

**CITY OF ANSONIA
CONNECTICUT**



**CITY
CENTER
PLAN**

**ANSONIA
CONNECTICUT**

**PLAN FOR THE
CITY CENTER**

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JANUARY 2006

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THE CITY CENTER PLAN

Introduction

The Ansonia City Center Plan, hereinafter referred to as "the Plan", has been formulated by the Planning and Zoning Commission to provide the framework for the planning, design and development and/or redevelopment of buildings and sites within the area delineated as the "City Center" and identified in drawings contained in this document.

The principal objectives of this Plan are:

1. To enhance the character of the area by emphasizing design elements that make the area unique and special;
2. To encourage the introduction of design elements of architectural and landscaping significance that will contribute in defining the streetscape of the area;
3. To avoid the construction of buildings and structures that digress from the area's character which would, therefore, be incompatible and "out of place";
4. To encourage the introduction of street graphics (signs, signals, symbols) that are in keeping with the area's character while clearly identifying their purpose;
5. To present to potential development interests an illustrated written synopsis and building guidelines depicting the community's goals for the Ansonia City Center; and
6. To enhance the character and to assist in making the area a desirable place to live, to work, to shop and to conduct business.

This Plan contains rationale for the creation of an "overlay zone" –the City Center Zone- and for the creation of special regulations (or modifications for existing controls) that will apply to said zone in addition to the zoning regulations that govern various districts within the City Center. In addition, the Plan contains basic design guidelines that will be encouraged to be applied on new development as well as in the substantial modification of existing buildings and sites. The Plan also contains several recommendations all geared to materialize the goals of the Plan. It should be recognized that the current zoning controls will prevail except as may be modified in compliance with this Plan's recommendations.

This Plan is not to be construed as a rigid inflexible document where all that is said is "cast in concrete". Instead, it is intended to be a document that can and should be periodically reviewed and reconsidered to accommodate for new trends, new yet unanticipated but desirable land and building uses, as well as to accommodate for the unexpected circumstances that may arise in the future.

PLAN AREA AND DESCRIPTION OF EXISTING CONDITIONS

The City Center Area consists of approximately 325 acres and, in most instances, it is circumscribed by public roadways as follows:

BEGINNING AT A POINT at the intersection of the center lines of Division Street and East Main Street;

Thence turning and running northerly along the center line of East Main Street to the intersection with the center line of Father Salemi Drive;

Thence turning and running easterly and then northerly along the center line of Father Salemi Drive to its intersection with East Main Street;

Thence turning and running northerly along the center line of East Main Street and continuing northerly along the center line of East Main Street (Conn. Rte 115) to its intersection with 3rd. Street;

Thence turning and running westerly along the center line of 3rd. Street and along an imaginary line across the railroad tracts and across the river to a point at the intersection of said imaginary line with the center line of Franklin Street (Conn. Rte. 334);

Thence turning south and following the center line Franklin Street to its intersection with the center line of High Street;

Thence turning and running easterly along the center line of High Street to its intersection with the center line of Lester Street;

Thence turning and running southerly along the center line of Lester Street to its intersection with Olson Drive;

Thence continuing southerly along the center line of Olson Drive until it tapers with the center line of Pershing Drive;

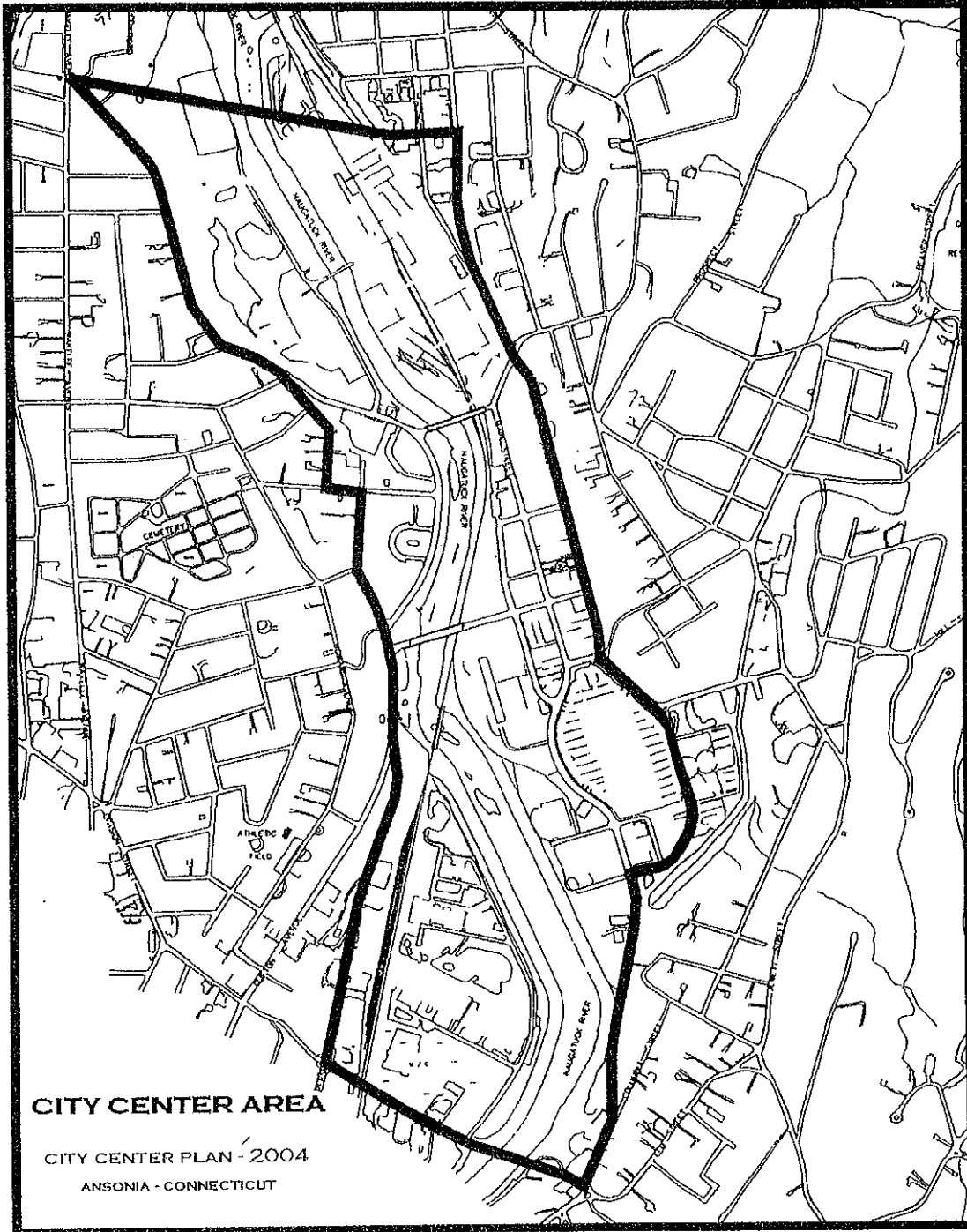
Thence continuing southerly along the center line of Pershing Drive to its intersection with the center line of Division Street;

