



**City of Ansonia**  
**INLAND WETLANDS COMMISSION**

253 Main Street  
Ansonia, Connecticut 06401

January 5, 2012

Regular Meeting

RECEIVED FOR FILE

12 JAN -9 AM 10:55

*Elizabeth Lynch*  
Asst. TOWN AND CITY CLERK  
ANSONIA, CONNECTICUT

Present: Tim Holman, Chairman  
Kevin Cegelka  
Jeff Gould  
David Madar

Absent: John Jones  
Ed Phipps

Others Present: Fred D'Amico, City Engineer  
Jim Tanner, Zoning Enforcement Officer

The regular meeting of the Ansonia Inland Wetlands Commission was called to order at 7:30 p.m. by Chairman Holman.

All present rose and Pledged Allegiance to the Flag.

The secretary called the roll.

There was a quorum present.

**Approval of Minutes**

Mr. Cegelka made a motion to accept as written and place on file the minutes of the December 1, 2011 Regular Meeting. Mr. Madar seconded. All in favor, so carried.

IWC010512

## **Approval of Bills**

Mr. Cegelka made a motion to pay all bills if found to be correct. Mr. Gould seconded. All in favor, so carried.

1. Attorney James Sheehy: \$787.50
2. Attorney Tom Welch: \$327.20

## **Correspondence**

Mr. Gould made a motion to accept all of the correspondence received, dispense with the reading, and place them on file. If a member requests one read or acted upon the correspondence will be brought up individually. Mr. Madar seconded. All in favor, so carried.

1. Attorney Welch re; Ansonia vs. Marcucio
2. Public Act 11-79

## **Public Session**

Chairman Holman asked if there was anyone from the public who wished to address the Commission.

Stephen Bellis, Attorney  
White Hill Homes

Attorney Bellis stated he is requesting reimbursement of the cash bond of \$5000 and permit fee \$2000 that he paid for a four lot subdivision on Hoinsky Way. He said there was a court settlement and the subdivision was reduced to 2 lots and there would be no road built. He presented a map showing the Conservation easement on the property. He said that one house is built and sold and there is one vacant lot left. A house will be built on that lot this year. The Certificate of Occupancy was issued for the house that was sold.

Chairman Holman said that the commission keeps the bond until three years have passed from the date of the C.O. He said that you have two lots instead of four lots and you are looking for a partial release of the bond.

Attorney Bellis said he is looking for all of the bond and permit fees. They are not disturbing more than a half acre. He quoted the regulations regarding disturbance of a wetland area.

Mr. Cegelka said is the bond per house - \$500 per house.

Mr. D'Amico said it is a certain portion per house. He has only two lots you can keep a portion until the Spring time to make sure the area has grass and is stable. He still has one lot to build so you need to keep some funds for soil and erosion.

Mr. Cegelka said it is \$500 per house for the permit fee. He has two houses, not four houses so it would be \$1000 and \$2000 for the IWC bond. \$3000 total could be released.

Chairman Holman said release \$1000 for the permit fee because there are only two houses and release \$1000 of the cash bond because the C.O. was just issued and there is another lot to be built.

Mr. D'Amico said the Commission should keep \$2500 of the cash bond and Attorney Bellis can come back in the Spring for the remainder of the bond money. You will need some bond money for the next house he is building.

Attorney Bellis said one house is sold and we have one lot left.

Mr. D'Amico said he recommends holding \$2500 of the cash bond.

Chairman Holman asked three (3) times if there was anyone from the public who wished to address the commission. There was no one.

Mr. Cegelka made a motion to close the public session. Mr. Madar seconded. All in favor, so carried.

### **Hoinsky Way - White Hills Homes**

Mr. Stephen Bellis, Attorney and Mr. Dan Della Volpe, developer were present.

Mr. Cegelka made a motion to release \$2500 of the \$5000 of the IWC cash bond and release \$1000 of the permit fee because he has two lots instead of four lots. Mr. Gould seconded. All in favor, so carried.

### **Prestige Builders/A.J.Grasso: request to release bond Hunters Lane**

Albert J. Grasso was present.

Mr. Grasso presented three Certificate of Occupancy's for the lots he is requesting a bond release. The lots are Lot 9, Lot 11, Lot 12.

Mr. Grasso said he is requesting three \$3000 bonds be released for lots 9, 11 and 12.

Mr. D'Amico said he has no problem with releasing the bonds for these lots. There was a question on the walls on two different lots but they have no bearing on these lots. They are interior lots and there are no sediment problems. Mr. Grasso will have an Engineer look at the walls. The three lots are on the main street and they are OK.

Mr. Cegelka made a motion to release \$3000 per lot for Lot 9, Lot 11 and Lot 12 for a total amount of \$9000. Mr. Gould seconded. All in favor, so carried.

### **Violations**

Mr. Tanner reported on the following:

#### 17 Hodio Drive

Mr. Tanner said there are no permits and no maps submitted to the City Engineer. Mr. Tkacs states he can't get permits because they owe money to the City of Ansonia. There is a city ordinance that states if you owe money to the City you can't get any permits. There will be a status hearing the week of January 10<sup>th</sup>.

#### 34 Benz Street

Mr. Tanner said Mr. Marcucio has cleaned the wetland of debris and there has to be an inspection of the area. There is a status conference on January 10<sup>th</sup> to determine if the city is going forward to court. The Conference and Inspection will be attended by Mr. Tanner, Mr. Welch, Mr. Marcucio's attorney.

### **Any other business to come before the Commission**

None

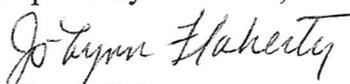
### **February Meeting:**

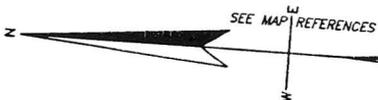
The February meeting date is Thursday, February 2, 2012 at 7:00 p.m.

### **Adjourn**

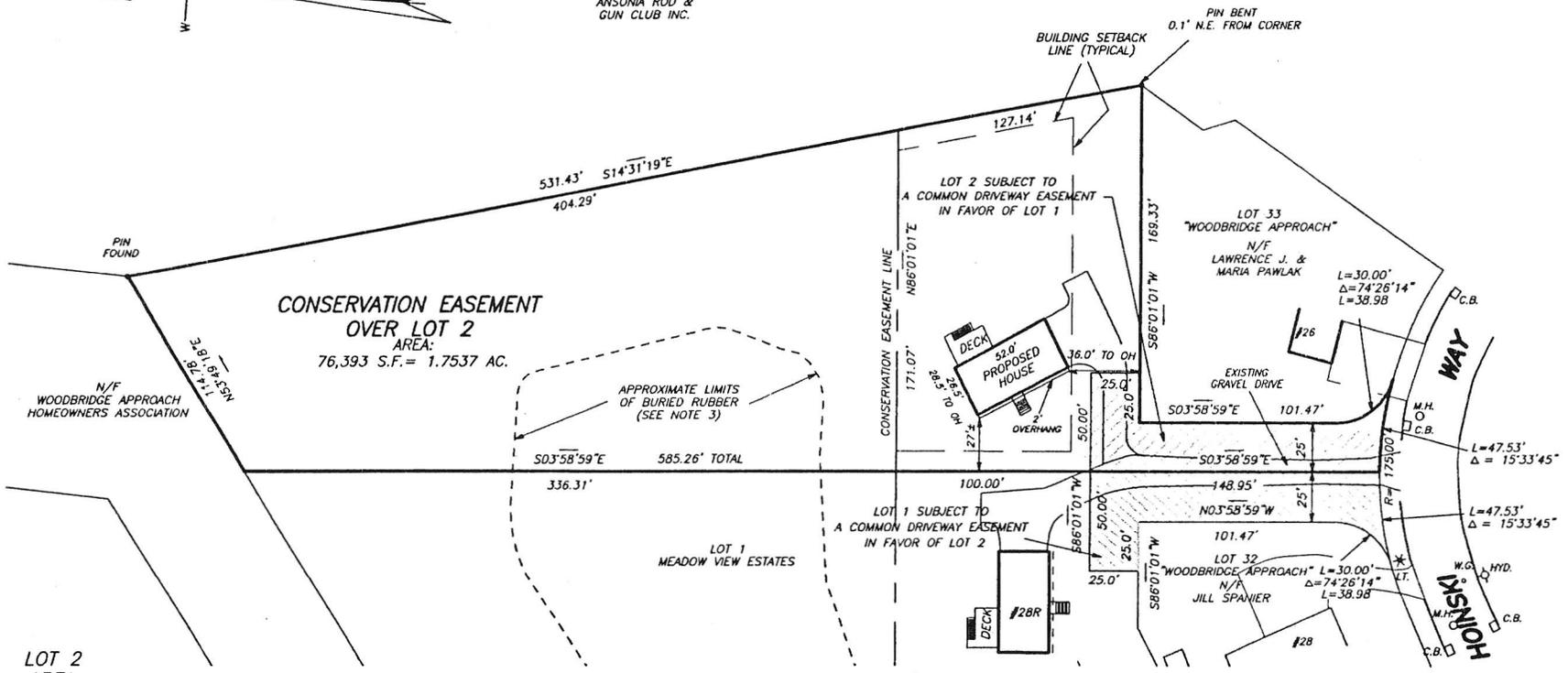
Mr. Cegelka made a motion to adjourn the meeting at 8:00 p.m. Mr. Madar seconded. All in favor, so carried.

