



City of Ansonia

PLANNING AND ZONING COMMISSION

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PLANNING AND ZONING COMMISSION CLERK
ANSONIA, CONNECTICUT

Call to order and Pledge of Allegiance: The Ansonia Planning and Zoning Commission held its Regular Meeting on March 28, 2016. The meeting was called to order at 6:40 p.m., followed by the Pledge of Allegiance. Present were Chairman Jaumann, Michael Bettini, William Malerba, Jared Heon, Maureen McCormack-Conrado and Larry Pellegrino. Absent – Timothy Holman.

Approval of Minutes: The Regular Meeting Minutes for the 1/25/16 meeting and the Public Hearing Minutes from the 1/25/16 Public Hearing were approved with a motion by Jared Heon, seconded by Larry Pellegrino, all were in favor, motion carried. There was no February meeting.

Approval of Bills: There were no bills.

Correspondence: City Engineer, Fred D'Amico presented a letter regarding a site inspection that was performed on March 25, 2016 at Fountain Lake. Noting site erosion and sediment control measures are not installed adequately throughout the project, catch basins are filled with sediment and the slopes are not stabilized. Additionally, silt fences must be installed to protect the slopes. Slopes will need to be repaired prior to fence being installed. He also noted that the catch basins can be cleared at the end of the project as well as lighting and trees being installed. Commission discussed concerns in his letter.

Public Session: Joan Radin, 198 Wakelee Avenue. Alderwoman Radin noted she has spoken with Dave Blackwell regarding this in the past and would like him follow up again. The clothing bins seem to be showing up throughout the town and it is a zoning violation. He will do so.

Chairman Jaumann then asked three times if anyone from the public wished to speak. Hearing none, a motion was made by Larry Pellegrino, seconded by Michael Bettini to close the public session.

Village District Presentation: Emily Innes presented the progress thus far with the Village District Study. A lengthy power point and Public Hearing workshop results were presented and discussed, which has been included in the minutes for public record. Going forward, another Public Hearing will be set to continue the Village District Study at a date to be determined.

New Business: Attorney Stephen Savarese of Newtown, CT spoke on behalf of his client living at 107 South Cliff Street who has hosted pigeons for 11 years at his home. The pigeons are in two coops under the rear deck of the property. Back in August 2015, a complaint was made to the zoning department at which time coops were inspected. He was informed at that time that "livestock" should be forty feet from the home, at which time he began to reconstruct his coops. He did not get a permit, which prompted a



City of Ansonia

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second complaint to the zoning department. Attorney Savarase noted the language of the regulations are more specific to farm type animals and is looking for a “text” change to the regulations. He added this has been in existence for 11 years with no offense to anyone. He described the pigeons as “fancy” pigeons that do leave their premises as a “homing” pigeon would. Their slight cooing sounds are not loud and offensive to neighbors. Although he has 60 pigeons, they are small birds that are quite expensive and his client is very upset that he may lose his pigeons. He went on to compare them to someone having a large fish tank for their liking, that’s what the pigeons would be to his client and it is a cultural hobby. His pigeons are also registered with the National Registry of Fancy Pigeons. Attorney Jaumann noted would be inclined to accept the application for the text change and asked for the Commission’s pleasure. After a lengthy discussion the commission agreed to move forward to set a Public Hearing. A motion was then made by Michael Bettini, seconded by William Malerba to set the Public Hearing for April 25, 2016 at 6:00 p.m. Dave Blackwell also stated that no fines will be imposed during the application process while it is pending. Jared Heon then made a motion that while the application is pending for the Fancy Pigeons, no fines will be imposed. Seconded by Maureen McCormack Conrado, all were in favor, motion passed.

Revision of fee schedule: Maureen McCormack Conrado presented the fees the City of Ansonia currently charges versus what other towns are collecting as well as what we are required by the State of Connecticut to collect. A comparison was also noted for Public Hearing Notices published in the newspaper. It is very costly to posts said notices. Topic to be continued.

Revision of Zoning Regulations: The long process has been converted to a word documents to begin the process of review for revisions. Jared suggested that Dave Elders reorganize the current regulations and then a committee can be set up for revisions. Dave noted it will most likely take another two months for this organization.

Old Business: There was no old business.

Items for discussion and possible action: Chairman Jaumann noted he had Ronda Porrini include the ZBA agenda and materials in our packet for the commissions review.

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

Dave Blackwell discussed some issues that have come up regarding widening a driveway and the current regulations. After much discussion regarding the width of the driveway and where an individual could park, it was agreed upon that this is a perfect example of the older regulations not making any sense and in desperate need of revision. Maureen McCormack suggested that this is the type of regulation that needs repeal.

City Planner, David Elder – no further report.



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Executive Session: Executive Session – no discussion as Attorney Marini was attending another meeting.

Any other business to come before commission: None.

Motion to adjourn at 9:10 p.m. by Michael Bettini, seconded by Maureen McCormack Conrado. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza

Can Change/Should Change/Must Not Change

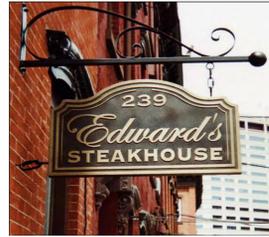


Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Visual Preference Survey

City of Ansonia Village District Study

VISUAL VISION FOR ANSONIA





Village District Zoning and
Historic Building
Redevelopment Plan
City of Ansonia
Update for Planning & Zoning
Commission
March 28, 2016



Agenda

- Study Process
 - Historic Building Redevelopment Strategy
 - Village District Zoning
- Results of First Public Meeting
- Questions and Answers
- Next Steps



Origin of this Study

- Sponsored by the City of Ansonia under Mayor Cassetti
- Funded by a Vibrant Cities Initiative grant from the CT Trust for Historic Preservation
- Sheila O'Malley, Director of Economic Development is overseeing the project on behalf of the city



Study Process

- Two elements to the study
 - Evaluation of Village District Zoning
 - Historic Building Redevelopment Strategy
- Process
 - Working with Sheila O'Malley
 - Meeting with Steering Committee
 - Gathering input at two Public Meetings



Historic Building Redevelopment Strategy



Historic Building Redevelopment Strategy

■ State Armory and 501 E. Main Street



- Market Review
- Determination of Feasibility
- Definition of a Redevelopment Strategy
- Discussion at second public meeting in April



Village District Zoning



Village District Zoning

- What is Village District Zoning?
- Why Ansonia's Downtown?
- Initial Analysis of Existing Conditions



Definition and Purpose of Village District Zoning

Village District Legislation Chapter 124 8-2j

- a. Established by Zoning Commission in areas of distinctive character, landscape or historic value that are specifically identified in the plan of conservation and development
- b. Regulations must protect the distinctive character, landscape and historic structures within the district by regulating new construction and substantial reconstruction or rehabilitation of properties within the district and in view from public roadways
- c. Applications subject to review and recommendation by the village district consultant selected by the commission



Definition and Purpose of Village District Zoning

Village District Legislation Chapter 124 8-2j

- d. Commission may seek recommendations of any city, regional agency or outside consultant
- e. Commission must state in writing reasons for approval or denial of an application
- f. Commission's approvals must be recorded in the land records of the city



Definition and Purpose of Village District Zoning

Village District Legislation Chapter 124 8-2j

- Purpose
 - To protect the distinctive character, landscape, and historic structures within the village district
- What is regulated?
 - New construction, substantial reconstruction, rehabilitation of properties within the district and within view from public roadways (including the river)



Definition and Purpose of Village District Zoning

Village District Legislation Chapter 124 8-2j

- What can City regulations include?
 - Design and placement of buildings
 - Maintenance of public views
 - Design, paving materials and placement of public roadways
 - Other elements related to maintenance and protection of the character of the village district



Design Guidelines and Standards

■ Guideline

- A general rule that a developer should comply with when renovating an existing building or constructing a new one. There may be many ways to meet a guideline.

■ Standard

- Required element that must be met if a current building is renovated or if a new building is built. There are fewer ways to meet a standard.



Example of a Design Guideline

- Building façade elements shall contribute to human-scaled streets and public spaces by articulating ground floor levels with architectural components that relate to the scale of a human.



Example of a Design Standard

- **Façade Projections** – Façade projections, depressions or changes in direction of the primary building plane shall be limited to ten feet.



Why Ansonia's Downtown?