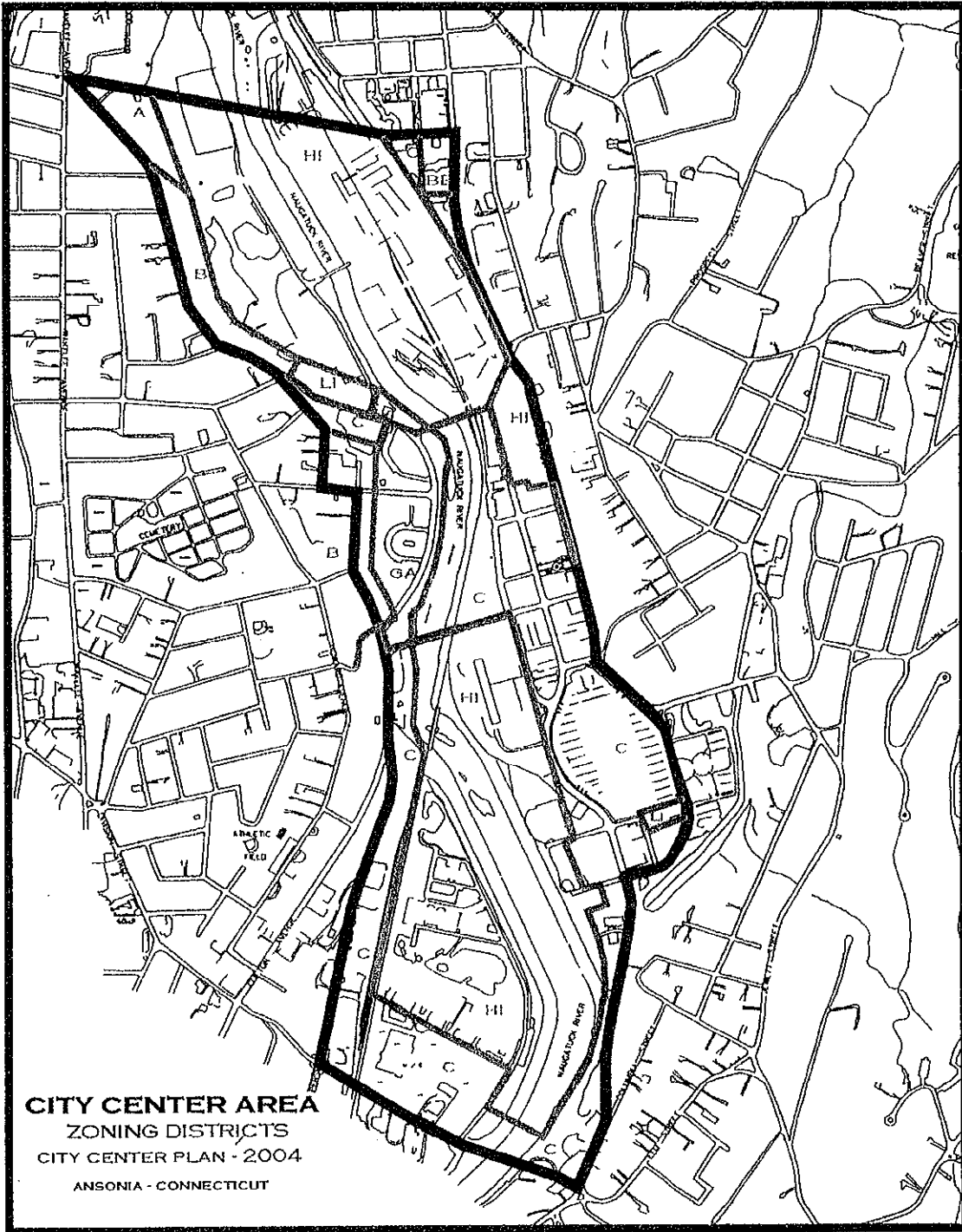
Thence turning and running easterly along the center line of Division Street to its intersection with the centerline of East Main Street, **THE POINT OF BEGINNING.**

The area that the City Center would encompass is shown on map entitled "City Center Area" in this section. Map entitled City Center Area -- Zoning Districts" shows the zoning districts within the City Center Area.

There are seven residential and non-residential zoning districts within the City Center Area as follows?

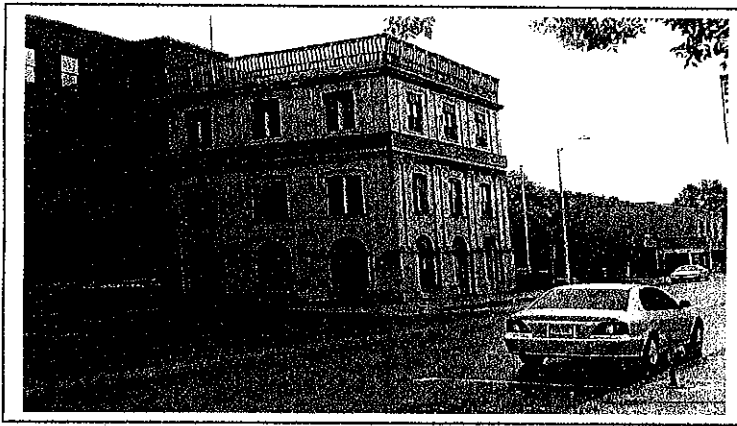
- A. Residence District
- B. Residence District
- BB. Multifamily Residence District
- GA. Multifamily Residence District
- C. Central Commercial District
- LI. Light Industrial District
- HI. Heavy Industrial District





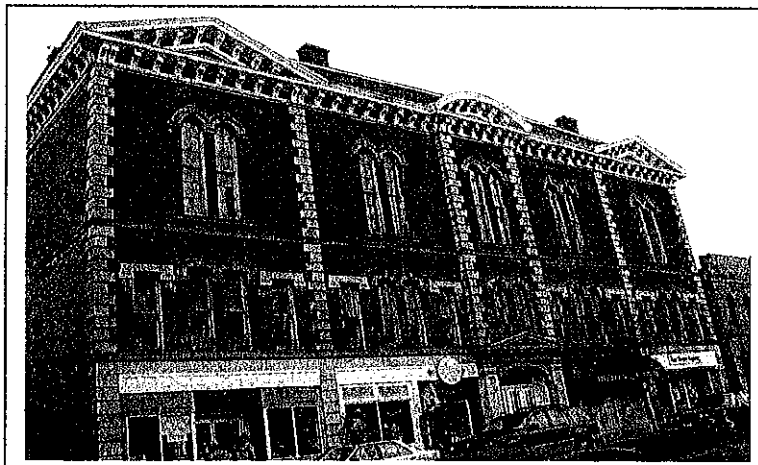
The largest of the districts is the Heavy Industrial District which dominates two of the longest frontages along the River. It is followed by the Central Commercial District which, along with the Multifamily Residence District, also prevails over significant portions of the riverfront. The other zoning districts within the City Center Area are limited in size and scope.

The downtown area of Ansonia and, more specifically, along Main Street from Maple Street on the north and West Main Street on the south, contains a variety of attractive buildings of outstanding architectural design and style that make a definitive statement about Main Street. It is a statement that this Plan wants to preserve and enhance to every extent possible. The following are a few examples of the structures that this Plan is referring to.

