



City of Ansonia

253 Main Street
Ansonia, Connecticut 06401

RECEIVED FOR FILE

15 DEC 22 AM 9:18

ant, Diana Branch
TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

**ZONING BOARD OF APPEALS
REGULAR MONTHLY MEETING, MONDAY, December 14, 2015
ALDERMANIC CHAMBERS, 7:00 PM**

The Ansonia Zoning Board of Appeals held its regular monthly meeting on Monday, December 14, 2015. The meeting began at 7:10 p.m. and the following applications were acted upon.

Roll Call:

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

6 Present, 1 Absent

Also present: City Planner David Elder
Atty. Greg Stamos

A quorum was present.

Mrs. Degnan declared the meeting open at 7:10. The meeting began with the pledge of allegiance to the flag.

Mrs. Degnan asked for motions to approve the minutes of the previous meeting. Mr. Moffat made a motion to approve the November minutes. The motion was seconded by Mr. Maurice. All were in favor of the motion.

1. Ansonia M & L Properties LLC, 1 Chestnut Street, Ansonia for property located at 420 Main Street, Ansonia, seeking relief from the Zoning Regulations, Section 222.06 to allow a contractors yard in the City Center Overlay Zone.

Mrs. Degnan stated that she received a late communication from Mr. Tice's attorneys stating that they were withdrawing the application. (The secretary did NOT receive a copy of this communication and could not attach it to the minutes.)

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

Atty. Greg Stamos stated that the prior application of M & L Properties which had been denied is still pending in Milford Superior Court. It is scheduled for trial in March or April of 2016.

2. John, Robert and Mark Motto, 300 Wakelee Avenue, for property located at the same address seeking relief from the Zoning Regulations, Section 315, Schedule C, side yard setback from 10' required to 6 inches provided.

Mark Motto is present. He stated that there was an existing car port as early as the 1980's. He stated that they tried to find out when the car port was originally built, but the best that they could do was in his recollection that it was existing when he graduated in 1981. He further explained that the company that installed it has since gone out of business. He further stated that they used the same footprint for the carport and they believe that it's approximately 6 inches from the boundary line. He indicated that they are not surveyors.

He then explained that they got a letter from the neighbor stating that they do not have an issue with the carport. He explained that the original carport began to deteriorate and they just finished replacing it in July.

Mrs. Degnan stated that the board needs an A2 survey of the property to be able to proceed with the application. The pictures that were presented make the carport look like it's on the neighbor's property. Mr. Motto stated that they took the measurements from "our fence" to the location. Mrs. Degnan stated that the board needs to receive complete information. She further explained that it must be a A2 survey, complete with the surveyors seal and not just a hand drawn map. Mrs. Degnan stated that they were supposed to see the building department before anything was built. Mr. Motto stated that they just wanted to "redo it over". Mrs. Degnan stated that from what she read, there was no building permit for the first carport.

Mrs. Degnan stated that she suggests that they withdraw the application until they have the A2 survey completed. At this point, the board cannot act on the application as it has been submitted. She further explained that the board needs the correct dimensions so that they would be able to act on the application. Mr. Elder suggested to the board that they postpone this application until the January meeting. Mr. Motto stated that he will contact the surveyor and he will get the A2 survey done as quickly as possible. He then asked where he would submit the map once it is completed. He was told that the map is to be filed in the land use office in the basement. He was told that he needed to have this map submitted no later than December 24th to be placed on the January meeting. He was told that the January meeting will be on January 11th.

Mr. Elder then stated that the applicant can grant the board a 65 day extension regarding the application. However, it must be in writing and it must be submitted to the Town Clerks office AND the land use office.

Ms. Maurice stated that from the way it looks in the pictures that were presented, it looks like they expanded the carport and made it longer. It appears to be within 10 feet from the sidewalk now. The original carport appeared to be within 30 feet of the sidewalk. The applicant stated that they did enlarge the carport and made it longer.

Mr. Moffatt made a motion to continue the application to the next monthly meeting on January 11th. The motion was seconded by Mr. Brown. All were in favor of the motion.

Mrs. Degnan stated that the board has requested to get a monthly report regarding issues that have been submitted to the Zoning Enforcement Officer. Mr. Elder asked what specifically has been requested. Mrs. Degnan stated that the board has received advance notice of applications that would be coming before the board in the past. They have also gotten updates regarding issues that have been asked about by the board members. She further explained that in the past, the Zoning Enforcement Officer (or their representative) had attended the ZBA meeting. At the end of the meetings, the board members would ask him about certain building projects that they had concerns about, such as the location on Pulaski Highway which has a shed on the property line and a stone wall in the front yard. The ZEO would investigate the location and report back to the Board. This has not been happening since Mr. Tanner was ZEO. The board and its members have not been receiving any feedback regarding any complaints that have been made to the ZEO's office at all. It seems like nothing is being acted on at all. Mrs. Degnan stated that members of the public have called her with complaints and she has referred those calls to the Zoning Office. Mr. Elder said that he would attempt to see what he could do regarding these issues.

There was no other business to come before the board. Mrs. Degnan asked for motions to adjourn. Mr. Moffatt made a motion to adjourn. Mr. Williams seconded the motion. All were in favor of the motion.

The meeting ended at 8:05.

Respectfully submitted,

Carol Sardinha
Secretary