City of Ansonia POCD Strategy (2008)

- Foundational Philosophy
 - Encourage economic development,
 - Preserve open space, and
 - Enhance community character
- Goals
 - Maintain and improve the overall quality of life in Ansonia
 - Enhance the economic vitality
 - Preserve and promote the historical character of Ansonia
- *Village District Zoning identified in the POCD as one tool to accomplish these goals*

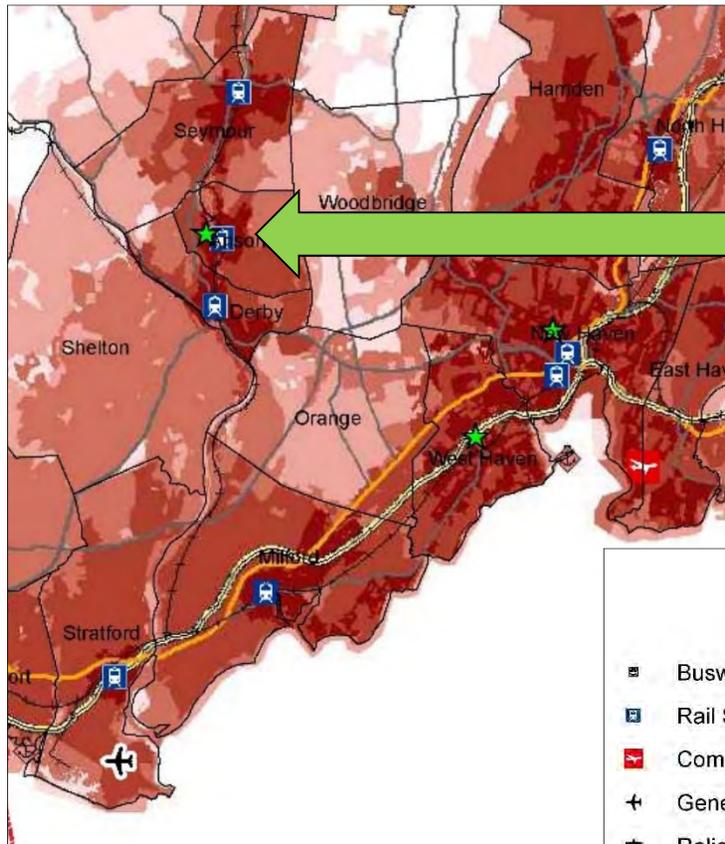


State of Connecticut POCD (2013-2018)

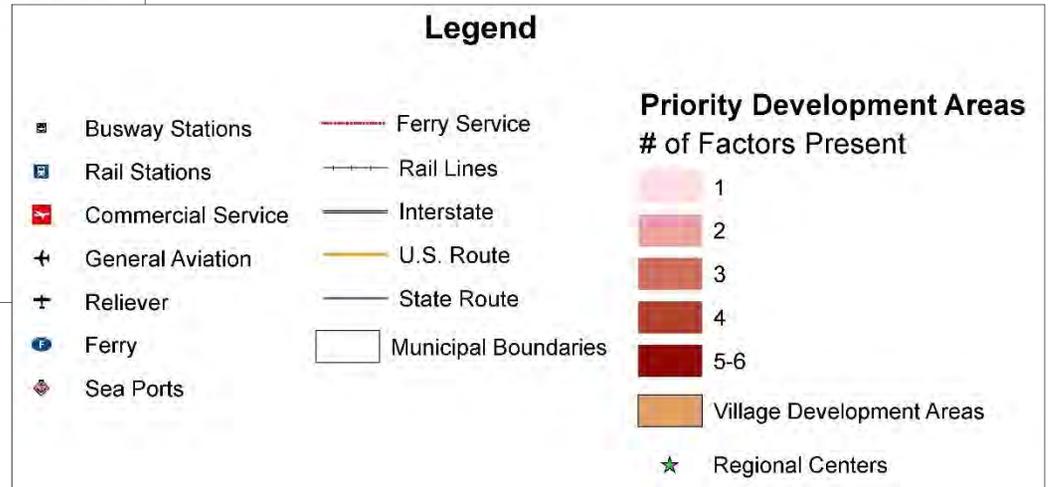
- Ansonia is a:
 - Regional Center
 - Priority Funding Area
 - Growth-related projects may proceed without an exception
 - Determines which growth-related projects may be funded by state agencies, departments, or institutions (CGS Section 16a-35d)
 - Growth-related projects must meet requirements of CGS Section 16a-35c(a)(2)



State of Connecticut POCD (2013-2018)



Ansonia



Regional Plans

- *Regional Transportation Plan for the Valley Planning Region: 2015-2040*
- *Naugatuck Valley Corridor Comprehensive Economic Development Strategy (CEDS) and Economic Development District*
 - Both anticipate improvements to Ansonia Station
 - Both identify historic architecture in downtown Ansonia as an asset
 - Both recommend additional housing density around transit stations



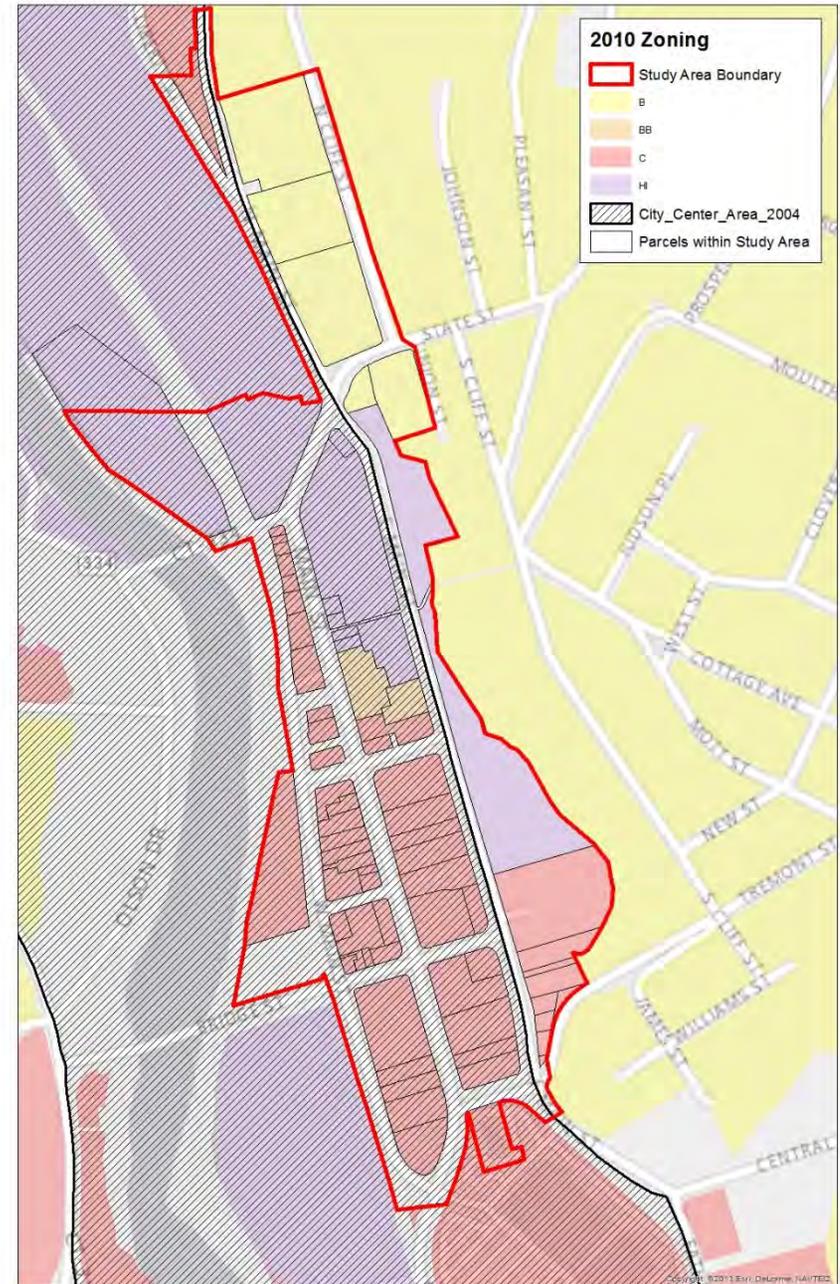
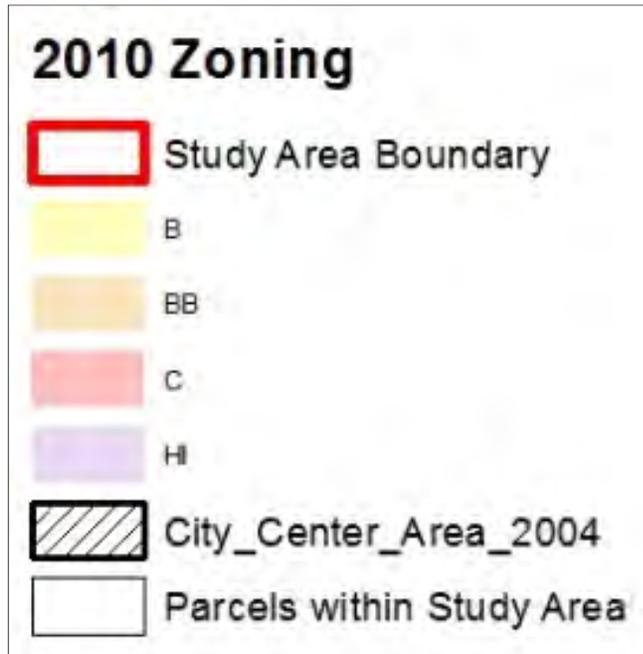
Existing Zoning



Study Area



Existing Zoning



Existing Zoning: Zoning Districts

- Zoning Districts within Study Area
 - B – Residential
 - BB – Multifamily
 - C – Central Commercial
 - City Center – based on C
 - HI – Heavy Industrial



Existing Zoning: Dimensional Requirements

	Minimum Lot Size	Minimum Setback from Street	Maximum Building Height	Maximum Building Coverage	Required Parking
B	7,500 sf	20 feet	35 feet/ 2 ½ stories	35%	2 per dwelling unit
BB	7,500 sf; additional requirements for types of dwelling units	None	40 feet/ 3 stories	35%	
C	None, but 4,000 sf per dwelling unit required	6 feet of landscape	42 feet/3 stories	None but 300 sf landscaped space or balcony per dwelling unit	Section 410
HI	None	None	80 feet/ 4 stories	60%	Section 410
City Center	0.5 acres (21,780 sf)				

Note that dimensional standards for specific uses may differ (ex. Age-Restricted Multifamily Housing)



Existing Zoning: City Center: Allowable Uses

- Any use permissible in the underlying zone
- Mixed residential and retail uses
 - Lot is no less than 0.5 acres and is entirely within the City Center Zone
 - First floor: commercial retail/restaurant/office only
 - Upper floors: residential and/or commercial/office
 - Maximum density: 1 dwelling unit per 1,200 sf; no more than two bedrooms per dwelling unit
 - Parking per Zoning Regulations
 - Special Permit and Site Plan Approval required



Existing Zoning: City Center: Prohibited Uses

- Foundries and the use of drop forges and metal stamping machines (HI)
- Sheet metal, blacksmith, and welding shops (HI)
- Building contractors and subcontractors yards (HI)
- Rental – heavy equipment (C and HI)
- Kennel – Commercial (C)
- Scrap metal processor (HI)
- Storage of Home Trailers (C and HI)
- Trucking and freight terminals (HI)
- Storage in bulk for other than retail sale (HI)
- Storage of Fuel Oil for Retail Sales (HI)
- Non-profit clubs (B and C)



Zoning Implications for the Study Buildings

- Armory – located in B Residence District
 - Lot Size: 2.02 acres
 - Stories: 1 (*per Assessor's; 1-3 depending on location on site*)
 - Gross Building Area: 7,488 square feet (*does not include outbuilding*)
 - Total Living Area: 7,488 square feet (*does not include outbuilding*)
 - Utilities: All public
 - Parking: yes
- Implications
 - Could be subdivided into 11 parcels with a single-family home on each, although topography and need for vehicle access will reduce the number of houses
 - Current building is nonconforming (height)
 - On-site parking is available; may be sufficient for certain uses



Zoning Implications for the Study Buildings

- 501 East Main Street – located in HI District
 - Lot Size: 0.61 acres
 - Stories: 4
 - Gross Building Area: 88,155 square feet
 - Total Living Area: 70,524 square feet
 - Utilities: All public
 - Parking: yes but not conforming
- Implications
 - Building appears to be conforming
 - Number of square feet an issue for potential developers
 - Condition of building also an issue for potential developers



Zoning Implications for the Study Buildings

- Armory – located in B Residence District
 - Allowed
 - *Age-Restricted Multifamily Housing*
 - *Nursing home, chronic and convalescent*
 - *Professional offices*
 - *Schools (nonprofit)*
 - Not Allowed
 - *Hotels/Motels (C)*
 - *Multifamily Housing (not age-restricted) (BB, C)*
 - *Offices; Medical Offices (C)*
 - *Retail sales (C)*
 - *Schools (for-profit: C)*



Zoning Implications for the Study Buildings

- 501 East Main Street – located in HI District
 - Allowed
 - *Retail sale of goods manufactured on-site*
 - *Various industrial uses*
 - *Mixed-use: first floor: commercial retail/restaurant/office only; upper floors: residential and/or commercial/office (City Center)*
 - Not Allowed
 - *Age-Restricted Multifamily Housing (B, BB, C)*
 - *Hotels/Motels (C)*
 - *Multifamily Housing (not age-restricted) (BB, C, but see above for City Center)*
 - *Offices; Medical Offices (C, but see above for City Center)*
 - *Professional offices (B)*
 - *Retail sales (C, but see above for City Center)*
 - *Schools (nonprofit: B; for-profit: C)*



Permitting Process



Permitting Process

- Application for Zoning Permit and Certificate of Zoning Compliance required for any construction, alteration or change in use
- Section 510 Mandatory Site Plan Approval
 - Required for
 - *Uses defined in Schedule B as requiring Site Plan Approval*
 - *Some Temporary Special Exceptions*
 - *Cluster Subdivisions*
 - *Change in Use under certain circumstances (change in parking requirements, changes to site, toxic and hazardous materials)*
 - Planning & Zoning Commission is responsible for review and approval
 - Requirements for materials to support application
 - Guidance to Commission on what to consider as part of the review
 - Site Plan Approval is also required for Special Permit process



Permitting Process: City Center

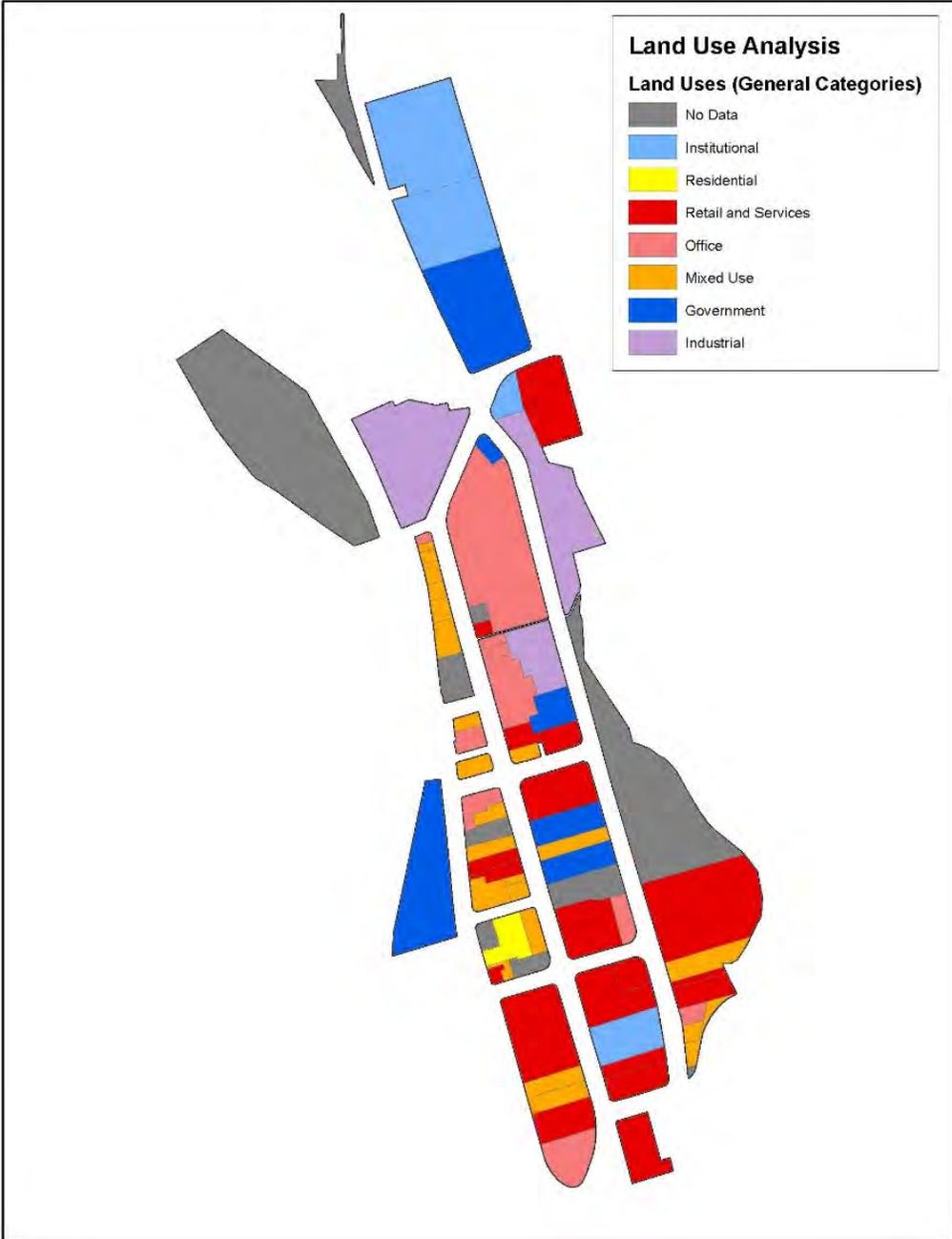
- Mandatory Site Plan Approval or Special Permit required; possible special review if so determined by the Planning & Zoning Commission
- Refers to and incorporates the Design Guidelines adopted on June 1, 2007 by the Commission
 - These are also referred to in the requirements for Age-Restricted Multifamily Housing and
 - Project Review Team and review process described in City Center Plan to be used for review of Age-Restricted Multifamily Housing



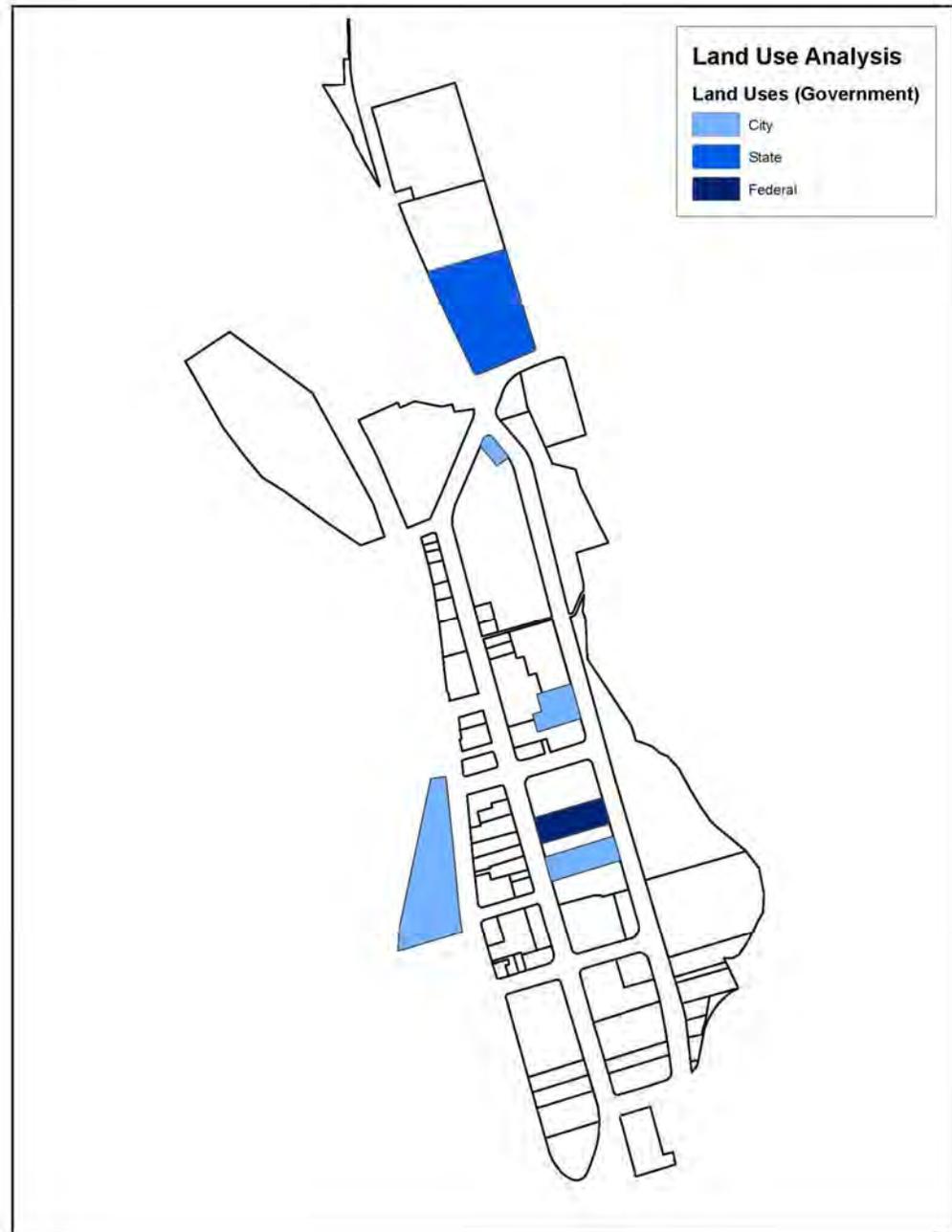
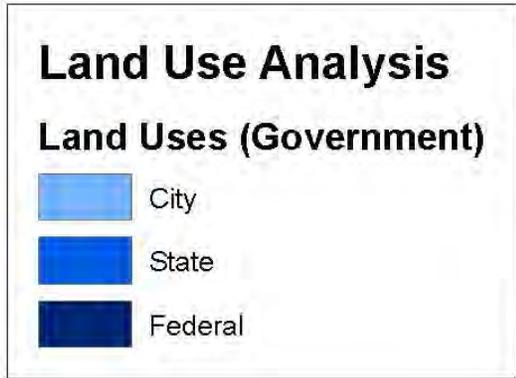
Land Use



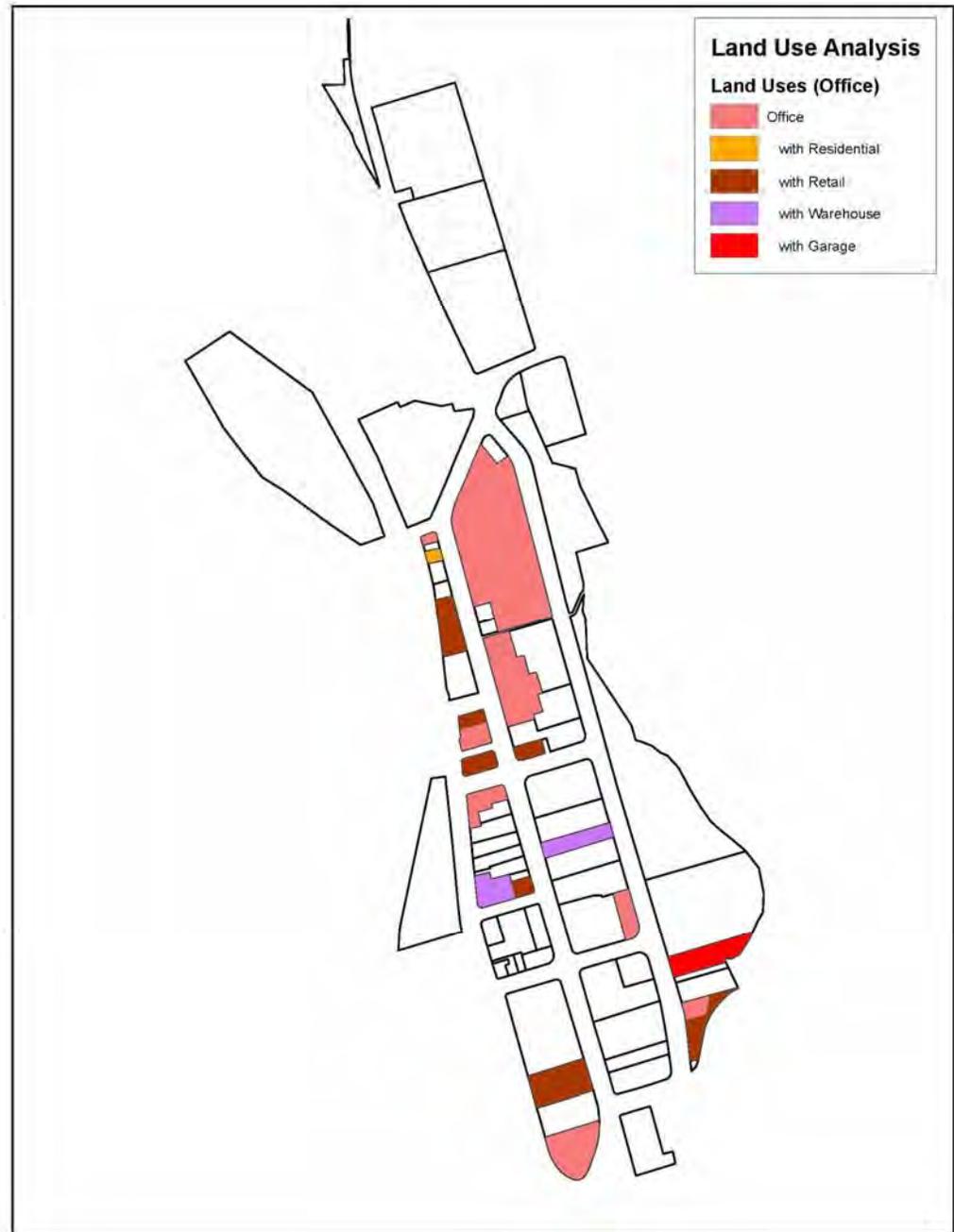
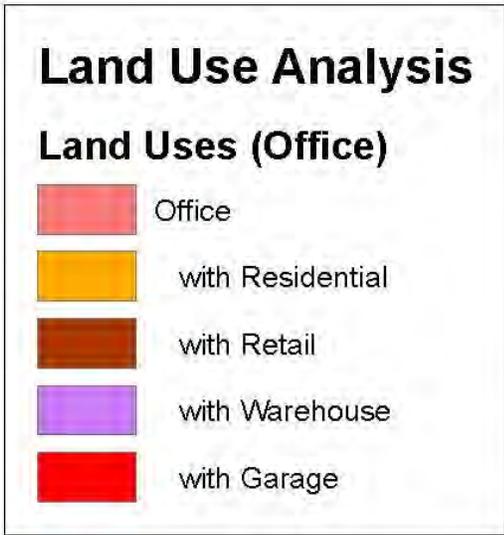
Land Use



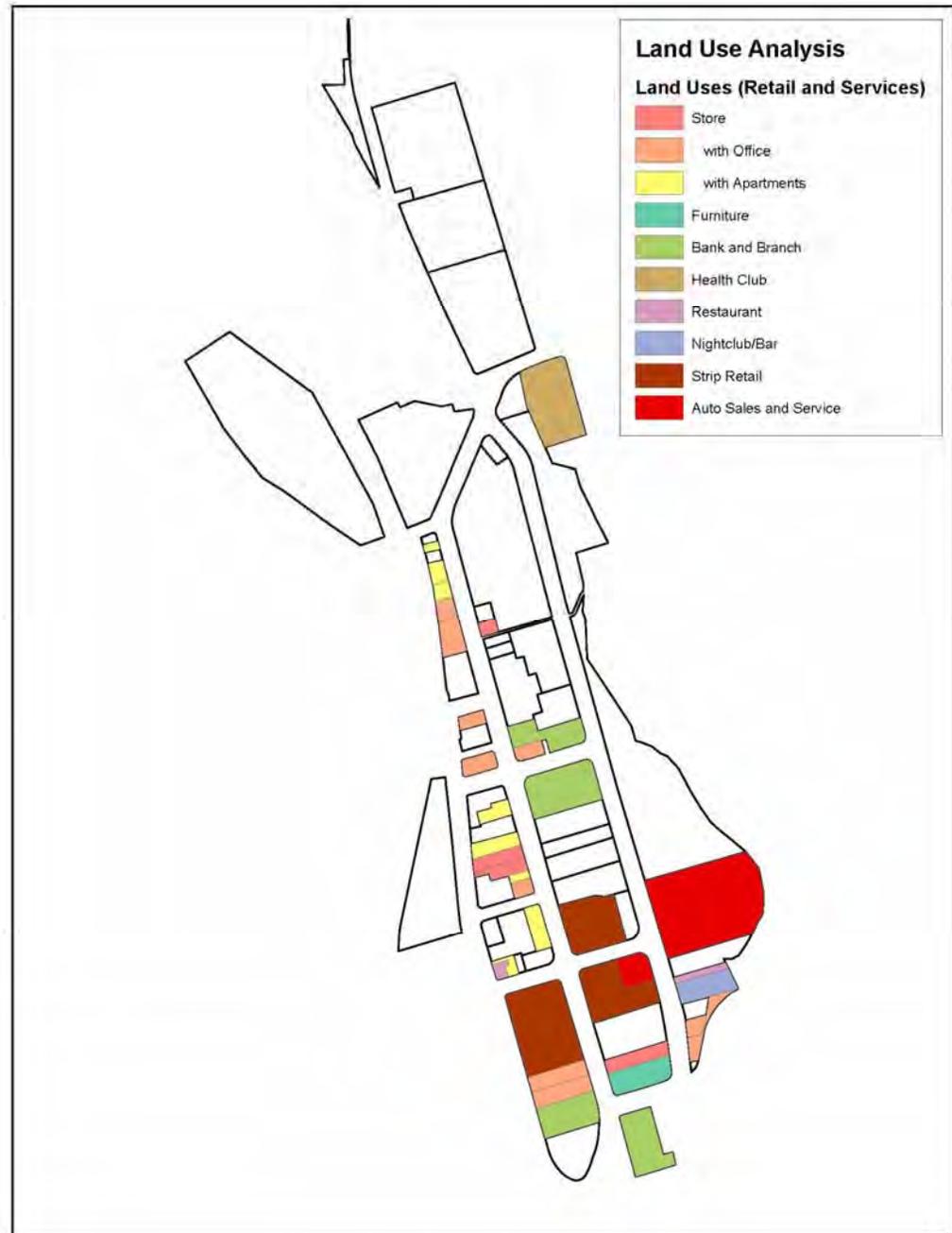
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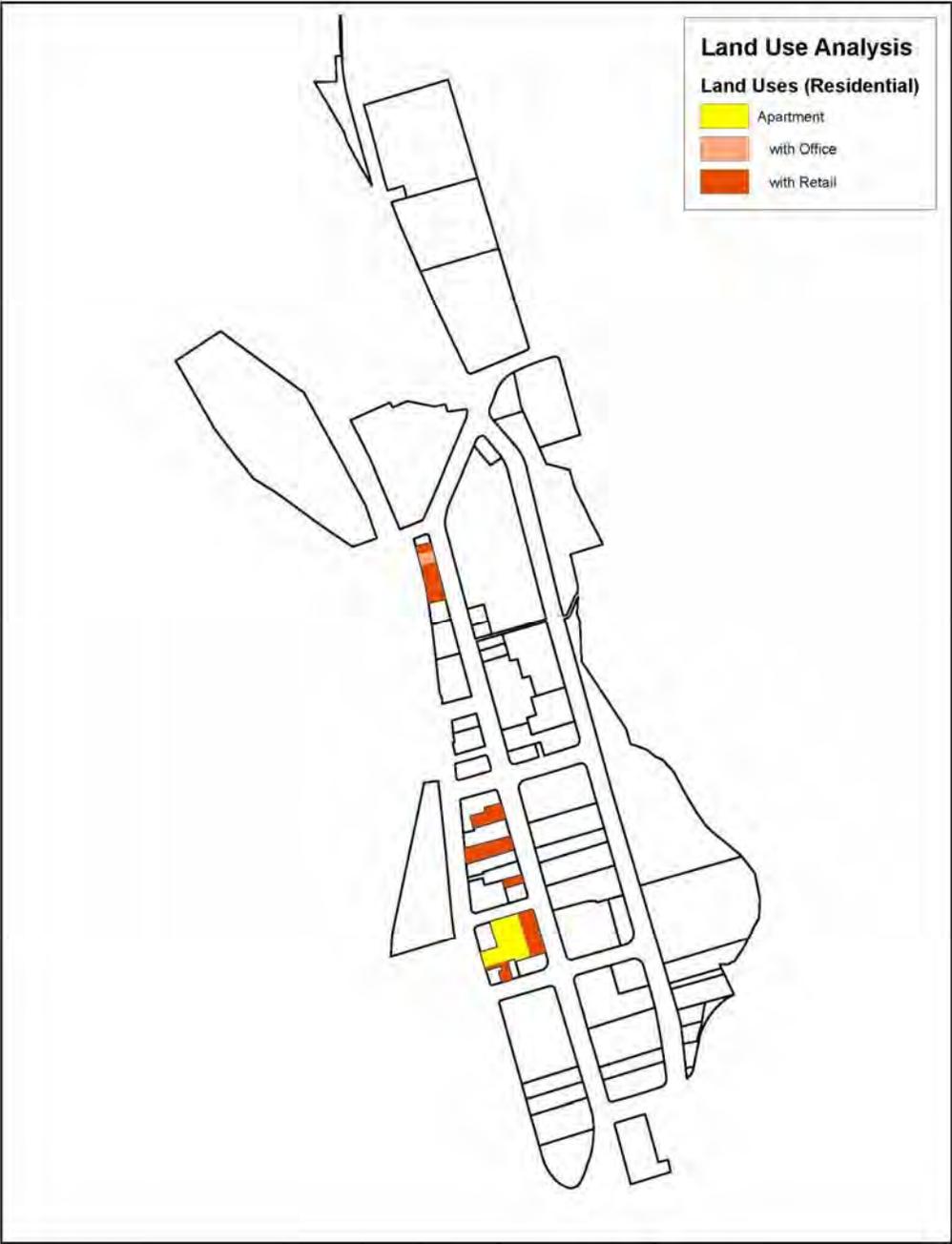
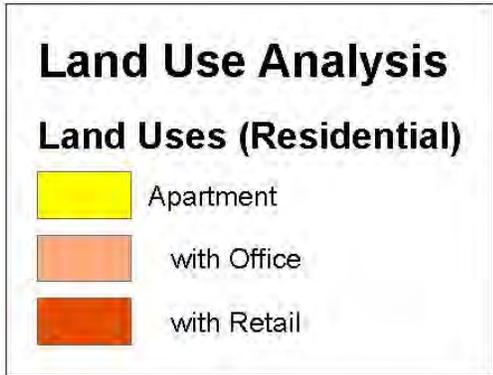
Land Use



