



# City of Ansonia

## PLANNING AND ZONING COMMISSION

**Call to order and Pledge of Allegiance:** The October 24, 2016 meeting was opened with the Pledge of Allegiance at 6:33 p.m. Roll call of commissioners was taken. Present were Chairman Joseph Jaumann, Jared Heon, William Malerba, and Maureen McCormack. Absent: Michael Bettini, Tim Holman and Larry Pellegrino.

**Approval of Minutes:** The September 26, 2016 minutes were accepted with a motion by Jared Heon, seconded by William Malerba, all were in favor, motion passed.

**Approval of Bills:** No bills.

**Correspondence:** No communications.

**Public Session:** Alderwoman Joan Radin, 198 Wakelee Avenue expressed concern regarding the property on 23 Hull Street, a "Model Home", which recently held an Open House by Hoinsky Real Estate. She noted this plan did not come before this board for this type of home, nor for a municipal street. Chairman Jaumann interjected that this did come before the board some time ago for a much different plan for an age restricted property. There is no other application that has come before the board. Other concerns are with the permits from the building department. One example Alderwoman Radin had was completely filled out, whereas another was missing much information. When questioned, she was told "this is the way we do it and always have and you can look at the site plan". Specifically, very little information was on the permit for the new "Massimino's". William Malerba noted that there are instances when the builder will obtain the permit and doesn't have the subcontractor information at that time, which results in what appears to be an incomplete permit. Chairman Jaumann will look into this with the building department. Dave Elder noted he spoke with this property owner some months ago and advised him of the several steps that need to be taken for his present plan.

Alderman Randy Carroll, 40 Fourth Street – Third, Fourth and Fifth Street are zoned for rooming houses. He serves on the Board of Education and Housing Authority and there is a huge problem with the school system being flooded with students in these areas due to this zoning and would like to see it change. Dave Blackwell noted there are other areas in the City that they are having the same issue with. Some discussion was had. Chairman Jaumann would like to refer this to Dave Elder to research. Jared Heon made a motion to have City Planner Dave Elder to research this, seconded by Maureen McCormick, all were in favor, motion carried. He also made a motion to send a letter to Ronda Porrini, Building Department asking to assure applications and permits are being completed fully. Seconded by Maureen McCormick, all were in favor, motion passed.

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

16 OCT 26 PM 12:09  
Jared Heon  
Chairman  
PLANNING AND ZONING COMMISSION

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**Items for discussion and possible action:** The 2017 Meeting Schedule dates and times were discussed. A motion was made by William Malerba, seconded by Maureen McCormack to approve the 2017 meeting schedule with the change of the meeting time to 7:00 p.m. and the submission date for the agenda to include “or the next business day due to a holiday”. All were in favor, motion passed.

**Reports:** City Engineer, Fred D’Amico – No report.

Zoning Enforcement – Dave Blackwell addressed the “Air Bed and Breakfast” concern that came up last meeting. There is a fine line that was discussed with these types of rentals. Some of these Air B & B’s are rentals of rooms, some are rentals of whole houses. There is concern of how this can be controlled. Mr. Blackwell noted that the one in question does not appear to be renting at this time as it is no longer listed online. Jared Heon stated this may be a regulation that should be addressed with the revisions.

City Planner, David Elder addressed the commission regarding the regulations that are in review and revision. He supplied each of the commissioners with a binder with the current regulations and a new table of contents. Items highlighted are the grammatical and typographical errors. Each page, beginning with the cover was addressed (up to page 31) of the changes that need to be made. A new table of contents will include hyperlinks. Upon completion of all the changes, they shall be included with the minutes. At 7:35 p.m., Jared Heon left the meeting, which at this time there were not enough commissioners for a quorum. The meeting became a workshop at this time.

**Any other business to come before commission:**

A motion to adjourn the workshop portion of the meeting was made by at 8:05 p.m., seconded by, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza