



# City of Ansonia

## PLANNING AND ZONING COMMISSION

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*Call to order and Pledge of Allegiance:* The October 26, 2015 meeting was opened with the Pledge of Allegiance at 7:30 p.m. Roll call of the commissioners was taken. Present were Chairman Joseph Jaumann, Michael Bettini, William Malerba and Larry Pellegrino. Maureen McCormack Conrado arrived at 7:32 p.m. and absent was Andrew Mark and Jared Heon.

*Approval of Minutes:* A motion was made by Michael Bettini to approve the 9/28/15 minutes, seconded by Larry Pellegrino, all in favor, motion carried.

*Approval of Bills:* No bills.

*Correspondence:* A motion was made by Michael Bettini, seconded by William Malerba to accept the correspondence. Maureen McCormack abstained, all others were in favor, motion carried.

*Public Session:* Joan Radin – 198 Wakelee Avenue – Approximately three years ago Alderwoman Radin spoke with both Mayor Della Volpe and Chief Hale regarding Salvage Alley cluttering the sidewalks and parking lot with chairs, etc., on Tuesdays, in preparation for his auctions held on Wednesday. He was told at that time that the sidewalks cannot be used and if he is to have an auction, it must be indoors. For a year or two he complied. The charter does state that sidewalks cannot be blocked as it is for public access and also that a permit is needed. It has been happening again that his “goods” are all over the sidewalk and parking lot, as well as traffic cones on Main Street frequently to hold a spot for his vehicle. The business across the street has also started putting up items outside such as a life sized suit of armor and a few other antique items. We need to abide by these rules and enforce the rules. Chairman Jaumann stated we can ask the Zoning Enforcement Officer to take a look at the situation. Alderwoman Radin also noted that sandwich boards are appearing on Main Street in front of some businesses, as the business across from City Hall is doing and it’s taking away from what we are trying to improve downtown.

Randy Carroll, 40 Fourth Street – Noting that 57 Bassett Street was rejected by the Board of Alderman for purchase due to contamination and 24 Shortell Drive has been turned over to our City Attorney for review.

Edward A. Musante, 21 Castle Lane addressed the commission regarding Castle Lane Development. Mr. Musante wants to know if the developer can apply if he owes back taxes. Chairman Jaumann stated yes he can apply and Maureen McCormack Conrado added that it doesn’t mean it will get approved.

Attorney James Sheehy – representing the Ansonia Housing Authority project stated he could speak on the project now. Also, here from Ansonia Housing Authority is Executive Director Troy White, Chairman Robert Lisi, Commissioner Ed Norman and from Sentec



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Engineering, Antonio DeCamilo. They are here looking for the commission to grant the site plan approval. Chairman Jaumann advised it will be discussed under new business and he will be able to speak at that time, as it is on the agenda. Larry Pellegrino noted that it is his understanding this still needs to go before the Inland/Wetlands Commission even though a letter has been presented to this commission stating the soils have no wetlands.

Millie Rios, 121 Great Hill Road – For the City Engineer, she is asking why there is no retention pond at Fountain Lake. Fred D'Amico believes the initial approval called for a retention pond or galley. He will follow up.