Respectfully submitted,

  
Jo-Lynn Flaherty  
Secretary



N/F  
ANSONIA ROD &  
GUN CLUB INC.



LOT 2  
AREA:  
LOT AREA: 71,919 S.F.= 1.6510 AC.  
ACCESS AREA: 4,474 S.F.  
TOTAL AREA: 76,393 S.F.= 1.7537 AC.

MAP REFERENCE:  
Record Subdivision Map Meadow View Estates, Hoinski  
Way - Ansonia, Connecticut prepared for White Hills  
Homes, LLC, scale: 1"= 40' dated Aug. 28, 2008 and  
revised to March 3, 2011 by Lewis Associates.

- NOTES:
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is Resurvey conforming to Horizontal Accuracy Class A-2.
  2. Property subject to a Sound Easement in favor of The Ansonia Rod and Gun Club, Incorporated per Vol. 282 Pg. 234.
  3. Approximate limits of buried rubber taken from Ansonia Town Clerk Map No. 13/63, also refer to notes on said map. Any excavation in the "approximate buried rubber" area requires prior approval from the State of Connecticut.

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.

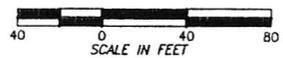
To my knowledge and belief, this map is substantially correct as noted hereon.

TRACY H. LEWIS L.L.S. CT. LIC. NO. 15160

**SITE PLAN**  
**ZONING LOCATION SURVEY**  
**LOT 2**  
**"MEADOW VIEW ESTATES"**

PROPERTY LOCATED AT  
26R HOINSKI WAY  
ANSONIA, CONNECTICUT  
PREPARED FOR

**WHITE HILLS HOMES, LLC**  
SCALE: 1"= 40' DATE: 1-03-2012



**LEWIS ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
250 MAIN STREET, MONROE, CONNECTICUT  
PHONE: 203-261-8648



ZONING OFFICE  
CITY OF ANSONIA, CONNECTICUT  
Certificate of Zoning Compliance

3-19-20<sup>09</sup>

This is to Certify that the 48'6" x 46' single family dwelling with two car attached garage and 16' x 20' deck

at No. 4 Valentine Court AKA Lot 9 16 Street

Application No. 2252 Dated 8-27-07 2008

made by A.J. Grasso for Prestige Builders, LLC has been examined as required

by the Zoning Regulations of this Town and I am satisfied that the same conforms to the said Zoning Regulations and may be

occupied and / or used as single family dwelling as shown on an as-built survey prepared by NOK Nowakowski,

O'Byrnachow, Kane Land Surveyors and dated 8-11-08.

Signed Peter W. Crabtree

Zoning Enforcement Officer

*This is not a Certificate of Occupancy as required by the Zoning Regulations.*

\$9000.00



ZONING OFFICE  
CITY OF ANSONIA, CONNECTICUT  
Certificate of Zoning Compliance

3-19-09 20

This is to Certify that the single family dwelling 66' x 27' 6" with deck and two car attached garage  
at No. 30 Hunters Lane aka lot 11 Street  
Application No. 2273 Dated 10~~10~~ 10~~10~~ 2007  
made by Albert J. Grasso for Prestige Builders, LLC has been examined as required  
by the Zoning Regulations of this Town and I am satisfied that the same conforms to the said Zoning Regulations and may be  
occupied and / or used as single family dwelling as shown on an as-built survey prepared by NK  
Nowakowski-O'Byrachow-Kane Associates Land Surveyors and dated 8-11-08.

Signed Peter W. Wichter  
Zoning Enforcement Officer

*This is not a Certificate of Occupancy as required by the Zoning Regulations.*



ZONING OFFICE  
CITY OF ANSONIA, CONNECTICUT  
Certificate of Zoning Compliance

August 21, 2008

This is to Certify that the single family 46' x 27'6" ranch  
at No. 28 Hunters Lane AKA Lot12 Hunters Landing Street  
Application No. 2265 Dated Sept. 13, 2007  
made by Prestige Builders, LLC has been examined as required  
by the Zoning Regulations of this Town and I am satisfied that the same conforms to the said Zoning Regulations and may be  
occupied and / or used as single family dwelling with 14' x 12' rear open deck with 4' x 12'  
stairs as shown on an as-built survey prepared by NOK Land Surveying dated 8-11-08.

Signed Peter W. Archibee  
Zoning Enforcement Officer

*This is not a Certificate of Occupancy as required by the Zoning Regulations.*