



City of Ansonia
PLANNING AND ZONING COMMISSION

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ANSONIA, CONNECTICUT

Public Hearing

July 28, 2014

City Center Plan Amendment
& Overlay Zone

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

Absent: Jared Heon
Andrew Mark

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

The Public Hearing of the Ansonia Planning & Zoning Commission on the Commission-initiated amendments for the City Center Plan was called to order at 7:02 p.m. by Chairman Flaherty.

All present rose and Pledged Allegiance to the Flag.

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

Chairman Flaherty read the call of the meeting:

PZPHCCPAmend 072814

Ansonia Planning & Zoning Commission

Notice of Public Hearing

July 28, 2014

Notice is hereby given that the Ansonia Planning and Zoning Commission will hold a public hearing, Monday, July 28, 2014 at 7:00 p.m. at the Ansonia City Hall, 253 Main Street, Ansonia, CT on the Commission-initiated amendment to the Ansonia Official Zoning Map to amend the City Center Plan overlay zone. Details and descriptions of the proposed zone are on file at the Office of the Town & City Clerk, 253 Main Street, Ansonia, CT 06401.

At this hearing interested persons may appear and be heard and written communications will be received.

Dated at Ansonia, Connecticut this 17th day of July, 2014.

ANSONIA PLANNING & ZONING COMMISSION

Bartholomew R. Flaherty, III, Chairman

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

Chairman Flaherty said for the record the following correspondence was received:

1. Valley Council of Governments, Regional Planning Commission re: Referral from City of Ansonia Proposed Amendment to the Ansonia Zoning Map to Amend the City Center Plan Overlay Zone. Dated 7/23/14
2. Sheila O'Malley, Director of Economic Development re: Expanding the boundaries of the City Center Plan. Dated 6/26/14

Mr. Jaumann made a motion to accept the communications listed above. Mr. Bettini seconded. All in favor, so carried.

Mr. Inglese stated that the Commission is amending the Plan of Development as it pertains to the City Center Plan per the State laws and amending the City Center Zone map to incorporate the

two large tracts of land as stated. He said the tracts of land are a parcel with 60 acres and a parcel with 11 acres for a total of 71 acres that will be incorporated in the City Center Plan. Mr. Inglese continued stating it is quite clear on the map as shown the parcels to be incorporated. The net effect of the change are limited to certain uses that will not be able to be had. All existing uses will continue. Expansions are limited. New proposals are limited to the restrictions. Uses no longer permitted may continue to exist. He said the change is appropriate to the area. It makes the area more aesthetic and better for the neighborhoods.

Mr. Inglese said he recommends that it be adopted.

Chairman Flaherty said that it promotes revitalization of the area and encourages development. It allows new development while protecting the environment, it achieves suitable and compatible mix of non-residential and residential uses, protects and enhances historic sites, encourages desirable building and land uses within the City Center area and promotes pedestrian, bicycle and handicapped use of downtown and assists in increasing employment opportunities. He said this expansion is at the request of the Economic Development Director.

Chairman Flaherty said it includes the Pattern Shop and going straight forward up N. Main St. includes Farrel's and Ansonia Copper & Brass. There is existing commercial activity of the Downtown area increasing the corridor.

Mr. D'Amico said it encompasses most of Farrel's and Ansonia Copper & Brass up to the Administration Building and over to East Main St. (Pattern Shop and parking area).

Mr. Malerba asked if the Heavy Industrial (HI) uses are grandfathered in.

Chairman Flaherty said forever, unless it is their intent to change the use. Restrictions don't inhibit the existing use.

Mr. Inglese said it allows more mixed uses.

Chairman Flaherty said that Farrel's is moving and Ansonia Copper & Brass is almost gone. The good news with Farrel's, it enables more flexibility in the downtown area.

Mr. Blackwell said if someone wants to open a machine shop in there can they do it.

Mr. Inglese said no. It has to be the same use.

Mr. Jaumann said the structure is destroyed and is gone.

Mr. Inglese said no, it's gone.

Chairman Flaherty asked if there was anyone from the Public who wished to address the commission on the expansion of the City Center Plan overlay zone.

He asked three (3) times. There was no one.

Mr. Bettini made a motion to close the public session at 7:15 p.m. Mr. Jaumann seconded. All in favor, so carried.

Chairman Flaherty asked if there were any comments or questions from the Commissioners, Mr. Inglese, Mr. Blackwell, and Mr. D'Amico.

He asked three (3) times. There was no one.

Mr. Inglese said the commission can act on this this evening however they would have to

1. Adopt the amendment to the Plan and
2. Adopt the map.

Chairman Flaherty said it is a logical expansion to the City Center Plan and allows the use of properties, it's more flexible if someone wants to develop a parcel.

Mr. Malerba said the Foundry was encapsulated and the rest of the building is environmentally clean.

Chairman Flaherty said it allows them to go forward to get funds to see what has to be done on the site i.e. clean it up and get something good in there. He asked if there are any questions or concerns.

There were none.

Mr. Malerba made a motion to adjourn the Public Hearing at 7:19 p.m. Mr. Bettini seconded. All in favor, so carried.

The public hearing adjourned at 7:19 p.m.

Respectfully submitted,


Jo-Lynn Flaherty
Secretary