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

***New Business:*** Olson Drive, Riverside Development Site Plan Application – Demolition has been approved for the final section North of High Street and all remaining vouchers have been issued (54). It is an aggressive plan to begin next week and hopeful for all to be vacated by 12/31/15. The South section parcel will be reserved for possible future use by the City of Ansonia. Michael Bettini asked when construction would begin. Troy White noted it is in the beginning stage and they will have to get funding secured, CHFA doesn't fund until their April meeting and from that point, they expect them to be "shovel ready", and to have a closing within 90 days of issuance of the funds. Once the site is vacated, Tise Designs working on demo plans, it would be funded with the City bond money that is already in place. Once the bidding for demo is set and demo can begin, the weather will also play a part. They are hoping to start by March or April of 2016. From start to finish, their aggressive schedule is planned for 16-18 months. City Planner David Elder added we have evidence that sewer taxes are up to date, have WPCA approval and read a letter from Fire Marshall for requirements for the property. Additionally, Mr. Elder read a letter from the City Engineer containing comments and conditions that must be addressed for final approval. Robert Lisi also added that this has been a two year proposal in the making. The initial negotiations with HUD called for a 1-1 proposal, meaning knock one down, put one up. It took many intense meetings and proposals to get this plan to the point where it would be good for the City of Ansonia, as well as good for their clients. Getting the number down from 165 units to 54, we believe is in the best interest of the City. Michael Bettini proposed to approve the application with some conditions as noted by the City Engineer, Fire Marshall and Inland/Wetlands Commissions approval. The motion was read by David Elder Motion to approve Site Plan Application submitted by the Ansonia Housing Authority, for property known as Riverside Apartments, Olson Drive, Ansonia Connecticut, and specifically those improvements shown on plans entitled, " Riverside Redevelopment, Ansonia Housing Authority, dated September 18, 2015, prepared by Tise Design Associates, conditioned on the satisfaction of those comments by the City Engineer described in his letter dated October 26<sup>th</sup>, 2015, and those comments contained in the Fire Marshal's letter dated



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October 15<sup>th</sup>, 2015. Said comments shall be addressed on a revised site plan which shall be filed on Mylar paper in the office of the City Clerk. Additionally conditioned upon the approval by the Ansonia Wetlands Commission, including the revisions noted above. Maureen McCormack Conrado adopted the motion stated by the City Planner, seconded by Michael Bettini, all in favor, motion passed.

**Items for discussion and possible action:** 57 Bassett Street which was referred to staff and Board of Alderman was rejected for purchase as it is contaminated. A motion was made by Michael Bettini, seconded by Larry Pellegrino, all in favor, motion carried. 24 Shortell Drive also referred to the Board of Alderman for purchase has been referred to City Counsel.

**Reports:** City Engineer, Fred D'Amico – There was a site walk on Castle Lane he wasn't aware of but he is in the process of reviewing the report. No zoning enforcement reports. Michael Bettini asked if anyone has been hired for the Zoning Enforcement Officer yet? His concern is that so much progress has been made and is very important someone is in place. Chairman Jaumann noted he hasn't received any official word on a hiring as of yet. City Planner, David Elder addressed the commission regarding a letter he has drafted for the Mayor to amend the fee schedule and information for notice requirements Mr. Elder's memo contains all instances of the subdivision and zoning regulations that require public notice. He further stated that all but one instance refers to the general statutes section 8-7d which requires notification in the newspaper, but not additional direct mailings. Ed Musante and Millie Rios tried to speak from the public. Ms. Rios stated that this commission approved a few months ago that if an issue is being discussed, the public can ask a question or give pertinent information on said issue. The commission noted is makes the meeting disruptive. Michael Bettini made a motion for the Chairman or City Planner to send a letter to the City Assessor whether or not their updating practices will support our requirement for asking applicants to notify property abutters in the event of to be determined requirements on new applications, seconded by Maureen McCormack Conrado, all in favor, motion carried.

**Executive Session:** No executive session.

**Any other business to come before commission:** RFP - Chairman Jaumann will send a letter to City Counsel for follow up and are they any other municipalities that we could research for the updating of Ansonia's. It was also noted that Old Saybrook would be a Town that could be viewed for reference. Discussion was had for possibly having the regulations updated and ultimately placed online in the future. Maureen McCormack Conrado then made a motion to send a letter to City Counsel for an update on the RFP for updating the regulations, seconded by Larry Pellegrino, all in favor, motion carried. William Malerba asked what the status was for the Kolakowski pending litigation. Chairman Jaumann hasn't received any new information. He will ask City Counsel to attend the next meeting to address this.



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A motion to adjourn was made by William Malerba at 8:45 p.m., seconded by Maureen McCormack Conrado, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza