



RECEIVED FOR FILE

16 FEB -1 AM 10:08

City of Ansonia PLANNING AND ZONING COMMISSION

Laura Branch
CITY CLERK

Call to order and Pledge of Allegiance: The January 25, 2016 meeting was opened with the Pledge of Allegiance at 6:55 p.m. Roll call of commissioners was taken. Present were Chairman Joseph Jaumann, Maureen McCormack Conrado, Jared Heon, Larry Pellegrino, and Michael Bettini. Excused: William Malerba.

Approval of Minutes: Motion was made by Jared Heon to accept, seconded by Michael Bettini, all were in favor, motion passed.

Approval of Bills: No bills.

8 Fifth Street (Application for Special Exception): A motion was made by Jared Heon, seconded by Michael Bettini to approve the application for special exception, based on the Public Hearing, with the condition there will not be any overnight parking in this lot unless it is a function of the Church. No further discussion.

Correspondence: City Engineer's correspondence regarding Olson Drive and Fountain Lake was discussed. Jared Heon noted there should be a formal letter on file that is on letterhead and signed by Mr. D'Amico. Clarification is needed on the Scinto letter whether it is regarding site work or a performance bond? City Planner David Elder will follow up with Ronda and Fred D'Amico on both letters.

Public Session: Randy Carroll, 40 Fourth Street noted that the Land Use Committee has not received any paperwork regarding Benz Street and Hill Street. The Commission will follow up with applicants and provide any documentation on file to the Land Use Committee. Mr. Carroll also asked the commission, as an Alderman in the First Ward, as well as a resident, expressed concern with the parking lot on the corner of North Main and Fourth Street. He has come before this commission in the past, and nothing has been done. He does not think they are in compliance with zoning. It is not zoned for a used car lot and since the restaurant closed, the car dealership across the street is using it for his overflow. There appear to be illegal drug related issues happening in the lot at night and he has a landlord with him this evening that can provide information on this as well. Additionally, Mr. Carroll was happy to see Mr. Blackwell, Blight Officer at this meeting but questioned where Ronda Porrini is, (he serves on the salary board commission). Both Mr. Blackwell and Mr. Elder stated they coordinated with Ronda prior to the meeting and that she would not be attending as long as there was adequate coverage by Mr. Blackwell or Elder at the meetings. Mr. John Izzo, 12 Shortell Drive then spoke regarding the issues that are happening in the parking lot on North Main Street. He is hopeful that Mr. Blackwell can touch base with the owners of this property to address this issue. Chairman Jaumann asked Mr. Blackwell to follow up with this property. Commissioners continued to discuss parking lots and their usage in the City.



City of Ansonia PLANNING AND ZONING COMMISSION

Mr. Blackwell briefly discussed many changes in the building department with staff and technology upgrades that will greatly benefit the residents of the city.

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

Items for discussion and possible action:

Reports: City Engineer, Fred D'Amico – was not present.

Violations: David Blackwell spoke regarding violations happening within the City. He is finding many illegal operations and has taken steps to shut them down. Specifically, the AC Cook building had someone living on the property in a trailer. Jared Heon noted that there has been a lot of construction debris by the Target property that needs to be followed up on. Additionally, it is important that this commission receive all information provided to ZBA. David Elder was not aware of this practice in the past and assured the commission that this process will resume. The topic of rooming houses came up. Jared Heon believes the only one allowed in the city is above JRB's. This needs to be researched as soon as possible. He is also finding many illegal apartments. There have already been some instances where the occupants have been removed the illegal apartments and placed in hotels at the expense of the landlords. Fines can also be imposed with said violations.

City Planner, David Elder addressed the commission regarding the reorganization of the regulations. He is working diligently on this project and is hopeful to have this completed in March as far as having it in a digital version to begin the updates on. Maureen McCormack Conrado noted that when we do start working on the updates, the signage continues to be an issue in the City. Chairman Jaumann advised that in March, there will be a presentation from Village Districting that will address many issues, including signage. It is likely they will have a public hearing as well. Michael Bettini mentioned for example the Pawn Shop next to Subway on Main Street, has the large flapping signs. David Elder will be working on the zoning maps as part of the update process. He also discussed Ronda Porrini's being at the meetings regularly and relayed that what has been happening recently will continue where he, and now Mr. Blackwell, discuss the agenda with her before the meetings to determine who from the staff needs to be present. Jared Heon stated it would be helpful for her to at least come to a meeting to meet the commission. Dave Blackwell thought members are welcome to stop by the department as well.

Executive Session: none



City of Ansonia PLANNING AND ZONING COMMISSION

Any other business to come before commission: Chairman Jaumann has asked Maureen McCormack Conrado to compile a report regarding neighboring fees and a proposal for updated fees for Ansonia. Chairman Jaumann has been asked to write a letter regarding the City's endeavor to purchase 26 Gardner's Lane. The City is looking into applying for grant offering. The Board of Alderman did favorably vote on this property.

A motion to adjourn was made by Michael Bettini at 7:55 p.m., seconded by Larry Pellegrino, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza