City of Ansonia
PLANNING AND ZONING COMMISSION

16 JUL 28 PM 1:35

Call to order and Pledge of Allegiance: The July 25, 2016 meeting was opened with the Pledge of Allegiance at 7:55 p.m. Roll call of the members was taken. Present were Chairman Joseph Jaumann, Larry Pellegrino, Michael Bettini and William Malerba. Absent: Maureen McCormack, Tim Holman and Jared Heon.

Chairman Jaumann presented to the commission an add-on to the agenda for 7f. Doyle Drive, also noting the amended agenda. Additionally, noting that since we had an informal power point presentation prior to the Public Hearing from Emily Innes on the Village District Draft, he would like to move that item up in the agenda for a brief presentation. Michael Bettini made a motion, seconded by William Malerba to add to the agenda. All were in favor, motion passed.

Approval of Minutes: Michael Bettini made a motion to accept the 6/27/16 regular meeting minutes, seconded by William Malerba, all were in favor, motion passed. Before the approval of the 6/27/16 verbatim public hearing minutes, Chairman Jaumann read an email that was sent to Corporation Counsel John Marini from Attorney Stephen Savarese. He noted that he misspoke as to the size of his client's lot size, which was outlined in his email. Michael Bettini then made a motion to accept the verbatim minutes, including the email from Attorney Savarese with the corrections, seconded by Larry Pellegrino, all were in favor, motion passed.

Approval of Bills: No bills.

Correspondence: Michael Bettini made a motion to accept the email correspondence from Attorney Savarese (discussed in approval of minutes), seconded by Larry Pellegrino, all were in favor, motion passed.

Presentation: Emily Innes presented a power point on the Village District draft prior to the start of the 6:15 public hearing. As no quorum was available at that time, the presentation was had. Nine sections are detailed in the report; Executive Summary, Historic Buildings and Context, Vision, Phototype Studies, Recommend Village District Zoning, Recommend Design Guidelines, Market Analysis and Demographics, Visual Preference Survey and Connecticut General Statutes Chapter 124, Section 8-2j. Public comments are encouraged from now until August 11th. There will be a final presentation to the Board of Alderman at the August 9th meeting. A copy of the draft report will be available online for all to review.

Public Session: Randy Carroll, 40 Fourth Street – agreeing with Joan Radin from another meeting, that he's not receiving information in his box for public hearings as he has asked for hard copies. He would also like a hard copy of the Village District draft in his box. Additionally, he has come before this board before regarding a parking lot in his ward that another business is using for parking for his business and wants to know why nothing has happened. Fourth and North Main Street is the address of the property,

noting that resident John Izzo also came before the board regarding these parking issues as a zoning violation and criminal activity happening in the lot because of all the cars parked there. Dave Blackwell, Zoning Enforcement Officer added that it is zoned as a parking lot. Alderman Carroll's recollection of zoning for this property differs. Chairman Jaumann will refer this issue to staff to research. Alderman Carroll noted he will be visiting Mr. Blackwell's office for documentation.

Mr. Garofalo, 24 Webb Terrace is still looking for an answer regarding replacing his fence on Webb Terrace. He questioned why someone on Willow Street has a large fence on their property and why he is having so many issues. Mr. Blackwell noted that he sent a letter out to Mr. Garofalo a couple of days ago noting replacing the fence would be denied due to not meeting zoning regulations and that he could go before the Zoning Board of Appeals. If he "repairs" the fence, say a six foot section at a time, he would not be in violation, as he would be repairing and not "replacing".

Joan Radin, 198 Wakelee Avenue – Reiterating that Mr. Garofalo has had this fence for over 20 years and is trying to replace it legally. She was questioning why he is having so many difficulties doing this. Chairman Jaumann noted the discussion that was just had and if wants to replace it entirely at this time, he is able to apply to the Zoning Board of Appeals.

After asking three times if anyone else from the public wished to speak, hearing none, a motion was made by Michael Bettini, seconded by William Malerba to close the public session, all were in favor, motion passed.

Items for discussion and possible action:

7a. 107 South Cliff Street – City Planner David Elder handed out a revised set of regulations regarding the fancy pigeons. There was some discussion regarding whether or not a fee schedule needed to be adopted at this time per bird. It was suggested that once the entire fee schedule that is currently under review is completed, a proposal will be sent to the Board of Alderman at a later date. After discussion, David Elder recommended that the regulation is adopted this evening, independent of the fee schedule and he will propose a fee structure for the next meeting. Michael Bettini then made a motion to accept the modified regulations, seconded by William Malerba, all were in favor, motion passed. Chairman Jaumann noted for the record that he was not present for one of the public hearings; however, he has reviewed all of the verbatim minutes from that meeting.

7b. 8-24 Referral for Parking Lot Extension East Main Street – Sheila O'Malley, Economic Development Director noted that the City would like to acquire a portion of the back of certain properties on South Cliff Street in order to extend this parking lot. The portions of these properties (end of current parking lot going north to the "stairs") are not usable and would result in less tax paid by the current property owners. If a favorable

referral is given, Economic Development could move forward with these plans. It is hopeful that this will be an incentive for the building across the street for the future as well, adding additional parking. The commission would also like to see a parking study in the future for downtown in light of this and the Village District presentation. A motion was made by Michael Bettini for a favorable referral to the Board of Alderman, seconded by Larry Pellegrino, all were in favor, motion passed.

7c. Request for zoning change – David Elder read the proposed motion "Motion to adopt proposed zoning regulation amendment to permit, by Site Plan approval, in the HI zone, " Clubs, membership, and studios devoted to physical conditioning of the human body, e.g., weightlifting, karate, judo, etc", in Schedule B-Permitted Uses of the Ansonia Zoning Regulation." The NVCOG has also indicated that there would be no negative impact due to this change. Chairman Jaumann also noting this was published twice in the New Haven Register. A motion was then made by Michael Bettini, seconded by Larry Pellegrino, all were in favor, motion passed. Notice of decision will be filed with the Town Clerk and put in the paper.

7d. Site plan – Nature Center Parking Lot –BL Companies gave a presentation regarding Ansonia Nature Center Parking lot. He spoke of the existing parking lot, an open lot of stone, gravel, drain, away from the Nature Center. They studied the circulation patterns of the parking lot as it is now, with no organized parking. They looked at this as a Nature Center and Recreation Center, circulating traffic, angular parking, perpendicular parking, etc. They could achieve approximately 75 parking spaces, in a low impact design, eliminating the "straight on" flow. Explaining a drop off area for vans, busses, handicapped, elderly, directly to the Center. Also taking into consideration the paving by Department of Public Works during storms after meeting with the Superintendent. Current lighting was discussed with UI and since the park closes at dusk, no additional lighting would be proposed. They have worked with the Nature Center regarding the trees and vegetation that would work best. Michael Bettini commended the plans, however, he wondered if a speed bump/hump could be added as many children visit the center. Signage was also discussed, possibly adding reflectors on the signs or creating an earthen berm. David Elder read the proposed motion to approve site plan application submitted by the City of Ansonia, as shown on plans prepared and submitted by BL Companies, entitled "Ansonia Nature Center Parking Lot Improvements-Permit Drawings-10 Deerfield Lane, Ansonia, CT 06401, dated June 17, 2016, including the addition of a speed hump, the location of which to be identified by the site designer and city engineer, the establishment of a one way circulation pattern, the addition of reflectors on the access gate, and the addition of an eye-brow berm on the eastern side of the entryway from Deerfield Lane which was made by Michael Bettini, seconded by William Malerba, all were in favor, motion passed.

7e. 8-24 Lot line revision Shortell Drive at Hill Street – Randy Carroll noted that there is an illegal shed on this property. Sheila O'Malley, Economic Development Director

addressed the commission. The tax accessor went through many properties and realized that are some "slivers" of property not being properly taxed, this being one of them. Randy Carroll interjected the steps that need to be taken with the various commissions. Ms. O'Malley thanked him and continued that the City currently owns this sliver of property that they would like to get a favorable referral for to redraw to lot lines, which currently has an easement on it. The sliver would be transferred to the owner, which is a non-buildable lot, who currently has the illegal shed on it (owner thought it was his property and he was being taxed on it), which who in turn will then be required to pay taxes on it. Currently, this property has been untaxed since the development went in. A motion was made by William Malerba, seconded by Michael Bettini, to give a favorable referral to the Board of Alderman, all were in favor, motion passed.

7f. Doyle Drive – 8-24 for land lease agreement – Michael Bettini made a motion to make a favorable recommendation to the Board of Alderman, with the understanding that it is based on the 8-24 itself, with no documentation which will come at a later date if this progresses, seconded by Larry Pellegrino. All were in favor, except William Malerba who abstained. Motion carried.

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

David Elder, City Planner – Gave an update on the fees and regulations he has been working on. He will send a PDF to all commission members allowing for review prior to the next meeting and asked for this to be put on the August agenda to set up a workshop. He expects this process will still take another 6-12 months.

Dave Blackwell, Zoning Enforcement Officer - No reports.

Other Business to come before the Commission: Chairman Jaumann noted that since the Farrell project is almost at completion, he would like to schedule a site plan walk for mid-August. He will advise on the date.

A motion to adjourn was made by Larry Pellegrino at 8:45 p.m., seconded by Michael Bettini, all in favor, motion carried. Meeting adjourned.

Respectfully submitted,

Darlene L. Zawisza