City of Ansonia
PLANNING AND ZONING COMMISSION

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Call to order and Pledge of Allegiance: The 6/27/16 regular meeting was opened with the Pledge of Allegiance at 7:05 p.m. Roll call of the members was taken. Present were Chairman Joseph Jaumann, Maureen McCormack, Larry Pellegrino, Michael Bettini, Jared Heon, Tim Holman and William Malerba.

Approval of Minutes: Tim Holman approved the minutes, seconded by Maureen McCormack, Michael Bettini abstained as he was not present for said meetings. All others were in favor, motion passed.

Approval of Bills: No bills.

Correspondence: Jared Heon made a motion to take up correspondence as we proceed with the meeting, seconded by Tim Holman, all were in favor, motion passed.

Public Session: Jared Heon wished to note that last month, he was chairing the meeting and apologized to anyone that may have shown up for the meeting that was cancelled due to no items on the agenda.

Paul Garofalo, 24 Webb Terrace is asking the commission to replace an existing fence on this property that has been on his property for 23 years since he has lived there. He went to the land use department and was denied, due to the size of the fence, which Dave Blackwell explained. Jared Heon noted that this is public session and cautioned commissioners that this can be brought up during the regular session where it can be discussed. Mr. Garofalo passed out some photos for the commission to view.

Joan Radin, 198 Wakelee Avenue. Mr. Garofalo did approach her regarding this issue after he went to City Hall. She reiterated that it is his desire to replace the existing fence on both sides of his property with a vinyl fence. She noted that a meeting she was at about 3 years ago regarding a property on Wakelee Avenue with a fence issue and she is fully supportive of this fence. She also noted on another issue, Mr. Teodosio is building a foundation on Hull Street and there is not permit evident on the property.

Randy Carroll, 40 Fourth Street, 1st Ward Alderman felt that items on the agenda are putting the "cart before the horse" regarding the 8-24's listed, noting the Board of Alderman refer these, not visa/versa and they have not discussed these. Chairman Jaumann noted that these 8-24's are recommended to the Board of Alderman, whereas they would make the decision whether it be favorable or unfavorable. Dave Elder along with Chairman Jaumann advised that the Connecticut State Statue states that the commission is able to make the recommendation to the Alderman for review. Counsel Marini noted that Alderman Carroll is correct that the Alderman make the final decision. Sheila O'Malley added that some of these have been discussed in executive session during the Alderman meeting.

Millie Rios, 121 Great Hill Road, speaking regarding the Fountain Lake Development. She was inquiring when the last time the city engineer was at the property to inspect. Fred D'Amico stated he was just there this morning, noting the project is nearing completion with the paving of the road, curbing, catch basins, etc., which should eliminate some of Ms. Rios' concerns. Ms. Rios went on to remind the commission of the damage she has incurred to her property, specifically to her retaining wall and wishes the City to do the right thing and make the repairs to her property without her having to obtain her own Attorney. Tim Holman asked if the commission could schedule another site walk to assure the project is adhering to what has been approved and any concerns of the neighbors.

Bartholomew Flaherty, 28 Pinecrest Avenue has two items he would like to comment on. Firstly, regarding the legal notice that is posted in the papers, he suggested to elaborate just a bit on the wording provided. Example, the "text change", if the reason why it is being changed could be added, it would help to provide information to residents that may not be aware of what is changing. Additionally, on the agenda it speaks of setting a public hearing date for proposed text change, he is suggesting as well to include additional wording to elaborate to give the residents more information if they are interested in attending. He also believes on this issue, that if it is in the "City Center" it would be allowed under the current zoning regulations.

The public session was closed with a motion made by Jared Heon, seconded by Maureen McCormack, all in favor, motion carried.

Items for discussion and possible action: 107 South Cliff Street text change; Michael Bettini would like to structure the change for residents to adhere to or to make it individual special permits per case. He personally would like to have added that the property should be no less than ½ acre and limit the number of birds accordingly. Dave Elder discussed in depth more of the specific changes proposed. Additional discussion was had and the commission decided to table until the next meeting. Motion was made by Tim Holman, seconded by William Malerba, all were in favor, motion carried.