Land Use



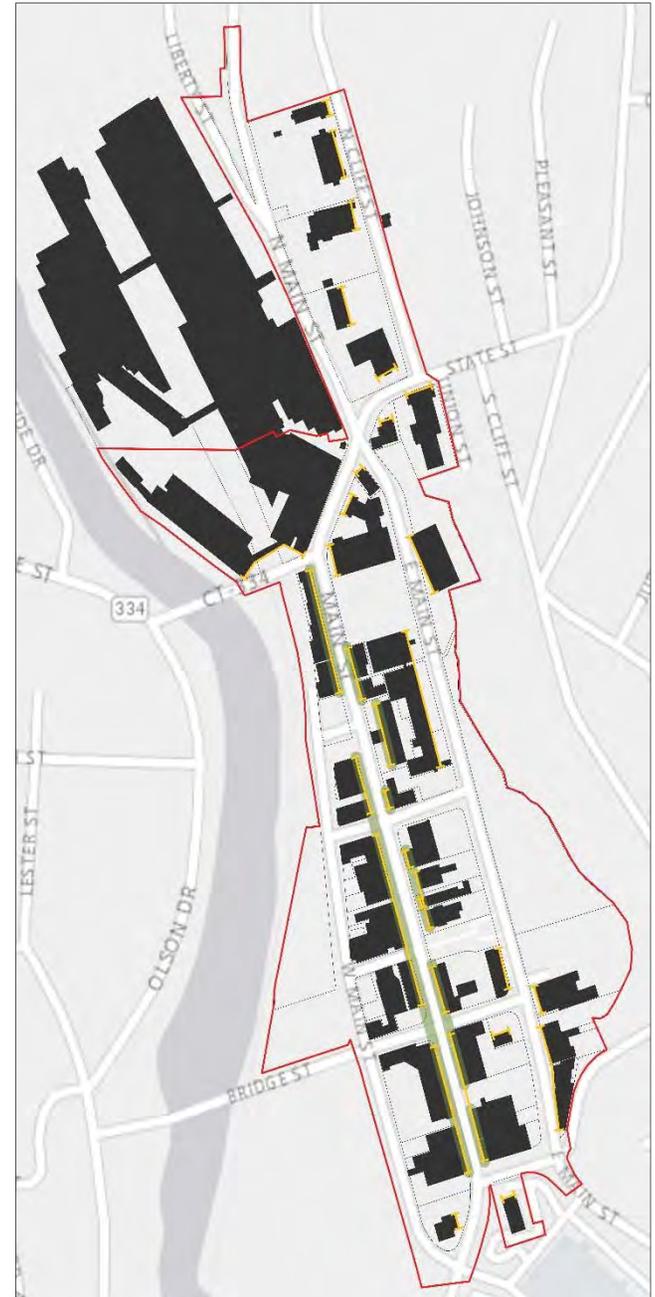
Land Use



Historic Characteristics



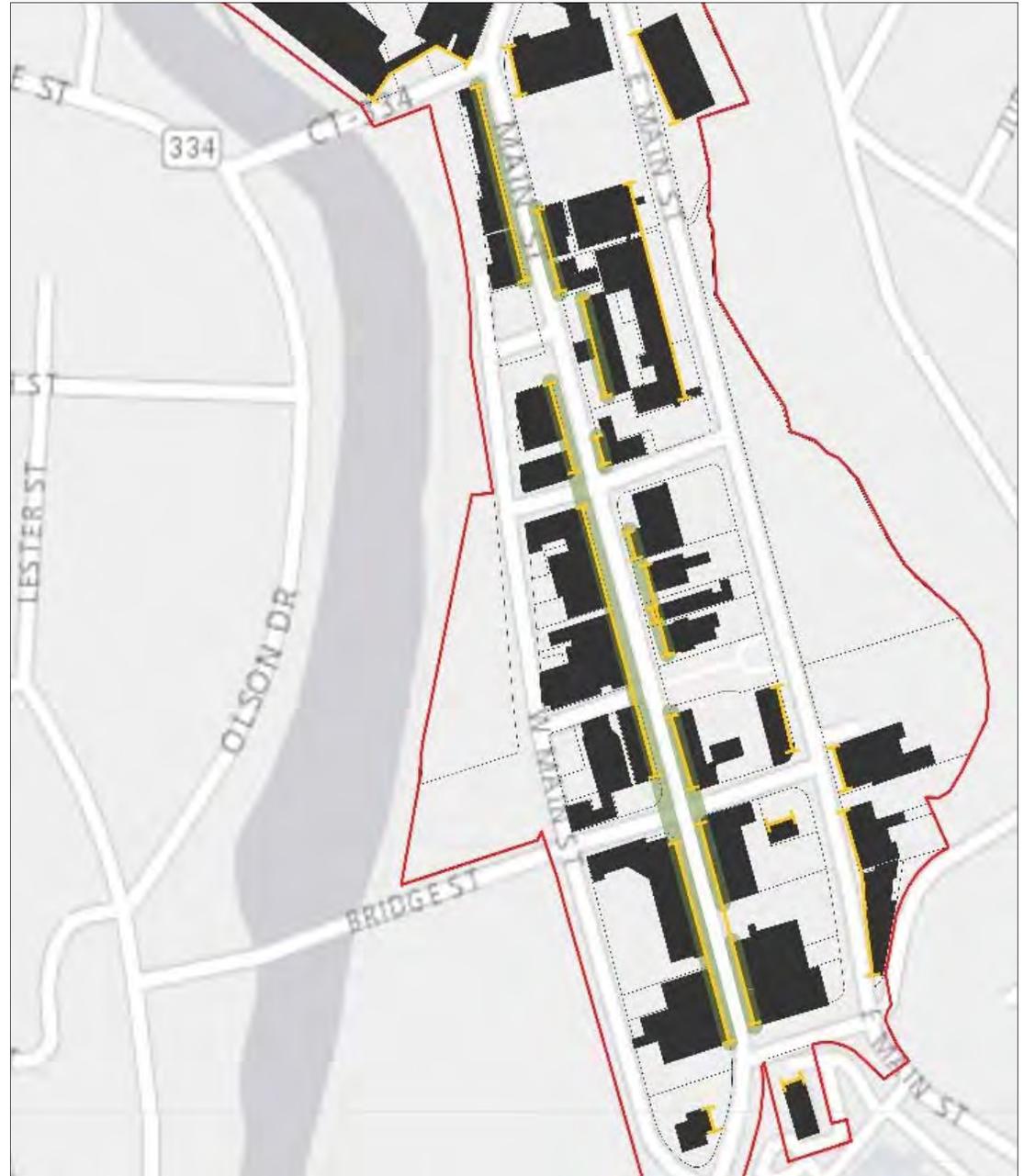
Setbacks and Street Wall



Setbacks

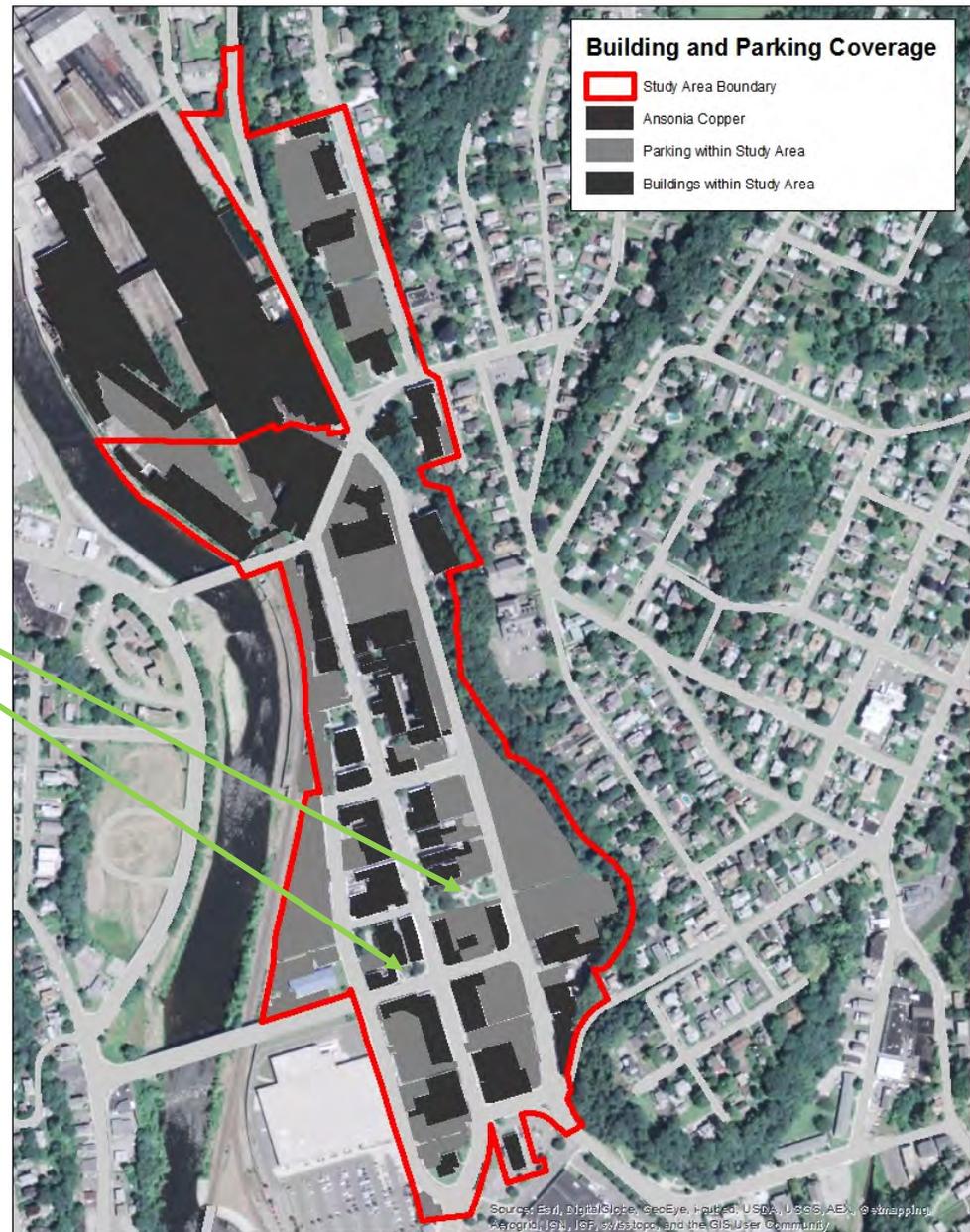


Setbacks and Street Wall

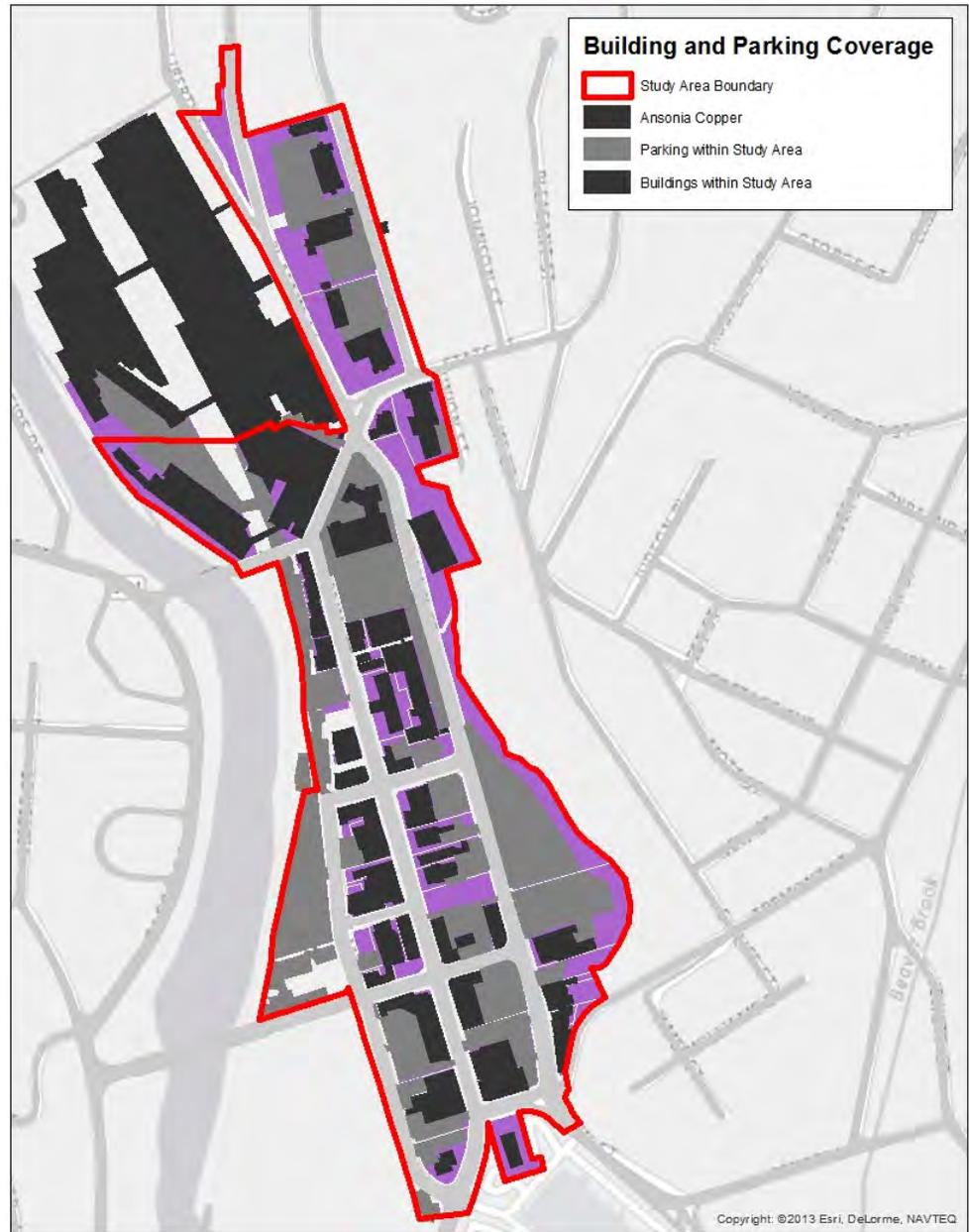


Site Configuration

- Lack of green space opportunities (existing parks indicated by green arrows)
- Guidelines for incorporating landscaping into parking may be appropriate



Site Configuration



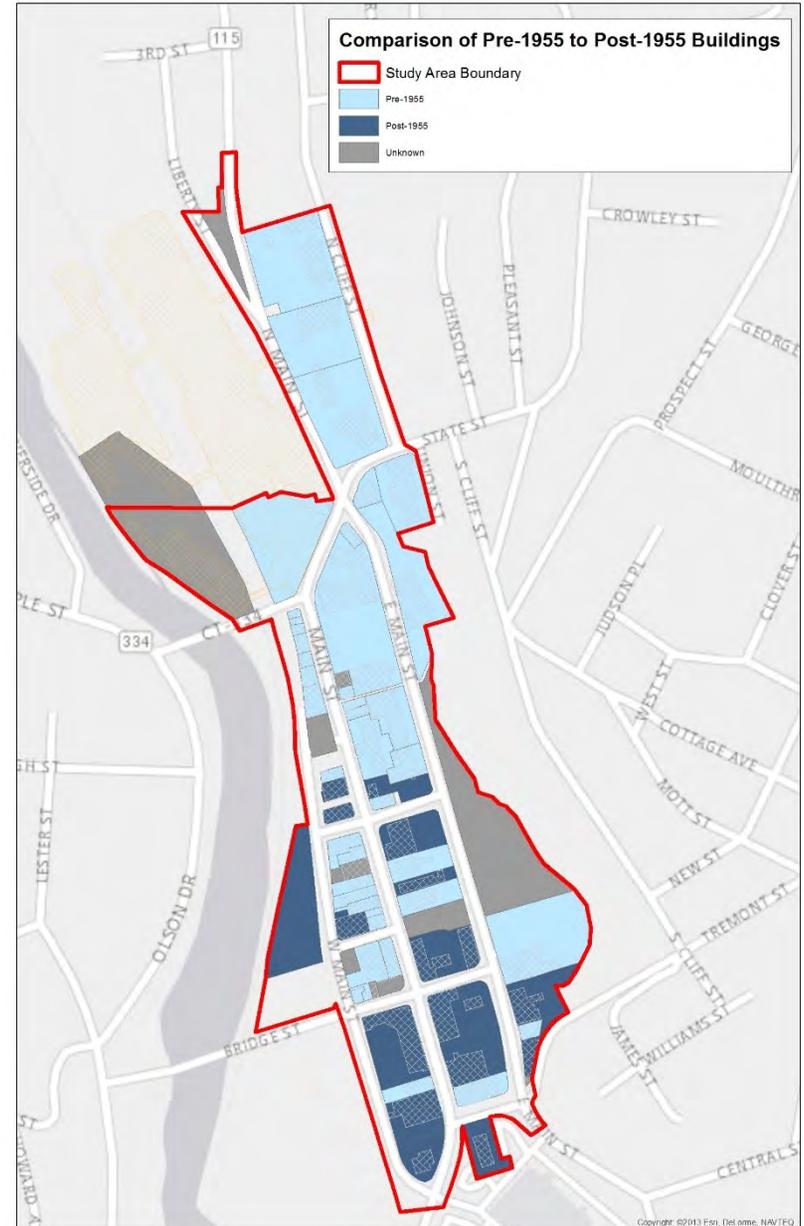
Blocks

- Irregular on east (topography) and west (rail line, river)



Buildings Pre-1955 and Post-1955

- Light Blue: Pre-1955
- Dark Blue: Post-1955
- Demonstrates how development pattern was affected by Flood of 1955



Historic District



Historic District

- Upper Main Street Historic District



Historic Buildings and Context

Replacement windows
not to scale

Consistent
street wall;
lower scale



Historic Buildings and Context

**Entry to
area;
consistent
street wall;
lower
scale;
signage**



Historic Buildings and Context

Signage



Historic Buildings and Context

**Mismatch
of windows**



**Awning
and
signage**



Historic Buildings and Context

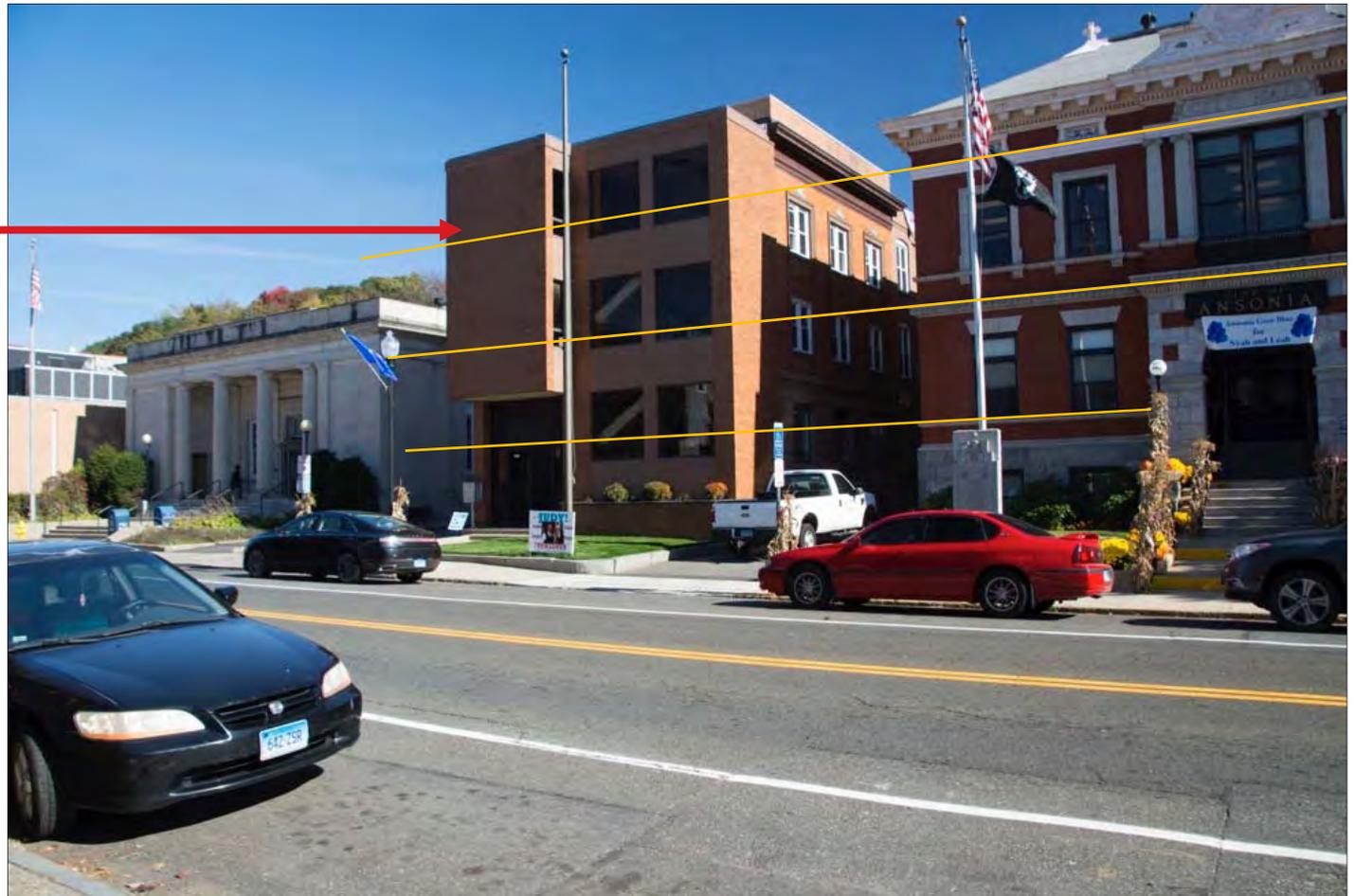
Mural of historic image of building

Pocket park

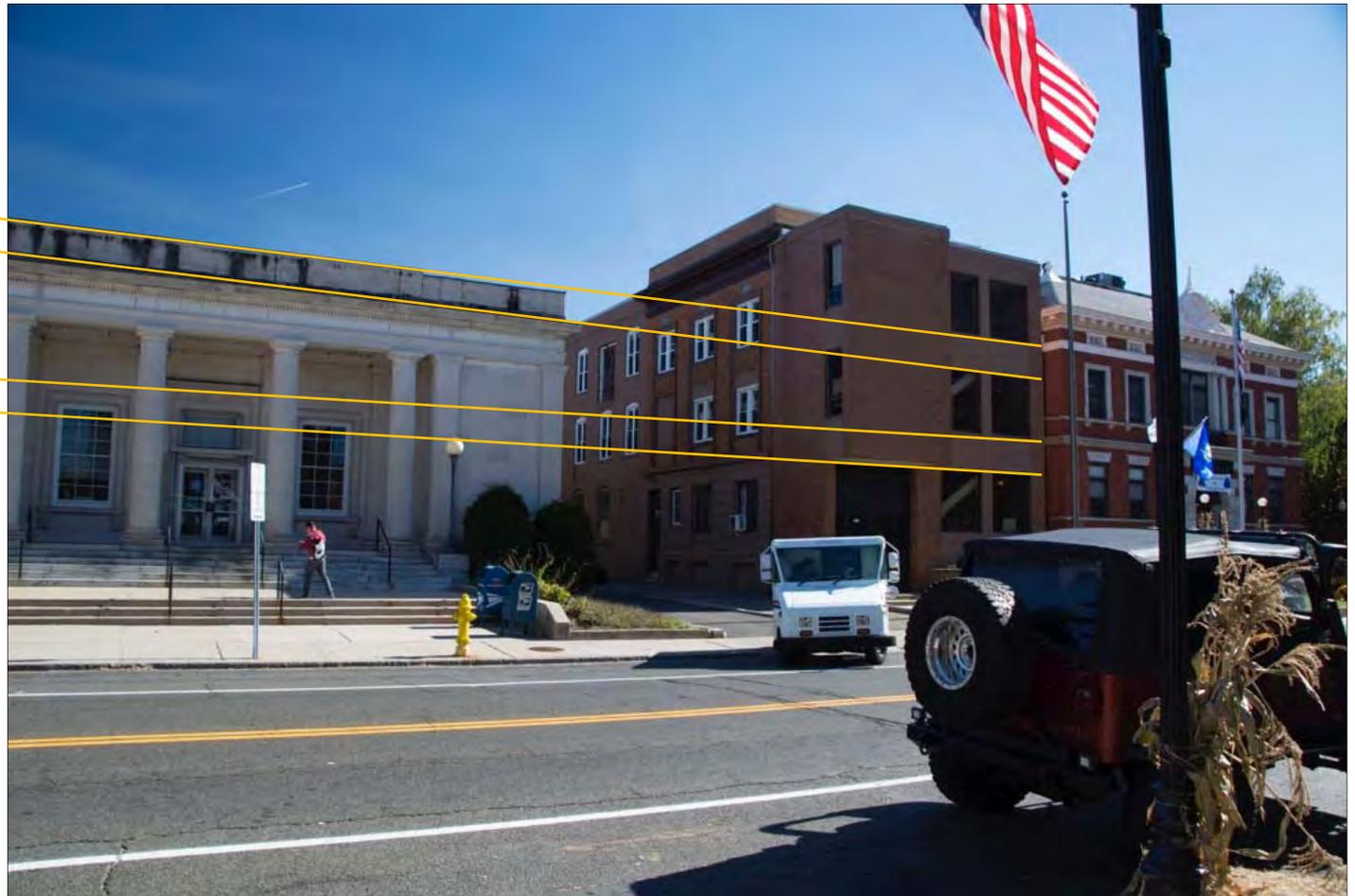


Historic Buildings and Context

**Modern
façade
does not
address
the context
of the
adjacent
historic
buildings**



Historic Buildings and Context



Historic Buildings and Context

Poor transition to height change

Gap:
development
or design
opportunity?

Matches
first floor/
second
floor
division



Historic Buildings and Context

Consistent street wall; consistent façades (ground floor vs. upper floors)



Historic Buildings and Context

**Break in
street wall;
design
opportunity
for
relationship
between
parking and
sidewalk**



Historic Buildings and Context

Break in street wall

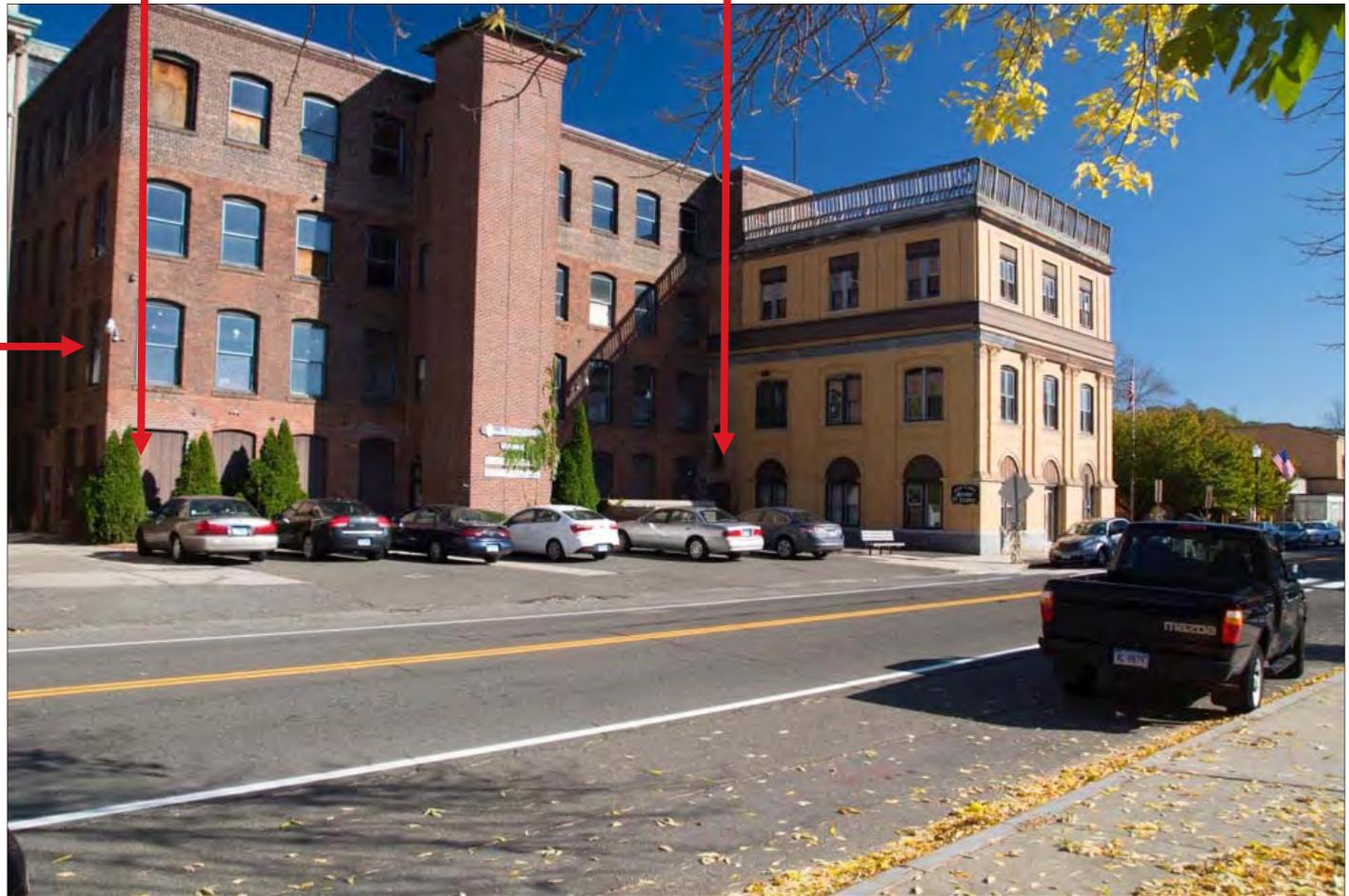
Height transition from parking to taller buildings



Historic Buildings and Context

Design opportunity?

Where would parking be replicated?



Historic Buildings and Context

**Focal point as street
turns up hill**

**Consistent
street wall;
consistent
façades
(tripartite
scheme)**



Historic Buildings

Stand-alone building

Grade change



Historic Buildings and Context

Design opportunity?

Consistent street wall; regular division of building façade



Results of First Public Meeting February 22, 2016



Two Exercises

- Visual Preference Survey
- Should Change/ May Change/ Should **Not** Change



Visual Preference Survey

- What did participants think was suitable for the Downtown?
 - Buildings
 - Signage
 - Parking
 - Public/Private Open Space
 - Alleys/Passages
 - Walls



Should Change/ May Change/ Should Not Change

- Mapping exercise
- Results specific to certain properties
 - Armory
 - 501 East Main
 - Two parking lots owned by the City
- General Results
 - Transportation-related improvements (bicycles and bus stops; train station)
 - Aesthetic (signs, murals or green wall)
 - Use-related (restaurants; indoor public gathering space)



Questions & Answers



Next Steps



Next Steps

- Steering Committee meeting – April 25 *(to be changed)*
- Public Meeting #2 – April 25 *(to be changed)*
 - Discuss recommendations and receive input
- Final Report and Recommendations – May
- Public process through City to adopt zoning and design guidelines



Thank you!