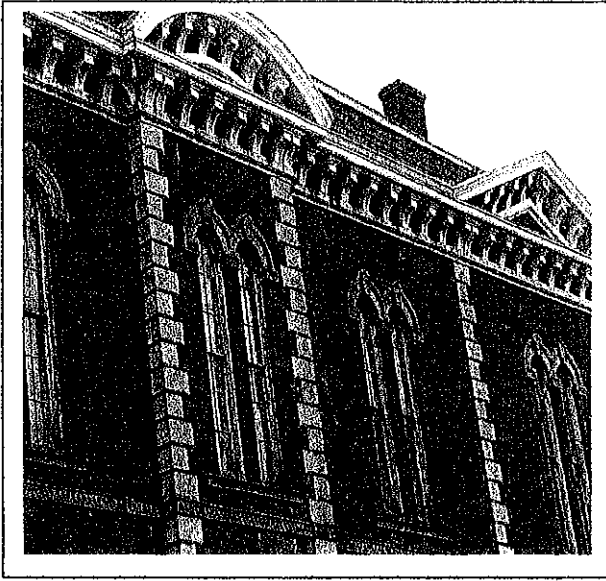


The Palmer Building, the Gold Brick Building that houses the Senior Center

Diagonally across Main Street from the Senior Center is another attractive and ornate structure, the Ansonia Opera House. This facility was active during the second half of the 19th century as a civic, social, and entertainment center.



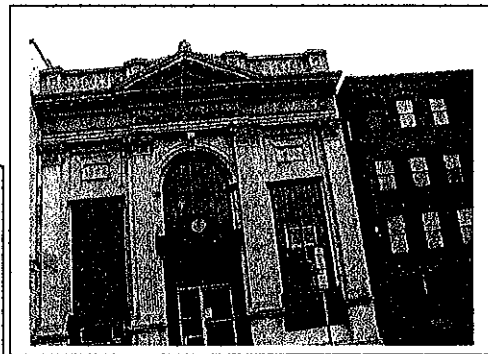
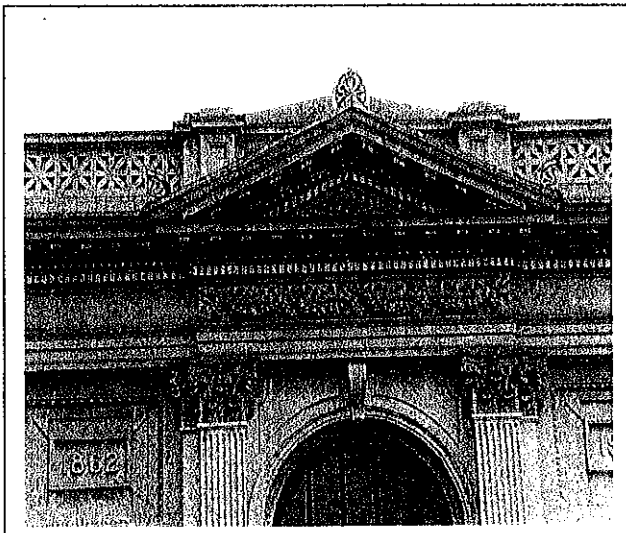
Ansonia Opera House – Main Street



Ansonia Opera House- Architectural details

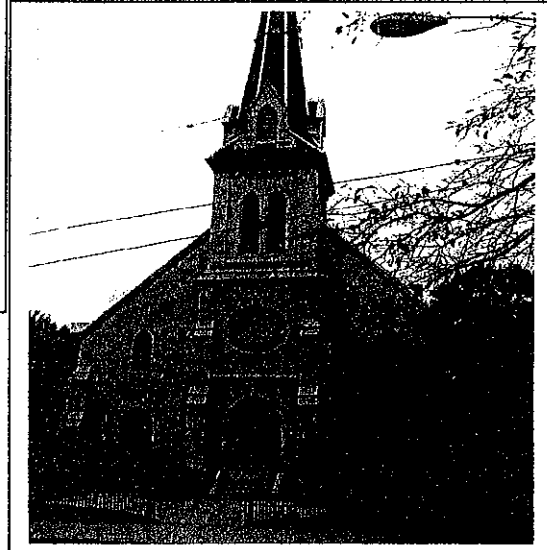
Its façade contains an elaborate and well balanced series of architectural elements derived in part from classical Greek and Roman architecture. Prominent among these elements are the quoins that “reinforce” the three principal parts of the building. Also noticeable are the pilasters and arches, including their respective keystones, that frame the building’s fenestration. Directly across the street is another structure that reflects Ansonia’s past and echoes the elaborate ornamentation of its counterpart across the street as just described.

This building was built circa 1910 and again, it reflects the importance given to elaborate architectural treatment to buildings to be located in the City’s civic center.





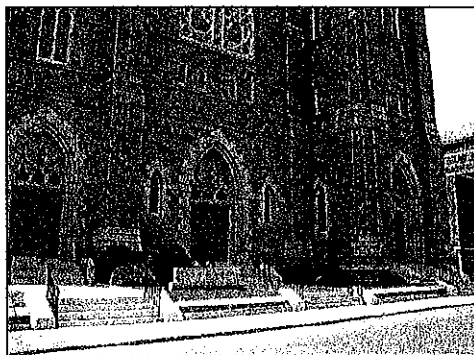
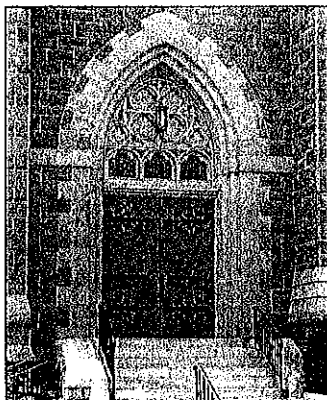
Christ Church - 1865



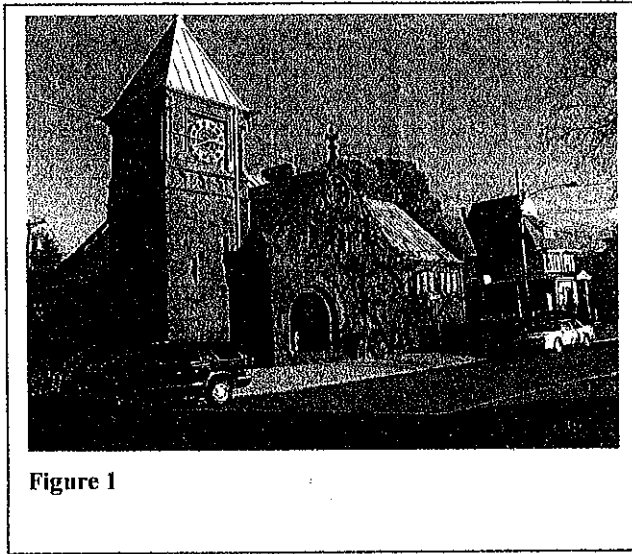
First Congregational Church - 1900

Ansonia is recognized for the number of denominational churches and places of worship within its geographical boundaries. These churches, in turn, reflect the architectural character of the City and a prevalence of elaborate stone work. Two of these churches are located on South Cliff Street. It should be noticed that the stone used for the construction of the First Congregational Church was quarried in neighboring Seymour while several of its stained glass windows were made by Louis C. Tiffany who resided in Killingly, Connecticut and is associated with the Tiffany of New York. Anson G. Phelps, Ansonia's founder, was a member of this congregation. The stone for the Christ Church was quarried at the Potter's Quarry in Ansonia.

Church of the Assumption - 1872

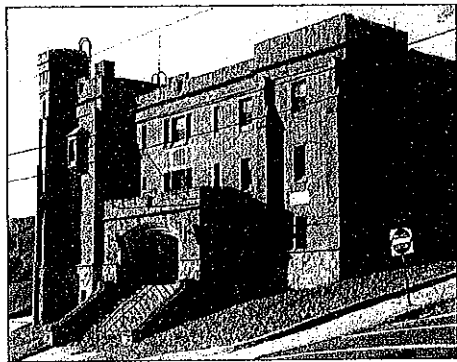


Another architecturally outstanding neighbor is the Ansonia Public Library also located on South Cliff Street.



The structure was designed by George Keller of Hartford and built with Longmeadow Freestone.

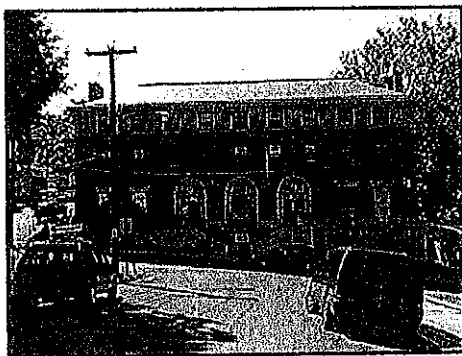
There are countless number of attractive buildings within or in the immediate vicinity of the City Center Area. The following are only a few of such structures.



Ansonia National Guard Armory,
State Street

Diagonally and directly across the street from the Armory is the YMCA facility.

YMCA Building, State Street





The City Hall is one of the most attractive structures on Main Street. Built in 1905 the facility houses the central functions of municipal government. To its right and to the south of it is a small but interesting park dedicated principally to the people of Ansonia that served in all wars.

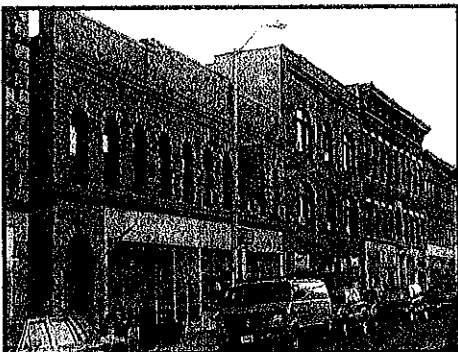
City Hall, Main Street

A similar pocket park is located on the northwest corner of Main Street and Water Street.

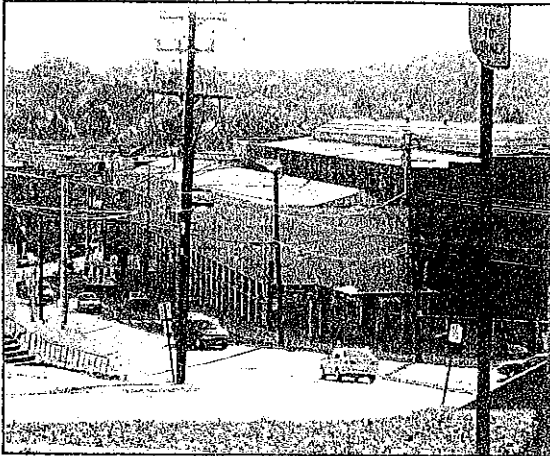
Main Street also offers a number of potential development opportunities either by the adaptive reuse of existing buildings or the reconstruction of new buildings on vacant sites.

The following are a series of photographs that attempt to illustrate the variety of buildings located within the City Center Area in the vicinity of City Hall.

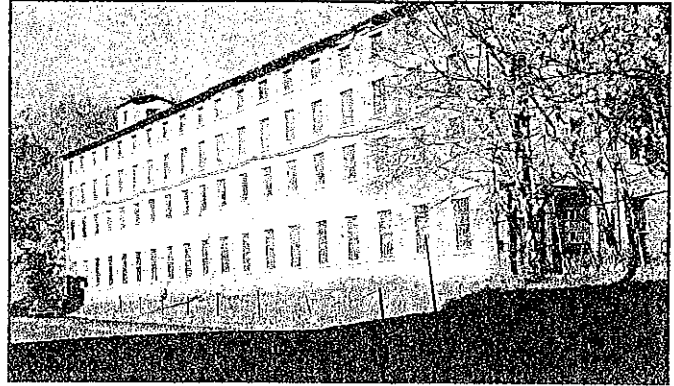
Looking south from Kingston Dr. along Main Street .



Westerly side of Main Street, north of the Opera House structure.



Looking south along Main Street towards Maple Street

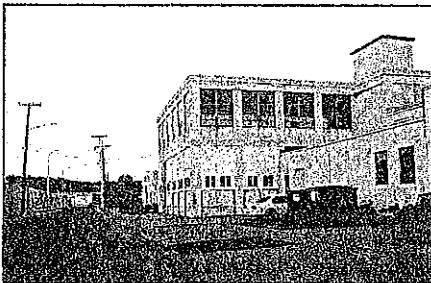


Looking from the rear of City Hall north along East Main Street

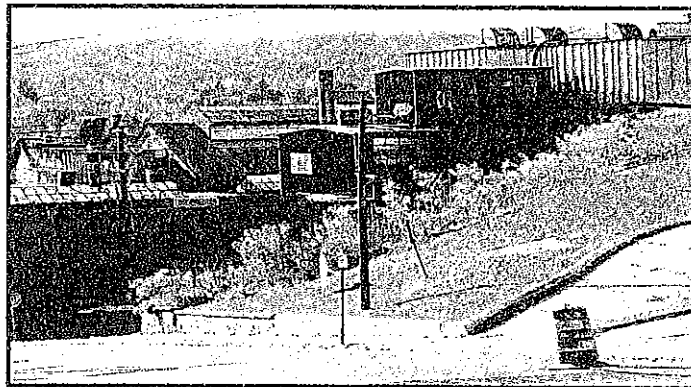
The Naugatuck River traverses the proposed City Center Area from north to south. Following a number of floods and more particularly, the devastating flood affecting the Northeast that took place in 1955¹, the river became the subject of major re-channeling and supporting work which included the construction of a series of flood prevention structures and related measures built by the U. S. Army Corps of Engineers. Heavy industry plants located along the riverfront once contributed to the pollution of the river as it was in other communities north and south of Ansonia. Most of the parcels once occupied by such industries have been environmentally cleaned up prompted by the Federal Water Pollution Control Act Amendments of 1972, commonly known as the 1972 Clean Water Act. The Act established the measures regulating discharges into the waters of the United States including the waters of the Naugatuck. Under the supervision of the Conn. Department of Environmental Protection the waters have been virtually cleared of unwarranted discharges. The clean up has been effective to the extent that fish that once lived in the Naugatuck but migrated away from the river have been observed to return upstream to spawn. Areas bordering the river have remained, for the most part, barren of vegetative cover.

With the exception of the areas to the east and west of the river which are zoned (C) Central Commercial District- between Maple Street or Bridge Street, the balance of the river side areas are zoned (HI) Heavy Industrial.

Within the described areas in both, the C and the HI zoning districts, there are several vacant and undeveloped parcels of land, or parcels that have been the subject of redevelopment clearance or that are currently used by partly occupied buildings designed and built for industry that either has relocated, downsized, switched to other endeavors, or ceased to exist.



Westerly side of Riverside Drive



Looking west from the YMCA building.

¹ Connie and Diane hurricanes, August 1955

These parcels offer rare and unique development opportunities and, more particularly, for potential mixed use approaches making themselves attractive to developers seeking waterfront properties. Waterfront development would be particularly attractive for residential, office and retail/commercial occupancy that seeks the benefits of waterfront proximity or direct exposure and vistas. All these attributes are in addition to enjoying the convenience of adequate infrastructure. Admittedly, however, some of the uses currently permissible within these zoning districts may deter such occupancy. This report is elsewhere suggesting that the Commission reconsider uses which are not compatible with the long term goals and objectives for the area. See the "Regulatory Measures" section of this report.

