansonia Housing Authority, Vice-

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1 Chairman, because I thought this was truly the future of
2 Ansonia, one of the big pushes forward.

3 And I would like to address the zone
4 change, which I think is good because although the
5 Ansonia Housing Authority owns the property there are
6 deed restrictions governed by HUD. So the replacement of
7 165 units, we had a go. And initially they wanted us to
8 replace one for one throughout the City whether it was
9 scattered housing or, again, barracks type, you know,
10 buildings that were there now.

11 So with the GA zoning and the 75-foot
12 setback, that's one of the biggest issues because we
13 wouldn't be able to spread it out into two-family -- and
14 there are some single-family units within the complex,
15 that we wouldn't be able to spread it out that way. We
16 would have to go up and again, to that tenement type --
17 you know, again, barracks type housing. That's not even,
18 you know, in HUD.

19 HUD is housing and urban development and I
20 think that's what you guys are watching out for, again,
21 trying to promote that urban development within Ansonia.
22 And I think going with something like this you had
23 mentioned that it wouldn't have any impact on the
24 surrounding housing. I think it would have a great

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1 impact on the value of my house and the surrounding
2 neighborhoods. Also my involvement within the City, I've
3 been with the Charter Hose, which is the neighborhood
4 firehouse, for 39 years. We've responded to a lot of
5 dumpster fires and apartment fires and other emergencies
6 down there.

7 If we look at, you know, that complex --
8 and I'm also one of the organizers of the Ansonia Block
9 Watch, the West Side Block Watch Association. You know,
10 if you know the area you know a lot of our crime came
11 from there. So I think the changes that we're making
12 here, it's a great plan, I'm really all for the plan, but
13 it all hinges on what we do based on that zoning change
14 because we can't do it with the GA zoning.

15 So I encourage you to take a, you know,
16 deeper look into it, see what we're doing, see what we're
17 replacing and, you know, hopefully push the whole
18 vitality and future of this City forward. Thank you very
19 much.

20 CHAIRMAN FLAHERTY: Thank you, thank you
21 Mr. Norman. And I'd also like to point out for the
22 record that this decrease in density is in keeping with
23 our plan of conservation and development, which is -- one
24 of the thrusts is to try to decrease the density of the

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1 population in Ansonia.

2 We're 19,000 people in six square miles so
3 -- and a lot of it's jammed into very small areas. So
4 it's the old 80/20 where, you know, 20 percent of the --
5 80 percent of the population is in 20 percent of the
6 area. So, this is in keeping with the plan of
7 conservation and development also.

8 Is there anyone else from the public who
9 wishes to speak? Is there anyone else from the public
10 who wishes to speak? Good evening Ms. Rios (phonetic).

11 MS. RIOS: Good evening.

12 CHAIRMAN FLAHERTY: We're in the public
13 hearing for the zone change and I've asked twice and for
14 the third and last time, is there anyone else from the
15 public who wishes to speak to the Planning & Zoning
16 Commission to the change from GA to BB?

17 Commissioners, anyone else wish to have
18 any observations or any questions? Okay, hearing none --
19 Ozzie, do you have anything you wish to the public
20 hearing?

21 MR. OSWALD INGLESE: No Mr. Chairman, I
22 think the presentation that they have made is excellent
23 and it's certainly conducive to compliance with the plan
24 of zoning.

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1 CHAIRMAN FLAHERTY: Okay Fred, Dave,
2 anyone else wish to speak?

3 MR. FRED AMICO: Well I think it does help
4 because it changes the setbacks, which is going to be a
5 requirement for making the proposal.

6 CHAIRMAN FLAHERTY: David, do you have
7 anything --

8 MR. DAVID BLACKWELL: No.

9 CHAIRMAN FLAHERTY: Applicants, do you
10 wish to add anything further to the public record?

11 MR. SHEEHY: Again, thank you for your
12 time and also I'd just like to point out that not only am
13 I the attorney for --

14 COURT REPORTER: If you would come --

15 MR. SHEEHY: -- excuse me, not only am I
16 the attorney for the Commission but I'm a resident of the
17 City of Ansonia. And I believe this is in the best
18 interest of it to pass this zone change. Thank you.

19 CHAIRMAN FLAHERTY: Okay. Alright,
20 hearing no further discussion I'll entertain a motion to
21 adjourn the public hearing.

22 MR. BETTINI: I move we close the public
23 hearing.

24 MR. MALERBA: I second.

HEARING RE: RIVERSIDE APARTMENTS
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1 CHAIRMAN FLAHERTY: All in favor?

2 VOICES: Aye.

3 CHAIRMAN FLAHERTY: Anyone oppose, anyone
4 abstain? Chair declares the motion passed. I wish to
5 thank all the members of the public who came to address
6 this issue. Thank you very much to the applicant for
7 their presentation.

8 (Whereupon, the hearing was adjourned at
9 7:31 p.m.)

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CERTIFICATE

I, Paul Landman, a Notary Public in and for the State of Connecticut, and President of Post Reporting Service, Inc., do hereby certify that, to the best of my knowledge, the foregoing record is a correct and verbatim transcription of the audio recording made of the proceeding hereinbefore set forth.

I further certify that neither the audio operator nor I are attorney or counsel for, nor directly related to or employed by any of the parties to the action and/or proceeding in which this action is taken; and further, that neither the audio operator nor I are a relative or employee of any attorney or counsel employed by the parties, thereto, or financially interested in any way in the outcome of this action or proceeding.

In witness whereof I have hereunto set my hand and do so attest to the above, this 2nd day of October, 2014.



Paul Landman
President

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