



City of Ansonia

PLANNING AND ZONING COMMISSION

Call to order and Pledge of Allegiance: The Ansonia Planning and Zoning Commission held its Regular Meeting on December 28, 2015. The meeting was called to order at 7:40 p.m., followed by the Pledge of Allegiance.

Roll call was taken. Present were Chairman Joseph Jaumann, Maureen McCormack, Conrado, Jared Heon, William Malerba, Michael Bettini and Andrew Mark. Absent: Larry Pellegrino.

Approval of Minutes: The Regular Meeting Minutes for the 10/26/15 meeting and the Public Hearing Minutes from the 12/16/15 Public Hearing were approved with a motion by Michael Bettini, seconded by William Malerba, all were in favor, motion carried.

Approval of Bills: There were no bills.

Correspondence: Chairman Jaumann read the correspondence from Inland Wetlands and Sheehy & Dillon, both regarding Olson Drive. The Commission requested verification from the City Engineer, Fred D'Amico and Fire Marshall Ray Tingley regarding that all conditions were met. City Planner David Elders will follow up with Ronda Porrini in the building department to request confirmation and follow up with Attorney Sheehy regarding the filing of the mylar plan.

Public Session: Randy Carroll 40 4th Street, stating that he supports the Parking Lot for the Church on Fifth Street due to the congestion in that area and also supports Copper City Developments proposal for rent to buy office space at the ATP and Palmer Buildings.

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

Items for discussion and possible action:

7a – Corporation Counsel John Marini addressed the commission. The Board of Alderman has proposed an arrangement for Copper City Development to rent the office space. They are looking to relocate their headquarters to this location. Should the sale go through, the amount they have invested for rental, would be deducted from the purchase price. Should the sale fall through, those fees would not be refunded. Jared Heon made a motion for a favorable referral to the Board of Alderman for the Copper City Development to rent office space, seconded by Maureen McCormack Conrado, all were in favor, motion passed.

7b – Consideration of purchase for 31 Benz Street – The Commission asked to discuss the pros and cons of buying open space. David Elders noted that from an economic perspective open space can be an economic tool and a recreational resource for residents.

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A municipality could purchase open space now, choose at a later time to sell the land depending on how the municipality acquires the land, and if the acquisition includes restrictions on the uses and duration of the open space. The land would have to be maintained by the City and signage would be necessary for the residents. Jared Heon added, when reviewing, what is the feasibility and usability. Is it landlocked? It is usable for recreation or nature? This particular property, is one that he feels could be beneficial to the City and has recommended to the Mayor that possibly a committee be put in place to review. He also feels this is responsible planning to preserve a piece of property such as this one. William Malerba has concerns that all of a sudden there have been a few residents coming up with property for sale. Michael Bettini agreed, however, noted with the density of the City, it would be worth looking in to. He then made a motion to submit a favorable recommendation to the Board of Alderman, seconded by Jared Heon, all were in favor, motion passed.

7c – A motion was made by Jared Heon, seconded by Maureen McCormack Conrado to accept the application for 8 Fifth Street. All were in favor, motion carried. Mr. John Izzo of 12 Shortell Drive, accompanied by Pastor Ophelia Smith, her husband Mr. Smith and Deacon Al Shaw. Mr. Izzo has owned a parcel on 8 Fifth Street for approximately 7 years, which has been a vacant parcel. It is approximately 40 feet from St. Andrews Tabernacle of Praise Church. Parking is very limited and dangerous, especially in the winter. Mr. Izzo would like to in part, transfer the property as a charitable contribution. Mr. Izzo did already speak with David Elders and the paperwork required is in the packets this evening. Discussion was held regarding a date and time for the Public Hearing, which was agreed for January 25, 2016. Michael Bettini made a motion to set the Public Hearing for 15 minutes (6:15 p.m.) prior to the Regular Meeting on January 25, 2016.

Reports: City Engineer was not present. Attorney Marini noted that David Blackwell Sr. has been rehired as the Zoning Enforcement Officer, as well as the Anti Blight Officer. He will be working closely with Ronda Porrini who has been upgraded to Land Use Administrator. Ronda is taking care of all administrative aspects in the department, whereas David Blackwell will handle blight, zoning and land use laws. Anne Henderson will continue on as Blight secretary in the department. He noted that the City is looking to get another building official in place to cover more hours for the department. Illegal apartments and blight have been a continuing problem in the City and this will continue to be top priority to the department. Ronda is also a certified Zoning Enforcement Officer. Jared Heon added that he has approached the Salary Committee on behalf of the commission regarding the staff that is needed in the department. He is thankful for their approval and also wished to thank David Elder for his contribution the past couple of months, as well as to Darlene Zawisza for joining the commission. Jared Heon also mentioned that the Commission used to get information from ZBA, however, has not received any information from them in quite some time. No zoning enforcement reports.



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Executive Session: n/a

Any other business to come before commission:

William Malerba asked what was going on with the Kolakowski lawsuit. Attorney Marini stated that a portion has been dismissed by the court and you may not hear any additional information on it.

Reorganization of the regulations – David Elder is in the process of getting the current regulations into a readable format for review, which is taking some time due to their current format. Attorney Jaumann asked for this to be added to the January agenda to possibly set up a sub-committee at that time. Many goals were discussed with the ultimate goal to be for the regulations to be current and searchable online with links to State statutes, etc.

Motion to adjourn was made by Michael Bettini at 8:30 p.m., seconded by Jaren Heon, all were in favor, motion passed.

Respectfully submitted,

Darlene L. Zawisza