A particularly interesting, well situated, large and level tract of land of about eleven acres is located to the south of Bridge Street. It has frontage on Main Street and also has substantial frontage on the river, while is within short walking distance of major shopping facilities and in close proximity to the old railroad station, City Hall, and a variety of other convenience facilities and services. Its particular location, general configuration and unique characteristics lends itself particularly suitable for mixed use development where the prevailing use is residential, but with ground level retail and second level office and other uses attended to the ground floor retailing. The layout of this parcel's development should give prevalence to riverfront exposure, with open interior courts for sun light access, and having substantially landscaped areas to aide in creating a pleasant urban setting. The preceding is just an example of the many other parcels which offer similar opportunities.

It is highly recommended that the Planning and Zoning Commission consider all development proposals that attempt to achieve the goals and objectives of this Plan carefully but more particularly those proposals that focus their orientation on the riverfront and its vistas. Inland waterfront properties have always been attractive for human occupancy.

It is also recommended that while the Commission gives due and favorable consideration to proposals furnished with the above described uses but that thrive on the river exposure, the Commission should emphasize to developers and applicants the need for riverfront landscaping such as greenbelts that include river walks and similar settings. Ansonia has, on its Naugatuck River waterfront, a unique opportunity worth exploring.

Vacant or underutilized existing buildings also offer rare and unique opportunities. They are located most along the river or in close proximity thereof and enjoy the benefits of adequate infrastructure, shopping and convenience services nearby. The Commission would serve the community well by allowing, when structurally sound, the conversion of these buildings to alternative uses including offices, studios, residences and saving ground level space for retail uses and restaurants.

GOALS AND OBJECTIVES OF THE PLAN

The City Center Plan has been designed:

1. *To provide the framework to achieve the recommendations contained in the Ansonia "2002 Plan of Conservation and Development"¹.*
2. *To pursue, to the extent possible, the concepts envisioned in the "Ansonia Downtown Concept Plan"².*
3. *To promote the revitalization of the downtown area, the City Center, so as to invite the location of new business activities including professional offices, corporate facilities, retail establishments, restaurants, other supporting facilities as well as other compatible land and buildings uses that would increase ratable and enhance the City's non-residential tax base.*
4. *To allow for new development and/or redevelopment to occur while promoting and protecting the physical environment, enhancing business and needed employment opportunities, invigorating the local economy, stimulating quality building architecture and landscaping design;*
5. *To achieve a suitable and compatible mix of non-residential and residential land uses within the City Center Plan Area. To permit these uses to coexist on the same site and to share limited and/or valuable resources and infrastructure such as river exposure, vistas and views, parking facilities and city services and, at the same time but, more importantly, promote and encourage human presence and participation.*
6. *To provide for the protection and enhancement of significant historic sites, buildings and features within Ansonia's City Center by:*
 - a. *Encouraging the retention and the restoration of architectural features that prevail within the City; and by*

¹ 2002 Plan of Conservation and Development enacted by the Planning and Zoning Commission and made effective June 5, 2002.

² Ansonia Downtown Concept Plan prepared by the Yale Urban Design Workshop

- b. Providing graphic and descriptive examples of architectural and landscaping designs and similar elements that are or were present within the area.*
- 7. To encourage desirable building and land uses to locate within the City Center while, at the same time, protect against traffic congestion, offensive noise and hazardous conditions.*
- 8. To promote pedestrian, bicycle and handicapped use of downtown development safe from unwarranted motorized vehicular intrusion and associated hazards.*
- 9. To assist the City Center in increasing employment opportunities and in becoming a focal point for civic activities, for entertainment, for unique food serving establishments as well as a forum for cultural activities and enjoyment.*
- 10. To increase the number and size of open spaces and pocket parks.*
- 11. To the extent applicable, integrate into the City Center Area the region's planned river walk scheme so as to provide continuity of vistas and river exposure along the Naugatuck River corridor.*

STREETSCAPE PLAN

In addition to setting forth the above goals and objectives, it is the purpose of this Plan to recommend that the City engage the services of a landscape architecture firm or individual to develop a detailed landscape/streetscape plan for a crucial segment of the City Center Area as for example along both sides of Main Street between its intersection with Maple Street (Veterans Memorial Bridge) on the north and West Main Street (Tremont Street) on the south.

The recommended Plan would show landscaping details within City owned right-of-way and abutting areas, street lighting details, typical signage, street furniture such as benches, kiosks, and similar features. These illustrations would serve as an example of the goals pursued by the City for downtown beautification and improvement that would be encouraged to be followed by downtown developers. The streetscape plan would serve not only as immediate guidance for development along the specified stretch but it will also serve the City as the addendum the City must include to secure eligibility for downtown improvement grants and low-cost loans which are routinely available from federal and state agencies.

OFF-STREET PARKING

Traditionally, available off-street parking has been at a premium in downtown

built up areas. Ansonia is no exception. Suitable and available off-street parking is very limited and the shortage is likely to increase as in-fill development takes place. The changing from the rather passive uses were off-street parking is not an absolute necessity to uses were off-street parking is highly desirable and necessary to support retail, service, restaurants, and similar uses will accumulate and precipitate the need for the provision of structural parking. This type of parking is costly and not visually pleasant, however, it is important to sustain a dynamic City Center. The Commission is encouraged to consider the provision of fee-in-lieu-of-parking regulations that would allow the City to build up a "special fund" dedicated exclusively for the construction of off-street parking facilities where the need is determined to exist or becomes more acute.

Alternatively the Commission is encouraged to consider current zoning regulations³ that literally exempt compliance with the parking requirements providing that the use is within 300/600 feet of a municipal parking lot. On the surface, this appears to encourage development. In reality, however, is that while during early stages of downtown development some may benefit by being able to establish business in the area in the absence of the necessary parking, the long term effects may be devastating for businesses as a whole and for the downtown area in its entirety.

The Commission may wish to consider allowing the 300/600-foot rule exception to continue providing that a monetary contribution be made by the applicant to the downtown parking fund equivalent to a percentage of the cost of surface parking. Again the money in this fashion secured should become part of the fees-in lieu of parking special fund referred to earlier in this section.

³ See Section 410.9.1 of the Ansonia Zoning Regulations.

REGULATORY MEASURES

ZONING

There are several controls that govern land use within the City of Ansonia. Most of these are in the Zoning Regulations and some in the Subdivision Regulations. While the Subdivision Regulations regulates the manner in which land is divided so as to appropriately serve residential and non-residential development, the Zoning Regulations govern the area and shape, the depth, the width, and the frontage of each lot , the general configuration of each building, its height, as well as the placement of the structure within the lot. However, more importantly, the Zoning Regulations specify the kind of use that can be made of each parcel of land or building within each of the various zoning districts. In grouping the various land uses in each district, efforts are made for them to be compatible with each other within the same district as well as with uses in immediately adjacent districts.

In most instances land uses are allocated to accommodate for the mode of the district (i.e. residential land uses within residential designated areas, similarly, non-residential uses in areas designated for non-residential such as industrial or commercial districts. In some instances, it is prudent to allow some residential uses in commercial zones and vice versa. When cautiously done, these seemingly non-compatible uses become dependent on each other and mutually supportive.

In their search for compatibility, planners and zoners have tried to accommodate for the privacy of residential areas, for the public nature and orientation of office and retail development as well as for the special character and idiosyncrasies of industrial development.

In some instances incompatible uses become part of areas where their presence is disruptive and not in keeping with the character of the district. In turn, this discourages residential uses or even commercial uses from cohabiting in the area. Invariably, this leads to diminished property values and ultimately, the decline of the neighborhood.

Review of the uses currently permitted and/or existing in the various districts within the City Center Area suggests that some of them should either be discouraged or eliminated completely or alternatively, be allowed only under special circumstances and subject to special review requirements that minimize their potential negative impact.

The land and building uses existing and/or currently permissible within the various zoning districts that make up the City Center Area are as follows:

| <u>Land/Building Use</u> | <u>District(s) Where Permissible</u> |
|--|---|
| Foundries and the use of drop forges and metal stamping machines | HI-Heavy Industrial |
| Sheet metal, blacksmith, and welding shops | LI-Light Industrial and HI-Heavy Industrial |
| Building contractors and subcontractors yards. | LI-Light Industrial and HI-Heavy Industrial |
| Scrap metal processor. | HI-Heavy Industrial |
| Storage of Home Trailers | C- Central Commercial |
| Trucking and freight terminals. | HI- Heavy Industrial |
| Storage of Fuel Oil for Retail Sale... | HI-Heavy Industrial |

NOTE: See Schedule B of the Zoning Regulations for detail listing.

It is hereby recommended that the uses listed above be eliminated from within the City Center Area.

It is important to recognize that the uses that currently exist within the City Center Area are entitled to remain and to continue their present operations. This protection is extended to these uses pursuant to the provisions contained under Section 245.0 of the Ansonia Zoning Regulations and moreover, as specifically provided under Section 8-2 of the Connecticut General Statutes.

This Plan recommends the creation and enactment of an overlay zone that would govern over all zones within the City Center Area. A draft of this proposed regulation is found in the Appendix Section of this Plan.

SUBDIVISION

The goals and objectives of this Plan do not appear to conflict with any specific regulatory controls applicable to subdivisions. It is recommended, however, that if a subdivision is proposed for lands within the City Center Area, regardless of the zoning district within which is located, the Commission shall retain the right to waive lot size, frontage and other subdivision design requirements as may be

necessary to achieve the goals and objectives of this Plan. Under specified circumstances and as prescribed by the Conn. General Statutes, $\frac{3}{4}$ vote of all the members of the commission shall be required to waive the subdivision regulations¹.

DESIGN GUIDELINES

Design Guidelines are an important design tool. Their purpose is to guide applicants, developers and their design teams to devise means by which to achieve design solutions that are in harmony with the purpose and character of a given district or neighborhood.

This Plan recommends the design and adoption of Design Guidelines that will help in determining and affirming the character of the City Center. The purposes of the Design Guidelines are:

1. To provide a forum within which man-made and natural features are assessed in terms of their contribution to the overall appearance of a district or an area;
2. To establish design guidelines that will assist applicants in understanding the City Center standards and preferences;
3. To provide a platform from which design review agencies and land use approval commissions may determine the compatibility of a building and associated features on a given site and neighboring developments.

As envisioned here, the design guidelines considered for Ansonia should be based on streetscape features that can be appreciated from streets, roads, pathways, sidewalks and other public ways. Therefore, the design guidelines should be profusely illustrated with photographs, designs and design sketches depicting elements that define or help to define the appearance of a district or an area and may include stone walls and fences, façade treatment, exterior materials, roofing characteristics, fenestration, landscaping approaches, benches, lighting standards, etc. It should include photos or designs of street graphics that reflect the use of the building or the land. The design guidelines should suggest acceptable building masses, roofing, lighting, building sittings, landscaping components and buffering. They should include a list of recommended building and landscaping materials.

Design guidelines warrant periodic revisitation (perhaps every 10 years) to assess their validity and to accommodate for new trends, future needs, and innovative design and building materials and concepts.

¹ See § 8-26 of the Conn. General Statutes and § 5.3 of the Ansonia Subdivision Regulations..

A preliminary draft of a set of design guidelines is included in this document to provide the basis for a possible approach to a set for the Ansonia Center Plan.

PROJECT REVIEW PROCEDURES

It is recommended that the Commission request of the City Administration the creation of a City Center Project Review Committee.

The main purpose of the Committee would be to review and recommend regarding plans submitted for projects within the City Center Area. The Committee would serve at the discretion of and report to the Planning and Zoning Commission on each project referred to it in advance of the Commission meeting when the project application is officially accepted by the Commission. The Committee's non-binding report would deal with design compatibility issues, site planning, building and project materials as well as landscaping and street graphics components. In addition the report by the Committee would include comments relative to zoning and design guidelines compliance as well as engineering issues including drainage, traffic, signalization, circulation, etc.

The membership of the Committee should include the City Engineer, the Zoning Enforcement Officer, the City Planner (or Planning Consultant), representatives from the Historic District Commission, the Conservation Commission, the Inland Wetland Commission, and a limited number of individuals with knowledge and/or professionally qualified in the fields of visual arts, architecture, landscape architecture and graphic design. Following office receipt of a preliminary application by the P&Z Administrator, the application would be referred to the Project Review Committee and a review meeting would be scheduled. The material for review would be distributed to the Committee membership in advance of the meeting. At this meeting the membership of the Committee would be in attendance along with applicant representatives. During the session comments from the Committee membership may be brought forth or submitted in writing in advance of the meeting. Interaction between applicant and Committee membership should be encouraged for the overall benefit of the project. Recommendations of the meeting must be made available to the Commission and the applicant. Subsequent to the meeting the applicant may opt to comply with all recommendations made or offer suitable alternatives. The final application would be received by the Commission pending submission of the revised plans and drawings by the applicant.

ADOPTION OF THE PLAN

This Plan, to be known as the "City Center Plan", should be adopted by the Ansonia Planning and Zoning Commission following duly noticed and a properly held public hearing in connection with said Plan.

In adopting the Plan, the Commission should ascertain, by resolution to appear on its records, that the Plan was designed and adopted pursuant to the recommendations contained in the "Ansonia 2002 Plan of Conservation & Development" effective June 5, 2002.

Example Resolution:

"RESOLUTION ADOPTING THE CITY CENTER PLAN

WHEREAS the Planning and Zoning Commission (the Commission) recognizes the need to provide the framework for development and redevelopment of critical areas and sites within the City of Ansonia so as to stimulate its economic growth and its conversion into viable assets;

WHEREAS the Commission recognizes that in order to succeed in its endeavors it must provide development guidelines that are designed to achieve community goals and objectives, upgrade the streetscape, provide open spaces and pocket parks where appropriate, increase employment opportunities, and provide proper environment for living, working, shopping and entertainment;

WHEREAS the Planning and Zoning Commission recognizes that this Plan has been recommended in the "Ansonia 2002 Plan of Conservation and Development" and other similar planning documents;

NOW THEREFORE BE RESOLVED to adopt this Plan as the "City Center Plan"; to make it a part of the 2002 Plan of Conservation and Development; and to make it effective on

Ansonia Planning and Zoning Commission "

Example Legal Notice of Action to be published in a newspaper having general circulation within the City:

"Notice is hereby given that the Ansonia Planning and Zoning Commission, at its meeting held on _____ adopted the "City Center Plan" and incorporates its findings and recommendations as part of the "Ansonia 2002 Plan of Conservation & Development" effective June 5, 2002.