Site Plan Modification Farrell Headquarters: Terrance Gallagher from and Paul Zdep were presenting an update on the Farrell project. Mr. Gallagher provided an extensive update as to work competed to date, and then indicated what the requested modifications to parking would be, why the applicant was making such a request and why they would improve the aesthetics of the property. After discussion about the proposed modifications, the changes were approved. A site walk of the property was suggested by staff to allow the commission to visually see the progress. Jared Heon made a motion to approve site plan modifications, seconded by Tim Holman, all were in favor, motion passed.

Items from 7 (c-f) will be discussed in executive session.

c. 8-24 154 Howard Avenue – Donation of property
d. 8-24 Peck School – possible purchase
e. 8-24 East Main Street towards Eagle Hose – parking lot expansion
f. 8-24 SHW Factory – 35 North Main Street – Acquisition

Item 7g – Set Public Hearing (Economic Development) zoning text change. Dave Elder explained that a business owner is looking to create an environment for youth which will allow for physical training. The proposed change is to allow this usage to be added to a Heavy Industrial Zone. It would be to the Valley Regional Council of Government prior to the public hearing. A motion was made by Larry Pellegrino to set a public hearing for July 25, 2016, seconded by Tim Holman, all were in favor, motion carried.

Maureen McCormack made a motion, seconded by Tim Holman to discuss Mr. Garofalo's fence on Webb Terrace. Jared Heon asked for the history from Mr. Blackwell. He noted that he was going to apply for a permit but was denied as the fence would not meet regulations. Maureen's understanding was that if a fence was in need of repair, if it was before the zoning change, it would be grandfathered in. Jared noted that the fence could be repaired/replaced, but if would have to meet current zoning regulations. Discussion continued on potential ways to replace and or repair the fence, including the proper procedures. Chairman Jaumann advised Mr. Garofalo that this will be referred to staff for further discussion. Tim Holman made a motion to refer this issue to staff as well as legal counsel, seconded by Larry Pellegrino, all were in favor, motion passed.

Reports: City Engineer, Fred D'Amico – Adding that since Farrell's is near completion, he would like to see an additional site walk inspection on the property within three weeks. Attorney Jaumann will call for a special meeting when he determines it is near completion.

Dave Blackwell – no report zoning enforcement reports. Jared Heon asked if Zoning Board of Appeals has requested any variances. Mr. Blackwell replied none at this time.

City Planner, David Elder addressed the commission regarding the fees and regulations and suggested a special workshop be set up for this topic due to the time required to review and revise.

Executive Session: Jared Heon made a motion to go into executive session with the commission, including City Counsel John Marini and Economic Development Director Sheila O'Malley for:

c. 8-24 154 Howard Avenue – Donation of property
d. 8-24 Peck School – possible purchase
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f. 8-24 SHW Factory – 35 North Main Street – Acquisition

at 9:15 and returned to the regular meeting at 9:40.

Any other business to come before commission: None.

Maureen McCormack made a motion to readdress the 8-24 items, seconded by Jared Heon, all were in favor, motion passed.

7c. 154 Howard Avenue; Jared Heon made a motion to make an unfavorable referral at this time due to not having adequate information on the property. Motion was seconded by William Malerba, all were in favor, motion passed.

7d. Peck School; Jared Heon made a motion made a motion to make a favorable recommendation to the Board of Alderman for the acquiring the Peck School property, seconded by William Malerba. Maureen McCormack added this property is an oppressing and safety issue and it needs to be addressed immediately. All were in favor, motion passed.

7e. East Main Street Parking Lot extension; A motion was made by Michael Bettini to table until additional information was received, seconded by Maureen McCormack.

7f. SHW Factory; Jared Heon made a motion to give the Board of Alderman a favorable referral to acquire this property, seconded by Larry Pellegrino, William Malerba was opposed, all others were in favor, motion carried. All commission members agreed this property is a safety hazard and to expedite the process.

Corporation Counsel John Marini gave a brief report for the Zoning Enforcement Task Force. Jewett City property will be demolished under the blight ordinance violation; a smart phone app is being established for the reporting of blight. A program to assist senior citizens with their properties is also being reviewed at this time.

William Malebra – Reported to Dave Blackwell for blight that on Myrtle Avenue, three separate properties need to be reviewed: 1st - 2 junk cars, 2nd - tarp on roofing and debris in yard and the 3rd - overgrown grass in yard. Dave Blackwell will investigate.

A motion to adjourn was made by Tim Holman at 9:55 p.m., seconded by Maureen McCormack, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza