

RECEIVED FOR FILE

16 FEB -1 AM 8:44

VERBATIM PROCEEDINGS

ast *Laura Branch*
TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

ANSONIA PLANNING & ZONING COMMISSION
PUBLIC HEARING IN RE: VALLEY PROPERTY INVESTMENTS, LLC
8 FIFTH STREET PARKING LOT
SPECIAL EXCEPTION
JOSEPH JAUMANN, CHAIRMAN
JANUARY 25, 2016

ANSONIA TOWN HALL
253 MAIN STREET
ANSONIA, CONNECTICUT

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

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 . . . Verbatim Proceedings of a public
2 hearing before the Ansonia Planning & Zoning Commission,
3 in re: 8 Fifth Street, parking lot special exception,
4 Valley Property Investments, LLC, held on January 25,
5 2016, at 6:17 p.m., at Ansonia Town Hall, 253 Main
6 Street, Ansonia Connecticut. . .

7

8

9

10

11 CHAIRMAN JOSEPH JAUMANN: Everybody please
12 rise for the Pledge.

13 (Whereupon, the Pledge of Allegiance was
14 recited.)

15 CHAIRMAN JAUMANN: Would you call the role
16 please?

17 (Whereupon, roll call was taken.)

18 CHAIRMAN JAUMANN: We have a quorum. We
19 are here -- we're starting a few minutes late, but we are
20 here on a public hearing for 8 Fifth Street. I see the
21 applicant present, do you want to come forward?

22 A brief presentation -- I know we heard a
23 little bit about it when we accepted the application on
24 the last meeting, but if you could just state your name

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 and address for the record?

2 MR. JOHN IZZO: Yes. Okay thank you Mr.
3 Chairman, John Izzo, 12 Shortell Drive, Ansonia. I'm
4 here tonight with Pastor Ophelia Smith, her husband Sam
5 Smith, and Deacon Al Smith -- excuse me, Al Shaw. The --
6 and we went through this obviously at the December
7 meeting.

8 I own a building lot at 8 Fifth Street and
9 it is located directly across the street from the St.
10 Andrews Tabernacle Church, which is situated at the
11 corner of Fifth Street and Hubble Avenue where as you
12 know, on-street parking is very limited and dangerous
13 especially now during the winter months.

14 The snow accumulation right now, you can
15 barely get two cars down either Hubble Avenue or Fifth
16 Street and there's very limited on-street parking. I'll
17 be transferring this lot to the Church in part through a
18 charitable contribution, and the lot is to be used as a
19 17-space parking lot which will make it much safer for
20 the residents of Fifth Street and Hubble Ave., and
21 certainly for the parishioners of the Church.

22 I have discussed the plan as you know with
23 Mr. Elders, who has approved it. He's provided me with a
24 copy of your zoning regulations and a list of the

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 documents the Commission would need to review and
2 ultimately decide on the plan. And under Section 410 as
3 you know, of your regulations, a parking lot is a
4 permitted use through a special exception permit and by
5 approving the application parking will be much more safer
6 in this area.

7 And again and on behalf of the Church
8 folks and myself, we would ask that you consider the
9 application favorably this evening and, you know, help
10 alleviate a public health and safety issue in that area.
11 Thank you very much.

12 CHAIRMAN JAUMANN: Thank you Mr. Izzo.
13 Any of the Commissioners have any questions for Mr. Izzo
14 or the applicant at this time?

15 MS. MAUREEN McCORMICK CONRADO: I have a
16 question. Have any of the neighbors raised any questions
17 about the lighting, proposed lighting?

18 MR. IZZO: Only Mr. Carroll, and they --

19 COURT REPORTER: You need to speak up
20 into the microphone.

21 MR. IZZO: -- no neighbors at all. There
22 doesn't seem to be much interest in it one way or the
23 other from neighbors. They will be utilizing UI for the
24 Light the Night program with a 500 to 1,000 watt LED,

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 which is what UI uses now which they advised will be more
2 than adequate to light that parking lot.

3 MS. McCORMICK CONRADO: I guess my other
4 concern is will the lighting go into people's houses or
5 -- in that way, you know?

6 MR. IZZO: I've been involved in a couple
7 of them. What they do is usually make adjustments. They
8 usually install these lights during the day where they're
9 not really able to adjust them high, low, left or right.

10 So typically they install it, they light
11 it, and then you get feedback from the owner and they
12 usually come back out with their guys and they make the
13 adjustment. But yes, certainly we'll be aware that they
14 don't want to flood anyone out.

15 And fortunately, I'm the owner of the
16 house on the left and the right and I probably won't
17 complain about the light. But yeah, I hope that answers
18 your question.

19 MS. McCORMICK CONRADO: Okay yeah, thank
20 you.

21 MR. IZZO: Thank you.

22 MR. DAVE BLACKWELL: I've got one question
23 if I may ask?

24 MR. IZZO: Sure.

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 MR. BLACKWELL: It looks -- the topography
2 from the road, it slopes back. I've looked at the lot.

