



# City of Ansonia

## PLANNING AND ZONING COMMISSION

15 SEP 14 PM 2:38

**Call to order and Pledge of Allegiance:** The August 31, 2015 meeting was opened with the Pledge of Allegiance at 7:40 p.m. Roll call of the members was taken. Present were Chairman Joseph Jaumann, Maureen McCormack Conrado, Larry Pellegrino, Michael Bettini and William Malerba. Absent: Andrew Mark and Jared Heon.

*Michael Bettini*  
CITY CLERK  
CONNECTICUT

**Approval of Minutes:** Maureen McCormack Conrado noted the July minutes be amended to read June, a motion was made by Michael Bettini, seconded by William Malerba, all in favor, motion passed. The meeting minutes were accepted with a motion made by Michael Bettini, seconded by William Malerba, all in favor, motion passed. Special meeting minutes from July 28, 2015 were accepted with a motion by Michael Bettini, seconded by Larry Pellegrino, all in favor, motion passed. Public Hearing minutes from August 27, 2015 were accepted with a motion by Michael Bettini, seconded by Larry Pellegrino, all in favor, motion passed. And the August 17, 2015 Special Meeting minutes were accepted with a motion by Michael Bettini, seconded by Larry Pellegrino, all in favor, motion passed.

**Approval of Bills:** The final bill was presented for Oswald Inglese for 6.25 hours at \$468.75 which was accepted as presented. The motion was made by Michael Bettini, seconded by William Malerba, all in favor, motion passed. Copy of said bill will be included in next month's package.

**Correspondence:** Two letters from Fire Marshall Ralph Tingley were read. The first letter was regarding the blasting at Fountain Lake. As of 7/6/15, none of the blasts have exceeded state statutes. The second letter dated 8/14/15 addressed the proposed Castle Lane subdivision, specifically the grading and construction of pad approaching the cistern was not adequate. Both letters were read and accepted with a motion by Michael Bettini, seconded by William Malerba, all were in favor, motion passed to accept the correspondence. Copies will be sent to all commission members in next month's package, as they were omitted from the package.

**Public Session:** Randolph Carroll, 40 4<sup>th</sup> Street. Requested the commission refer 135 Hill Street to the Conservation Commission, as well as the Land Trust Commission so they can offer recommendations, only if this is for the City to purchase this property. Chairman Jaumann noted this is an 8-24 referral and will be referred to staff for review. Sheila O'Malley, Economic Development noted this property had come before the commission previously and the owner is looking for the City to take this land as open space.

Edward A. Musante, 21 Castle Lane addressed the commission regarding and Castle Lane. He expressed his opinion that snow plows can't turn around, and is concerned there will be issues with wells, hydrants, etc.



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Joan Radin – 198 Wakelee Avenue – is interested in the 8-24 referral noted for Pine Lot. The recommendation was made for this be referred to staff for review for the next meeting.

Millie Rios, 121 Great Hill Road – Although the letter was read regarding the blasting from the Fire Marshall, she and others have an ongoing concern with damage to her property that she doesn't feel is being addressed by the blasting company. Another concern is that after a recent blast, she witnessed an employee from the blasting company appear to what she noted as "tampering" with the panel. Also noted she is not accusing anyone of changing anything but thought it was odd that it appeared buttons were touched on the panel in the seismograph. Additionally, Ms. Rios questioned the \$1,000,000.00 grant for the Fountain Lake road. She is hearing the project will be closer to \$2,000,000.00. Is the City going to be responsible for this? Sheila O'Malley stated she is working to secure additional funding for this project and is looking at approximately \$1,600,000.00, which is the cost of the road, however, is looking to secure more funds as a cushion. Chairman Jaumann interjected that the funding issue is not in the purview of this commission. He also referred back to the letter from Fire Marshall Tingley that residents may at their own expense, are welcome to conduct independent studies regarding the blasting if they felt the readings were not accurate.

Edward Musante asked if the Scinto Corporation is responsible for the effects blasting. Chairman Jaumann referred Mr. Musante to the Fire Marshall.

Sheila O'Malley noted that regarding the site plan for Jim Branigan, 230 Pershing Drive, is for a new business in town, Branigan's Auto Care, which is doing very well and is looking to expand his business to the building next to his. She encourages the commission to support his application for expansion.

The public session was closed with a motion made by Michael Bettini, seconded by Larry Pellegrino, all in favor, motion carried.

