



# City of Ansonia

253 Main Street  
Ansonia, Connecticut 06401

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ANSONIA, CONNECTICUT

**ZONING BOARD OF APPEALS  
REGULAR MONTHLY MEETING, MONDAY, May 11, 2015  
ALDERMANIC CHAMBERS, 7:00 PM**

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, May 11, 2015. The meeting began at 7:17 p.m. and the following applications were acted upon.

Roll Call:

Claudia Degnan	Present
Jeff Gould	Absent
Robert Brown	Present
Diana Maurice	Absent
Elizabeth Gaudet	Present
David Williams	Present
Kevin Moffat	Present

5 Present, 1 Absent

Also present: ZEO Dave Blackwell  
Corporation Council Marini  
Atty. Brian Lema

A quorum was present.

Mrs. Degnan declared the meeting open at 7:17. The meeting began with the pledge of allegiance to the flag.

Mrs. Degnan entertained motions to approve the minutes. Mr. Moffat made a motion to approve the previous months minutes. The motion was seconded by Mr. Brown. All were in favor of the motion.

Mr. Moffat made a motion to go into executive session to discuss pending litigation, Kolakowski vs. City of Ansonia. The motion was seconded by Mr. Brown. All were in favor of the motion.

Mr. Williams made a motion to come back to regular session at 8:15. The motion was seconded by Mr. Williams. All were in favor of the motion.

Ms. Degnan stated for the record that no motions or votes were taken during the executive session.

Ms. Degnan then requested that Mr. Blackwell give his report to the Board. He indicated that he didn't have a written report but would inform the Board as to his recent activities. He stated that he has been shut down numerous illegal apartments including those where people were living in sheds. He stated that the "landlords" were getting \$650 a month to live in a shed. He then stated that he recently been working with the owners of 24 Woodbridge Avenue that is a single family home which has been used as illegal 2, 3 and 4 family home.

He stated that his job is extremely busy. If anyone has any questions, they are welcome to come to his office and he will show them what he has been doing.

Mr. Blackwell indicated that in regard to the Valley Cab illuminated sign, this was permitted by Planning and Zoning. He further stated that if it's not in the regulations, he can't enforce it. (Secretaries note, regulations regarding signs are located in Section 420 of the City of Ansonia Zoning Regulations passed by Planning and Zoning and recently amended to April 2011.)

Mrs. Degnan stated that the Board received a copy of a letter from a resident living at 28 Grove Street indicating that he is concerned about the boarders between his property and his neighbor. She was told that a survey was done, and the neighbor has enough room.

Atty. Marini stated that there is a controversy regarding fees that are charged in cases where the applicant is appealing the decision of the Zoning Enforcement Officer. He stated that Ms. Pantalone of 24 Woodbridge Avenue owns a single family home and it has been converted to an illegal four family home. She didn't apply for building permits to make any of these conversions. Mr. Blackwell also found living conditions to be less than substandard. Atty. Marini stated that the current fee to appeal a decision of the ZEO is about \$1,000. They are looking into the legality of Towns being able to set fees for appeals of this type. The Board of Aldermen set the fees. He will keep the board aware of what is being done in this situation.

Mr. Blackwell indicated that Ms. Pantalone owns three more buildings and is not in compliance with those buildings either. He stated that the buildings all have illegal basements.

Atty. Marini then stated that they are trying to run a program to eliminate unregistered vehicles on properties. These are violations of the Zoning Ordinances. He stated that they were looking at towing the vehicles in question, but are looking utilizing the penalties that are already in place, which is a misdemeanor offence. They would get a summons, go to court, etc. Mr. Williams asked if the vehicle was parked "on the other side of the fence", if those people would be in compliance? Mr. Blackwell indicated that this is a problem all over the city and will be addressed. Atty. Marini stated that if there is a vehicle on your property and you don't own that vehicle, the city has the authority to "red tag" it and have it towed away.

Mrs. Degnan Asked what was going on with the property on the corner of Arbor Terrace and Pulaski Highway. She was told that Mr. Blackwell has attempted to contact the owner and didn't get any response. He was told that the owner is retired and Mr. Blackwell should be able to go to his house and address the situation. Mr. Blackwell was unaware of this but would try and contact the owner. He further stated that he prioritizes his duties and this is not as important in comparison to having "kids sleeping in an attic". Mrs. Degnan then stated that if she wanted to place a boulder in front of her house, so that people didn't drive onto her property, she couldn't do that. She further stated that the stone wall in front of the property in question was just placed there, on state property, on the state highway. She believes that this is as dangerous as kids sleeping in a room that's not safe. Mr. Blackwell stated that he was unaware that the wall was just placed there recently, within the last few months. She explained that people could get killed driving into that stone wall. She further asked if the property owner had done a survey to show where his property started and where the stated property ended. Mr. Blackwell stated that he is not aware of what was going on with this property. Mrs. Degnan stated that stone walls like this are not allowed in the front yard. It doesn't matter what the setbacks are. The stone wall is new. In addition, the shed that is in the front yard, is ON the property line.

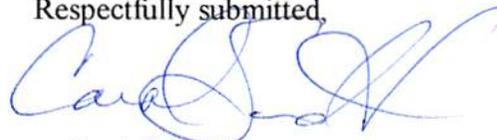
(See Section 330.17). Atty. Marini stated that he and Mr. Blackwell will review this situation and report back to the board in June.

There was no other business to come before the board at this time and Mrs. Degnan entertained motions to adjourn.

Mr. Moffat made a motion to adjourn. The motion was seconded by Mr. Williams. All were in favor of the motion.

The meeting ended at 8:45.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Carol Sardinha', written in a cursive style.

Carol Sardinha  
Secretary