3 MR. IZZO: Yeah.

4 MR. BLACKWELL: What -- are you going to
5 add to that, bring it up, or how you going to drain it?

6 MR. IZZO: What Freddie, the City Engineer
7 recommended, is we're going to use --

8 MR. BLACKWELL: Galleys?

9 MR. IZZO: -- no, he said the galley
10 across the street -- it will probably tie into one galley
11 that you see across the street on Fifth Street.

12 MR. BLACKWELL: Right here, right.

13 MR. IZZO: But he feels because by enlarge
14 it's fairly level, it does pitch to the back a little bit
15 --

16 MR. BLACKWELL: Yeah.

17 MR. IZZO: -- the engineer didn't seem to
18 think the drainage was going to be much of an issue at
19 all when we spoke with him and went over the plan.

20 MR. BLACKWELL: Because there's at least
21 what, a four foot difference?

22 MR. IZZO: Yeah, but again, for the most
23 part it's fairly level. If you -- and if you've walked
24 it you wouldn't think there's much of a slope. And

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 they're going to grade it anyway when they -- with the
2 millings when they grade -- they're going to grade it and
3 then use the millings --

4 MR. BLACKWELL: Well, that's what I'm
5 getting at.

6 MR. IZZO: -- so they'll have it fairly
7 level.

8 MR. BLACKWELL: Are you planning on
9 elevating that up so that there is some type of slope to
10 get it out --

11 MR. IZZO: Oh yeah, yes.

12 MR. BLACKWELL: -- and not flood the back
13 neighbor?

14 MR. IZZO: Of course, yeah of course.
15 What Freddy seemed to think is once you grade it and when
16 you do the millings, you know, and you grade everything
17 down it will be fairly level at that point.

18 MR. MICHAEL BETTINI: It's just soil right
19 now?

20 MR. IZZO: Yeah, it's grass. It's been
21 grass for 30 years. You know, this was a two-family
22 house on this lot years and years ago that burned down
23 and they never rebuilt it and removed the foundation.
24 It's really just been an empty lot.

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 We actually had a buyer for a two-family
2 house but we thought this would be a much better use, you
3 know, less strain on city services. We won't put another
4 four or five kids in the school system. So ideally, this
5 is really the highest and best use for this lot.

6 MR. BETTINI: So I would have just one
7 other question. Can we put a crosswalk in between the
8 lot and the Church, going to the Church?

9 MR. IZZO: No, because it's an open --
10 you're 20 feet from the lot to the Church. And they're
11 -- kind of by design you have an intersection there.

12 It's not like it's a highway Michael, it's
13 really just not a lot of traffic there. There's really
14 no safety issue crossing. I would think the engineer
15 would have recognized that if they felt there was.

16 I mean, I've got a house there for 17
17 years and, you know, other than the neighbors there's
18 really not a lot of pedestrian activity there.

19 MR. JARED HEON: The cars that are pulling
20 into the spaces one through 12, is there a barrier or
21 anything between the house next door and that? I haven't
22 been up there in a while.

23 MR. IZZO: There's established bushes on
24 either side of that parking lot. You have yews -- if

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 you're standing looking at the lot on the right there's a
2 pretty nice -- a good height of bushes that have been
3 there for years and more trees on the left side.

4 MR. HEON: Okay.

5 MR. IZZO: Pretty well established, and so
6 the barrier is pretty well there by -- you know, just by
7 the nature of the trees and everything.

8 MR. HEON: I mean, I don't know how many
9 services you folks have at night and stuff. I just
10 wouldn't want headlights going into somebody's bedroom
11 window, you know, or living room --

12 MR. IZZO: Yeah, agreed.

13 MR. HEON: -- and you're sitting there
14 eating dinner and all of a sudden there's a spotlight on
15 you.

16 MR. IZZO: Nope, agreed -- yeah, agreed.
17 But again, by design at the height of the house on either
18 side the car headlights hit the foundation. They don't
19 even really hit the first floor window. I think we're
20 okay there.

21 MR. HEON: I like the idea, I just want to
22 make sure that we -- even though I know you own these
23 properties --

24 MR. IZZO: Agreed.

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 MR. HEON: -- I just want to make sure
2 that everybody's done --

3 MR. IZZO: Of course.

4 MR. HEON: -- due diligence with that.

5 MR. IZZO: Sure, of course.

6 MR. HEON: Are you going to restrict this
7 to members of the Church parking in there?

8 MR. IZZO: They are. There will be --
9 when it's not in use -- it's really for Sunday service
10 really for the most part.