**Items for discussion and possible action:** a. 45 Silver Hill Road. The subdivision application had been accepted by the commission on 6/29/15, had a public hearing on 7/27/15, in which the public hearing remained open. A motion was made by Michael Bettini to close the public hearing, seconded by Larry Pellegrino. Discussion: Michael Bettini is satisfied everything complies, we have walked through the property, held a public hearing, wetlands are well out of the way, satisfied with any concerns, fire trucks have adequate access on the road. He then moved to approve with a motion, seconded by Maureen McCormack Conrado. All were in favor, motion passed for application approval.

b. 23 Granite Terrace – Chairman Jaumann moved to accept the application. Michael Bettini mentioned the application be referred to Inlands/Wetlands first. There is an older



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map stating no wetlands or water courses according to the Chairman Jaumann. Discussion was had regarding the older maps, the possibility of new wetland approvals, and the need for a complete survey plot plan that shows the entire parcel and any frontage on Granite Terrace. Michael Bettini would like to refer to staff to assure all is in order and to determine if updates are necessary. Motion was made by William Malerba, seconded by Larry Pellegrino, all in favor, motion passed.

c. 230 Pershing Drive, site plan approval. As the application, maps were not included in the package. Mr. Branigan felt all information was submitted and along with Sheila O'Malley, they left chambers to locate the material. A motion was made by Larry Pellegrino, seconded by Maureen McCormack Conrado to table the item until they return and move onto the next item. All were in favor, motion passed.

d. 8-24 referral for Pine Lot. There is some confusion on what Pine Lot this is. Chairman Jaumann believes it has come before the commission previously. A motion to refer to staff for review was made by Larry Pellegrino, seconded by Michael Bettini, all in favor, motion passed.

e. 135 Hill Street, also an 8-24 referral. A motion was made by Larry Pellegrino to refer to staff for review, seconded by Maureen McCormack Conrado, all in favor, motion carried.

**Reports:** City Engineer, Fred D'Amico – Joe Jalowiec was looking for guidance and a current status on the Elm Street status regarding the extension of the original site plan. Chairman Jaumann recollects the commission had previously requested an update on the progress. He will bring updates to the Building Department and if all in order, it will be added to next months agenda. Mr. Jalowiec submitted documentation for the agenda and will supply the rest to the Building Department.

Additionally, Mr. D'Amico requested information on Pine Lot and 135 Hill Street. Chairman Jaumann referred Mr. D'Amico to Corporation Counsel.

No zoning enforcement reports.

c. (discussion continued) Mr. Branigan spoke again regarding his site application. Unfortunately, although the paperwork was submitted to the Town Clerks office, it wasn't received, nor reviewed by the commission. He did speak briefly of the plans to take over the building next to his to expand his business, noted adequate parking is available, in total compliance with DMV regulations. Any updates they require would be approved with their final walkthrough. He would also like to add a flagpole to the site. Michael Bettini made a motion to refer to staff and have item added to next months agenda. Motion seconded by Maureen McCormack Conrado, all in favor, motion passed.



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City Planner, David Elder addressed the commission regarding incoming complex applications that are received. He would like to suggest to have included in the regulations, in addition to a review by the City Engineer, the ability for the Commission to have a third party review applications at the applicants expense,, based on complexity of the application. Members agree that adding depth to the review process, at the discretion of the commission, would be a great addition to the process and would only benefit the city. Chairman Jaumann asked that Mr. Elder submit a plan to Corporation Counsel. The commission will send a letter to Corporation Counsel asking what steps the commission would take to assure compliance. Michael Bettini made the motion to submit letter to counsel, seconded by Larry Pellegrino, all in favor, motion passed.

***Executive Session:*** Mr. Bettini asked to go into executive session. Discussion was had and since no notification was given regarding reason or person and since Corporation Counsel was not in attendance to give the approval, Chairman Jaumann denied opening Executive Session.

***Any other business to come before commission:*** As Corporation Counsel was not present, RFP - Zoning Regulation Revisions will not be discussed.

Michael Bettini would like to send Dave Blackwell a letter of thanks for his hard work and dedication during his time as the City Zoning Enforcement and Blight Officer. Motion was made by Michael Bettini, seconded by William Malerba, all in favor, motion passed.

William Malerba would like to see some type of either badge or business cards for the commission members. Specifically, walking a site, it would be prudent to have official City identification for anyone asking to view. In the past, the Police Department was able to take a picture and laminate an ID card. A motion was made by William Malerba, seconded by Maureen McCormack Conrado to send a letter to counsel regarding this matter.

A motion to adjourn was made by Michael Bettini at 8:35 p.m., seconded by Larry Pellegino, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza