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PUBLIC HEARING IN RE: HERSHEY DRIVE

CITY OF ANSONIA

HERSHEY DRIVE

REQUEST FOR ZONING TEXT CHANGE

JOSEPH JAUMANN, CHAIRMAN

JULY 25, 2016

ANSONIA TOWN HALL
253 MAIN STREET
ANSONIA, CONNECTICUT

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HEARING RE: CITY OF ANSONIA, HERSHEY DRIVE
JULY 25, 2016

. . . Verbatim Proceedings of a continued public hearing before the Ansonia Planning & Zoning Commission, in re: Hershey Drive, City of Ansonia, request for zoning text change, held on July 25, 2016, at 6:47 p.m., at Ansonia Town Hall, 253 Main Street, Ansonia Connecticut. . .

CHAIRMAN JOSEPH JAUMANN: At this point in time we have a quorum so why don't we call this meeting to order. Will everybody please stand for the pledge?

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRMAN JAUMANN: Want to take the roll please?

(Whereupon, a roll call was taken.)

CHAIRMAN JAUMANN: We have a quorum. I apologize for starting late. This was a public hearing scheduled for 6:15, the text change proposal from the City of Ansonia.

Is there a presentation to be had from the Economic Development Director?

MS. SHEILA O'MALLEY: Yes please. Okay --

COURT REPORTER: You have to come to the microphone.

MS. O'MALLEY: -- I will. Okay East Main Street parking lot extension, would you like me to speak a little bit about that?

CHAIRMAN JAUMANN: This is for Hershey Drive, a text change.

MS. O'MALLEY: Okay. Yeah, I'm asking for your full and fair consideration of this proposal. It's a text change for an indoor sports complex. Predominantly the owner trains NFL players and future NFL players.

But it's also space for -- could be space for an indoor soccer as well that could be rented out. It's a private developer, they're currently in Shelton, and they're looking for a text change to make -- it's a heavy industrial -- yeah, it's heavy industrial and they want to be able to use it as a sports complex.

It is in the City --

MR. DAVID ELDER: Center Plan.

MS. O'MALLEY: -- Center Plan. So I would ask that you give full and fair consideration to this proposal and the City -- we support these efforts and

1 would like to see this happen.
2 CHAIRMAN JAUMANN: Thank you very much.
3 MS. O'MALLEY: Alright.
4 COURT REPORTER: Can you state your name
5 please?
6 MS. O'MALLEY: Sheila O'Malley.
7 COURT REPORTER: Thank you.
8 CHAIRMAN JAUMANN: Any questions?
9 MR. MICHAEL BETTINI: Yeah.
10 MS. O'MALLEY: Yes?
11 MR. BETTINI: Does this require us to
12 rewrite the City Plan or alter the City Plan or just --
13 MR. ELDER: No, so I looked at the
14 regulations and I drafted a proposal and the way the City
15 Center Zone is structured is that it allows any
16 underlying use to be permitted in the City Center Zone
17 with a few exceptions.
18 But what the City Center Zone allows you
19 to do is that any use that's proposed in the City Center
20 Zone, you have the discretion to send it to a -- similar
21 to a Design Review Committee, but you can send it to your
22 Economic Development Commission if you wanted to or an Ad
23 Hoc Committee to review the aesthetics of the structure
24 in the City Center Zone.

So -- and I did refer because when we first discussed this at the last meeting there were some members of the public who were interested in what the relationship would be between City Center Zone and this, but it's just -- it's not much different.

So if the Commission approves this change which would allow this use in the heavy industrial, it's already allowed in the light industrial and it's allowed in the commercial and the special commercial district, so if you allow it in the heavy industrial district they would still have to come forth with an application, a site plan application.

So it would be a permitted use in the heavy industrial zone within the overlay zone of the City Center Zone by site plan.

MR. BETTINI: But they'd still have to comply with the City Center.

MR. ELDER: Yes.

MR. BETTINI: Okay, perfect.

CHAIRMAN JAUMANN: Okay, we'll open it up for public comments. Is there anybody from -- Mr. Carroll. Please state your name and address for the record please.

MR. RANDOLPH CARROLL: Randolph Carroll,

I'm the 1st Ward Board of Alderman, 40 Fourth Street. I'm all for this plan. I don't understand why you have to change the zoning though.

CHAIRMAN JAUMANN: Because it's not a permitted use in the underlying zone although it's permitted under the City Center Plan. So what -- and if you think of it as two layers, we have to change the permissibility in the bottom layer so that it will overlay -- the City Plan will then overlay.

MR. CARROLL: Well I want to go on record as a City official, I'm all for this plan.

CHAIRMAN JAUMANN: Thank you very much.

MR. CARROLL: Thank you.

CHAIRMAN JAUMANN: Is there anybody else from the public that wishes to speak? And just state your name and address for the record please.

MR. PAUL GAROFALO: Mr. Garofalo, Webb Terrace, Ansonia. I was here a month ago for a fence I wanted to put up that's all rotted and stuff.

And I also wrote a letter and handed it to Mr. Blackwell last month --

CHAIRMAN JAUMANN: Mr. Garofalo, just so you are aware this is a public hearing on this zoning text change. We're going to have a regular meeting

1 that's going to follow this immediately, so these public
2 comments are for the zoning text change that we're
3 hearing right now.
4 So you'll have an opportunity at the
5 public hearing during the regular meeting.
6 MR. GAROFALO: Thank you.
7 CHAIRMAN JAUMANN: Thank you Mr. Garofalo.
8 Alderwoman?
9 MS. JOAN RADIN: Ms. Joan Radin, 198
10 Wakelee Avenue, Ansonia, 5th Ward Alderman. I just have
11 a couple of complaints.
12 First of all, I did not find out about
13 this zoning public hearing until someone mentioned it to
14 me Friday night. I went online and in the New Haven
15 Register I got a copy of it, which did not go in the
16 paper until the 22nd, which was Friday.
17 I went online this morning -- or I
18 actually went on yesterday to find out about the public
19 hearing. It is nowhere listed on the Ansonia site. I
20 don't know who's doing that, but it's not fair to the
21 people.
22 I don't have any objection to changing the
23 zoning if it permits, but also I came down to City Hall
24 this morning to get a copy of the change. Was it not put

1 into the City Hall what the change was going to be? I
2 wouldn't have known about it except I asked for a copy of
3 your public hearing and your Planning & Zoning, which
4 obviously we are not getting and I'm very upset about it
5 because I did have some people that wanted to come down
6 and talk about it.
7 I have no objections either to that type
8 of thing going on, but I do think that the people, and I
9 said this at the last Board of Alderman meeting, should
10 be made aware of public hearings. I've been to public
11 hearings where I'm the only one there, so somebody has to
12 get back on this and get these back on where they should
13 be.
14 It's very difficult to try and keep up
15 with what's going on the City when no one tells you
16 anything. Thank you.
17 CHAIRMAN JAUMANN: Thank you very much.
18 COURT REPORTER: I'm sorry, your name
19 again please?
20 MS. RADIN: Joan Radin, R-A-D-I-N.
21 CHAIRMAN JAUMANN: Is there anybody else
22 from the public that wishes to speak? For the second
23 time, is there anybody else from the public that wishes
24 to speak? And for the last time, is there anybody from

the public that wishes to speak?

MR. WILLIAM MALERBA: Motion to close.

MR. BETTINI: Second.

CHAIRMAN JAUMANN: All those in favor?

VOICES: Aye.

CHAIRMAN JAUMANN: That's it.

(Whereupon, the public hearing for the special exception was adjourned at 6:55 p.m.)

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