11 MR. HEON: I understand.

12 MR. IZZO: They're going to have a chain
13 up on the -- each entryway, you know, probably six by six
14 pressure treated ties or a fence with a chain. So only
15 they can unlock it and no one will --

16 MR. BETTINI: There's only one entrance.

17 MR. IZZO: -- there will be no access.

18 MR. BETTINI: There's only one entrance.

19 MR. IZZO: No, there's actually two
20 Michael. There's one on the left and one on the right.
21 There actually -- the curb cuts are in place now and
22 they've been there for years.

23 MR. BETTINI: Okay.

24 MR. IZZO: So you can come in either on

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 the left side or the right side, and that's one of the
2 nice things about the lot. There's minimal disturbance.
3 You know, there were two driveways there once upon a time
4 and they left the curb cuts in place so you actually have
5 your two driveway aprons already there.

6 MR. BETTINI: And the lighting will be
7 sufficient --

8 MR. IZZO: Yeah, oh sure.

9 MR. BETTINI: -- for the police to see to
10 the end of the lot if they drive down the street.

11 MR. IZZO: Yeah, no problem at all.

12 MR. BETTINI: Okay.

13 MR. IZZO: Yeah.

14 CHAIRMAN JAUMANN: Okay, any other
15 questions for the applicant?

16 MR. IZZO: Thank you, appreciate it.

17 CHAIRMAN JAUMANN: Thank you Mr. Izzo. At
18 this point in time we can open the public hearing up to
19 any public comments if there's anybody from the public.
20 Alderman -- just come forward please, state your name and
21 address for the record please?

22 MR. RANDOLPH CARROLL: Randolph Carroll,
23 40 Fourth Street.

24 COURT REPORTER: I'm sorry, I didn't get

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 that.

2 MR. CARROLL: Randolph Carroll --

3 COURT REPORTER: Thank you.

4 MR. CARROLL: -- 40 Fourth Street.

5 CHAIRMAN JAUMANN: Good evening.

6 MR. CARROLL: I live one street away from
7 this property. I don't have a problem -- I've lived in
8 this neighborhood over 30 years. It has been a vacant
9 lot since I've moved there.

10 I don't have any problem as a neighbor as
11 well as Board of Alderman, so long as the two -- I talked
12 to John. The two conditions that I would like to see and
13 I see that it's on here, is the lighting and night light.

14 I have it at my condominiums, the light
15 points down, it doesn't go into anybody's windows. I
16 heard somebody ask about when the cars drive in. There
17 is a stockade -- this is the back of the property.
18 There's a six-foot stockade fence for the person on
19 Fourth Street. I doubt that the light would shine in
20 through there, so if you have the night light -- and it
21 is a very congested neighborhood with cars parking. You
22 know, these houses were built before everybody had two,
23 three cars.

24 One of the houses next door was obviously

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 built, it's a -- I believe it's a six-family?

2 MALE VOICE: Which one?

3 MR. CARROLL: The one on the -- not the
4 yellow one, the one before.

5 MR. IZZO: Oh, the white one?

6 MR. CARROLL: The one with the -- yeah.

7 MR. IZZO: Mine, the green one?

8 MR. CARROLL: Yeah.

9 MR. IZZO: Oh, three.

10 MR. CARROLL: Three, and -- you know, most
11 of those houses were built for people that worked at
12 Ansonia Copper & Brass before everybody had two or three
13 cars, there's congestion.

14 And I have no problem with this at all so
15 long as there's no overnight parking except during the
16 snow so the plows can get through except if the Church
17 uses it as overnight parking if they have a function, but
18 not for the whole neighborhood.

19 Okay, thank you.

20 CHAIRMAN JAUMANN: Thank you very much.
21 Is there anybody else from the public that wishes to
22 speak? For the second time, is there anybody else from
23 the public that wishes to speak? And finally for the
24 last time, is there anybody else from the public that

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

1 wishes to speak?

2

3 MR. BETTINI: I move we close the public
4 hearing.

5 MR. BLACKWELL: Second.

6 CHAIRMAN JAUMANN: All those in favor?

7 VOICES: Aye.

8 CHAIRMAN JAUMANN: Any opposed? Abstain?

9 The public hearing is closed, motion passes.

10 COURT REPORTER: You don't want me to
11 record after this correct?

12 MR. HEON: We just need to adjourn.

13 CHAIRMAN JAUMANN: Yup, we just need to
14 adjourn, sorry.

15 COURT REPORTER: Okay.

16 MR. BLACKWELL: Move we adjourn.

17 CHAIRMAN JAUMANN: Can I hear a second?

18 MR. BETTINI: Second.

19 CHAIRMAN JAUMANN: All those in favor?

20 VOICES: Aye.

21 CHAIRMAN JAUMANN: Any opposed? Abstain?

22 Motion passes, we are adjourned.

23 (Whereupon, the meeting was adjourned at
24 6:31 p.m.)

HEARING RE: VALLEY PROPERTY INVESTMENTS, LLC
JANUARY 25, 2016

15

INDEX OF PUBLIC SPEAKERS

	<u>PAGE</u>
RANDOLPH CARROLL	11