

ORIGINAL

VERBATIM PROCEEDINGS

RECEIVED FOR FILE
16 JAN -4 PM 2:21

TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

ANSONIA PLANNING & ZONING COMMISSION
PUBLIC HEARING IN RE: 26 GARDNERS LANE
CASTLE LANE DEVELOPMENT
JOSEPH JAUMANN, CHAIRMAN
DECEMBER 17, 2015

ANSONIA TOWN HALL
253 MAIN STREET
ANSONIA, CONNECTICUT

POST REPORTING SERVICE
HAMDEN, CT (800) 262-4102

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 . . . Verbatim Proceedings of a public
2 hearing before the Ansonia Planning & Zoning Commission,
3 in re: 26 Gardners Lane, Castle Lane Development, held on
4 December 17, 2015 at 6:30 p.m., at Ansonia Town Hall, 253
5 Main Street, Ansonia Connecticut. . .
6
7
8
9

10 MR. MICHAEL BETTINI: Folks, folks, excuse
11 me. We have one member who's stuck in traffic with the
12 weather that's running late. We have another member
13 who's very close to being here, so we're going to give it
14 a few more minutes since we don't want to delay this much
15 longs. So just bear with us a couple of minutes.

16 CHAIRMAN JOSEPH JAUMANN: Why don't we get
17 started, everybody stand for the Pledge of Allegiance.

18 (Whereupon, the Pledge of Allegiance was
19 recited.)

20 CHAIRMAN JAUMANN: Would you call the role
21 please?

22 (Whereupon, roll call was taken.)

23 CHAIRMAN JAUMANN: Alright we have four
24 members, we have a quorum. This is a continuation of a

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 public hearing that began on November 16, 2015. We are
2 here for a continuation obviously of that and we were
3 expecting a presentation from the applicant.

4 What I do have is correspondence from the
5 applicant that I want to read and then I'm going to -- if
6 there's any comments that will need to be made publicly
7 everyone can feel free to make those comments publicly.
8 Otherwise, the Board intends to take action on probably
9 closing the public hearing this evening and then we'll
10 take further action as necessary.

11 The letter is dated December 17, 2015,
12 it's address to myself, Chairman Jaumann, Ansonia
13 Planning & Zoning Commission, regarding the subdivision
14 application and the Castle Lane Developers.

15 It says Dear Chairman Jaumann, the purpose
16 of this letter is to withdraw without prejudice the above
17 captioned subdivision application in accordance with the
18 attached agreement with the City of Ansonia concerning
19 the possible purchase of the property that is subject of
20 the said application. Thank you for your attention,
21 signed Cohen & Thomas, Dominick Thomas.

22 So in light of that -- I don't know, there
23 were some rumors in the paper and the media. I don't
24 know if members of the public have heard it, but the

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 Board of Aldermen as I understand it took action and
2 approved this -- approved tentatively the purchase of
3 Castle Lane from the developer. There's a tentative
4 agreement in place which is attached to this letter,
5 indicating the tentative agreement between the parties to
6 purchase the property -- the City to purchase the
7 property.

8 So that being said, the applicant is
9 asking us to withdraw that. I don't know if members of
10 the public -- obviously there's a public hearing.
11 Everybody still can feel free to come forward and put
12 their comments on the record but in light of the
13 correspondence I don't know if any members of the public
14 wishes to make comments tonight.

15 Just please state your name and your
16 address please?

17 MS. ROSIE SLOIK: My name is Rosie Sloik,
18 I live at 31 Castle Lane in Ansonia. And actually, I'm
19 just stepping up to thank you for all your efforts and
20 the time you put in to listening to all of the people
21 that had comments to make.

22 So I do appreciate your time and all your
23 efforts, thank you.

24 CHAIRMAN JAUMANN: Thank you very much.

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 MR. EDWARD MUSANTE: My name is Edward
2 Musante, 21 Castle Lane. I'm very glad the way things
3 turned out and today I found out that the applicant -- he
4 owed back taxes on this here. He couldn't file for a
5 permit or anything because I found out today from
6 Corporation Counsel that he owed back taxes.

7 I went and I got a piece of paper proving
8 he owed back taxes but I'm glad the way things turned
9 out. So this is definitely going to the City, you're
10 definitely going to put a squash to this?

11 CHAIRMAN JAUMANN: I can't say that for
12 sure. What I can tell you is that the applicant is
13 asking that the application be withdrawn. That being
14 said there will be nothing pending before this Board to
15 take action on, so.

16 MR. MUSANTE: Because in the past my
17 grandparents had that property and we used to walk the
18 cows through there and that property was unbuildable. I
19 mean, they want to build houses on ledge.

20 CHAIRMAN JAUMANN: Well any questions
21 about the purchase and the agreement, I think you can
22 probably direct those to Corporation Counsel. He'd be
23 the proper person to answer that.

24 MR. MUSANTE: Alright, thank you very

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 much.

2 CHAIRMAN JAUMANN: Thank you. Please?

3 MS. HEATHER LEE: Heather M. Lee. I want
4 to tentatively say wahoo, thank you so much. I'm glad
5 the Town is working for us and I just can't thank
6 everyone that worked on this enough.

7 COURT REPORTER: I'm sorry, your name
8 again is?

9 MS. LEE: Heather M. Lee, M is the middle
10 initial.

11 COURT REPORTER: Thank you.

12 CHAIRMAN JAUMANN: Thank you very much.
13 Is there anybody else from the public? Yes Alderman.

14 MR. RANDOLPH CARROLL: Randolph Carroll,
15 40 Fourth Street, 1st Ward Alderman. I am one of the
16 Board of Aldermen as well as Charlie, who is a Board of
17 Alderman in the 1st Ward, that has gone through this and
18 we hope it works out that the City purchases this
19 property.

20 CHAIRMAN JAUMANN: Thank you very much.

21 COURT REPORTER: Your name sir?

22 MR. CARROLL: Randolph Carroll.

23 COURT REPORTER: Thank you.

24 CHAIRMAN JAUMANN: Alderman Stowe.

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 MR. CHARLIE STOWE: I'm Charlie Stowe, 23
2 Granite Terrace. My property abuts this property. I am
3 very happy that this application is being withdrawn.

4 The health hazard of city wells -- you
5 know, city water, not having it and people's wells drying
6 up has been a big concern of mine for years now. I hope
7 the application works out for the grant and that the
8 owner is willing to accept whatever that amount is for
9 the benefit of the people who live around that property.

10 You know, I've said through this process
11 that somebody who's a landowner deserves to be able to
12 make money on their investment. But this particular
13 property with no city water and it didn't seem like there
14 was going to be any effort by the developer to put city
15 water in is a gigantic concern, that we can sleep well
16 into the Christmas holidays and into next year, thank
17 you.

18 CHAIRMAN JAUMANN: Thank you Alderman. Is
19 there anybody else from the public that wishes to make
20 any comments? Is there anybody else from the public that
21 wishes to make any comments? And for the third and final
22 time, is there anybody else from the public that wishes
23 to make any comments?

24 Okay, at this point in time I think we

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 need a motion to close the public hearing.

2 MR. JARED HEON: I make a motion to close
3 the public hearing.

4 MR. BETTINI: I'll second.

5 CHAIRMAN JAUMANN: All in favor?

6 VOICES: Aye.

7 CHAIRMAN JAUMANN: Any abstain? Okay,
8 motion passes. Action on the -- I think what we need to
9 do is --

10 COURT REPORTER: This is not on the record
11 correct?

12 CHAIRMAN JAUMANN: -- this is not on the
13 record, that's correct -- well, it's on the record for
14 our purposes. It's no longer a public hearing. The
15 public hearing's been closed, that's correct.

16 (Whereupon, the public hearing portion of
17 the meeting was closed.)

18 CHAIRMAN JAUMANN: I think what we need to
19 do is take a vote to accept the withdrawal of the
20 application tonight and I will have it marked over and
21 put on our regularly scheduled agenda for action at the
22 next meeting, so.

23 MR. BETTINI: I make a motion that we
24 accept the request of withdrawal with the terms outlined

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 in the agreement executed by the Mayor through the power
2 of the Board of Aldermen.

3 CHAIRMAN JAUMANN: Any discussion?

4 MR. HEON: I just want to make sure, we're
5 waiving future fees. I --

6 MR. BETTINI: It's in the --

7 MR. HEON: -- but I want to clarify that
8 the fees that we're waiving are the application fees only
9 and not any future public hearing fees or publication
10 fees or any fees like that.

11 CHAIRMAN JAUMANN: I think that would
12 probably be the understanding, is that we would be
13 waiving the application fee if the application needs to
14 be refiled. But we would not be waiving any other fees
15 associated with the application at the time it would be
16 filed and in compliance with the regulations of the City.

17 MR. HEON: Yup, aside from that that's the
18 only thing I would have to say -- the only thing I would
19 add.

20 CHAIRMAN JAUMANN: Any other discussions?
21 All those in favor?

22 VOICES: Aye.

23 CHAIRMAN JAUMANN: Any opposed, abstained?

24 Motion passes.

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

1 MR. BETTINI: I make a motion to adjourn.
2 MR. HEON: I'll second it.
3 CHAIRMAN JAUMANN: All those in favor?
4 VOICES: Aye.
5 CHAIRMAN JAUMANN: Motion passes.
6 (Whereupon, the meeting was adjourned at
7 6:36 p.m.)

HEARING RE: CASTLE LANE DEVELOPMENT
DECEMBER 17, 2015

INDEX OF PUBLIC SPEAKERS

	<u>PAGE</u>
Rosie Sloik	4
Edward Musante	5
Heather Lee	6
Randolph Carroll	6
Charlie Stowe	7

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 28th day of December, 2015.


Paul Landman
President

Post Reporting Service
1-800-262-4102