Ansonia Planning and Zoning Commission"

IMPLEMENTATION

Throughout the various sections in this Plan, specific areas of concern have been presented, briefly analyzed and highlighted. In most instances, the process was followed by a recommendation(s) or suggestions deemed appropriate to solve or to cause the resolution of the issue or problem.

This section of the Plan recites the specific recommendation(s) or suggestions and assigns a specific municipal agency or agencies within the City governmental structure to be either responsible for implementing and or/ initiating the necessary procedures to ultimately implement the particular recommendation or suggestion. It may be necessary that municipal agencies join their respective efforts to achieve one or more of the recommendations. This is expected and encouraged.

RECOMMENDATION

AGENCY

- 1. This Plan recommends that mixed residential and non-residential uses be permissible within the City Center Area. It is further recommended that residential development be permissible in upper floors of multistory buildings for two reasons chiefly: (a) to provide privacy to dwelling units and (b) to afford ground level exposure to retail shops and other commercial endeavors.*

PLANNING AND ZONING
COMMISSION
- 2. Recommend that the City engage the services of a landscape architecture firm or individual to develop a detailed landscape/streetscape plan for a crucial segment of the City Center Area, for example, along both sides of Main Street between its intersection with Maple Street (Veterans Memorial Bridge) on the north and West Main Street (Tremont Street) on the south.*

PLANNING AND ZONING
COMMISSION
CITY MAYOR
BOARD OF ALDERMEN
- 3. It is recommended that the Commission consider the provision of fee-in-lieu-of-parking regulations that would allow the City to build up a fund dedicated exclusively for the construction of off-street parking facilities where the need is determined to exist or be more acute.*

PLANNING AND ZONING
COMMISSION
- 4. It is hereby recommended that certain described non-compatible uses be eliminated from within the City Center Area. Machinery and equipment servicing should be closely scrutinized and regulated through the special permit process so as to diminish potential negative impact on the area.*

PLANNING AND ZONING
COMMISSION
- 5. It is recommended, however, that if a proposed subdivision for lands within the City Center Area, regardless of the zoning district, the Commission shall retain the right to waive lot size, frontage and other subdivision design requirements as may be necessary to achieve the goals and objectives of this Plan. Such action shall require no less than five members voting on the affirmative.*

PLANNING AND ZONING
COMMISSION
- 6. This Plan recommends the design and adoption of Design Guidelines that will help in determining and affirming the character of the City Center.*

PLANNING AND ZONING
COMMISSION

RECOMMENDATION (continued)

AGENCY

7. It is recommended that the Commission request of the City Administration the creation of a City Center Project Review Committee.

PLANNING AND
ZONING COMMISSION
BOARD OF ALDERMEN

8. This Plan, to be known as the **City Center Plan**, should be adopted by the Ansonia Planning and Zoning Commission following duly noticed and a duly held public hearing in connection thereto.

PLANNING AND
ZONING COMMISSION

9. It is recommended that the Commission adopt the proposed "City Center Zone".

PLANNING AND
ZONING COMMISSION

DESIGN GUIDELINES – RECOMMENDATIONS

A. It is hereby recommended that these setback areas be converted into pocket parks for the use by pedestrians.

Plan & Zone Commission

B. It is hereby recommended that the size of parcels be made flexible to accommodate for diverse development proposals providing that to the extent possible they meet the necessary parking, lot coverage and other bulk standards.

Plan & Zone Commission

C. It is hereby recommended that, in reviewing development proposals within the City Center Area, careful analysis be made of the manner in which pedestrians access buildings and facilities.

Plan & Zone Commission

D. It is hereby recommended that all new development and substantial changes to existing developments be required to install utilities underground unless otherwise authorized by the Commission.

Plan & Zone Commission

E. It is highly recommended that lighting, regardless of use or function, be uniform in style within a single development and be compatible in general design and appearance when developments are adjacent to one another.

Plan & Zone Commission

F. Roofing material should be slate, man-made composite, wood, or metal and should be of a color consistent with the area and, more importantly, with the building on which it is installed.

Plan & Zone Commission

G. The use of building materials such as plaster, wood, roofing composites, brick, masonry, metal and wrought iron are acceptable, providing they meet appropriate code standards. However, wood is recognized as a material very much a part of the traditional New England architecture and its use is encourage where practical.

Plan & Zone Commission

H. Review of materials employed in the construction of existing buildings in the downtown area and immediate environs suggest the preponderance of various types and color of stone, granite, natural and painted brick. The use of these materials is also encouraged even if done in a material so as to echo their existence in the past.

Plan & Zone Commission

REFERENCE MATERIAL

In preparing this document the following material has been consulted, directly referred to, and/or specifically cited.

"A Guide to a Walking Tour of the Ansonia Historic District", the Ansonia Historic District; "Elm Street"; July 25, 1969.

"Ansonia, 2002 Plan of Conservation & Development", Ansonia Planning and Zoning Commission, effective June 5, 2002.

"Conservation and Development, Policies Plan for Connecticut 2004-2009" (DRAFT); Office of Policy and Management, State of Connecticut.

"Ansonia Downtown Concept Plan", Yale Urban Design Workshop, 2002.

"A Vision for the Future, Main Street, Ansonia, CT", Yale School of Management, Outreach Management Consulting Group, May 3, 2002.

"Zoning Ordinance", City of Ansonia, CT, July 1997, as amended.

ANSONIA DESIGN GUIDELINES - DRAFT

Written by Oswald Inglese
Planning & Zoning Consultant

Draft Date: June 28, 2004

Revised: October 12, 2004
December 12, 2004
December 26, 2004
March 20, 2005
May 15, 2005

1. Design Guidelines Defined:

"Design guidelines" are an implementation tool designed to provide (1) a comprehensive view of the prevailing elements that contribute in defining the character of a community; and (2) the design recommendations and standards necessary to preserve and enhance the character of the City.

2. Goals of the Design Guidelines:

1. To uncover and highlight those aesthetic elements of Ansonia's appearance that contributes to defining the unique character and appearance of the community;
2. To establish guidelines and standards that would help to achieve design solutions that harmonize with existing development and that would perpetuate the City's heritage and appearance;
3. To promote through harmonious design solutions, the public prosperity and preservation of building values while contributing to enhancing the health, safety, comfort and general welfare of the community.

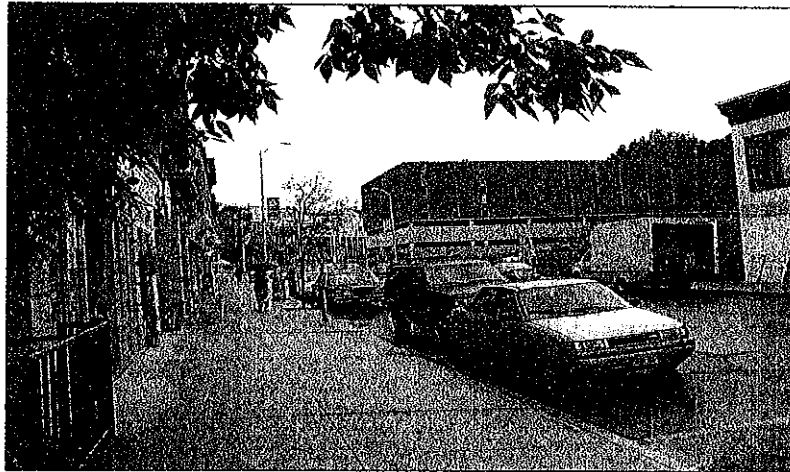
3. City Center Character Identified and Illustrated

Ansonia, like other communities, has a unique character that distinguishes it from other municipalities in the State. The uniqueness of its character can be attributed, in part, to the topography of the area, the diversity of architectural styles that are represented by the many historic buildings distributed within the community but that are primarily concentrated in areas adjacent to or within the downtown central business area. Most will agree that the buildings in or near Ansonia downtown areas constitute the

principal definers of Ansonia's unique aesthetic values¹. In it, various traditional architectural styles of the past are represented. Photographs of these unique buildings are incorporated in various sections of this report in an effort to illustrate the diversity of styles found among the downtown buildings that, on the aggregate, illustrate the commonality that prevails in the building massing and scale.



Main Street looking west northwest.



Main Street looking north.

Reference is also made to the various buildings and structures depicted in this Plan under section entitled "Plan Area and Description of Existing Conditions". The reader is also encouraged to review the documented historical material that has been published on Ansonia. One of these documents is "*A Guide to a Walking Tour of the Ansonia Historic District*". This document

¹ i.e. Jewet and Elm street buildings.

includes photographs of various buildings found on Elm Street, Jewett Street, South Cliff Street, Main Street, and others.

4. Elements of Building and Site Design

Streetscape

There are many elements that, on the aggregate, contribute in establishing the unique character of communities. Main Street, onto itself, adds another important element to the downtown area:

Setbacks.

While it is expected that new structures within the City Center Area will follow the setback requirements established by the respective zoning districts, it is also anticipated that, where applicable, open spaces in the form of alleyways, drives, etc. will be proposed in some selected developments. These areas are encouraged to be created. However, when the alleyway is to serve as access to rear portions of the premise they should be so designed so as to encourage the public access to those rear areas where, for example, parking may be available. In cases where the area is the result of meeting specific setback requirements, it is hereby recommended that these setback areas be converted into pocket parks for the use by pedestrians. These pocket parks are a "breathing space" sorely needed in compact, fully developed areas. They may be furnished with benches and kiosks exhibiting notices and advertisements of local events.

Lot Size.

The sizes of the lots upon which buildings and structures are placed play an important role in defining community character. For example, the perception of an area built on small lots suggests compactness and high development density. Conversely, in an area of larger lots, even if structures upon them are essentially the same size as in smaller lots, are perceived as more rural and of lower density. It is hereby recommended that the size of parcels be made flexible to accommodate for diverse development proposals providing that to the extent possible they meet the necessary parking, lot coverage and other bulk standards.

Existing Natural and Man-made Features

Every possible effort should be made in preserving and enhancing, to the extent possible, natural and man-made features and streetscape elements of significance. Particularly those that either because of age or time of construction represents a moment in the community's past. These features may include trees, buildings, fences, parks, and similar settings.

Building Access and Circulation

Pedestrian Access

Pedestrian access to buildings and facilities is a very important element of successful downtown areas. While at present there are no major impediments to pedestrian access to buildings, parking areas and park areas, it is hereby recommended that, in reviewing development proposals within the City Center Area, careful analysis be made of the manner in which pedestrians would access buildings and facilities. If required, approvals should be made contingent upon the provision of new and safe access points where none exist or the enhancement of existing access points where they exist but need upgrading or safety improvements. Where new ones are considered, they should be designed with provisions for inclement weather, proper lighting, appropriate graphics and, where warranted, the installation of benches and other street furniture for the safe use of pedestrians and of the handicapped, in particular. Where existing pedestrian connectors exist they should be improved with similar street features, graphics and furniture.

Vehicular Access and Off-Street Parking

Vehicular access and circulation should be optimized. Premises fronting onto main arteries should be encouraged to access to their rear or side parking areas so as to encourage their use.

Few parking areas are visible from the main thoroughfares and yet those in closed proximity to the view of passerby's are hard to detect because they are obscured by landscaped features such as buffers, fences and similar devices. These parking areas are readily accessible to the pedestrian user through alleyways and other causeways. This should be encouraged whenever possible so as to entice pedestrian usage of the streets and other public pedestrian ways. Retail establishments should be furnished with access to rear parking areas where practicable.

City officials should encourage and assist to every extent possible obtaining easements for parking within sites where uses are predominantly weekend or nighttime uses such as churches, places of worship, apartments and the like.

Building Elements

Style

Preference would be given to those styles that prevail within the Area and are reflective of the traditional New England architecture.

Building Height

New structures should be designed so as not to exceed the building height prescribed in the Zoning Regulations. In addition consideration should be given to the building height of building in close proximity to the development site so that the new structure would become compatible and "in situ".

Building Footprint

While the building footprint (AKA building coverage) should follow zoning requirements, the resulting coverage should reflect strict adherence to accommodations for access, parking, and setback requirements.

Color and Texture

The color and texture of new buildings should reflect the palette provided by buildings in the vicinity.

Roofing

Roofs having a pitch between 4:12 and 6:12 are encouraged. Steeper roofs may be acceptable depending on the circumstances and on overall building design. Roof forms should be consistent with the overall architectural character and scale of the building. Roofing material should be slate, man-made composite, wood, or metal and should be colored so as to be consistent with the area and, more importantly, with the building on which is installed. Brightly colored roofing material which is indicative of certain "franchise architectural solutions" is strongly discouraged. Roofs may be gable, mansard, conventional, or hip roof type. Mixing of roof forms is discouraged.

Building Materials

For the most part, materials used in the various architectural designs are simple and straightforward and include plaster, wood, roofing composites, brick, masonry, metal, and wrought iron. Wood is recognized as a material very much a part of the traditional New England architecture. The use of this material is encouraged while, depending on the circumstances, other materials are acceptable, providing they meet appropriate code standards.

Wood should be used on posts, railings, decks, spindles, window grills, vents, windows, shutters, and door signs. Wrought iron is appropriate for hand rails, window grills, gates, lighting fixtures, signs, doors and shutters hardware.

Review of materials employed in the construction of existing buildings in the downtown area and immediate environs suggest the preponderance of various types and color of stone, granite, and

natural or painted brick. The use of these materials is also encouraged even if done so as to echo their existence in the past.

Encouraged materials:

Wood trimming or siding; wood, clay, concrete, metal or composite roofing; native fieldstone, granite, brick; wrought iron; split face concrete block; wood as an accent material.

Discouraged materials:

Reflective or opaque glass on fenestration; plastic tile; pipe railings, metal or concrete stairs; metal buildings, metal siding; unmilled, bare aluminum window frames.

Patios and Decks

These would be acceptable providing that they perform a useful function such as in connection with outdoor restaurant space and that they have been approved by the Planning and Zoning Commission as part of an initial application... Where so authorized, they should be constructed of appropriate materials, should not obstruct pedestrian or vehicular paths, should be safe, and not providing with permanent roofing. Umbrellas may be permissible by the Commission.

Where buildings are provided with accessible balconies, these should not be considered nor used to store household goods nor used for cloth drying, barbecuing or similar purposes.

Awnings and Canopies

Awnings and canopies are encouraged where appropriate. They should be designed so as to be proportional to the scale of the building or portion of the building where the awning or canopy is to be installed. Retractable awnings are suggested so as to avoid structural problems during heavy snow falls. Where appropriate awnings and canopies should be placed between vertical elements in the building façade. They should be made of durable material such as commercial grade canvas or plasticized fabric or similar material having an opaque finish. Preference will be given to muted, single or two-color awnings. Awnings and canopies should be designed so as to support themselves as well as heavy snow loads and, more particularly, designed so as not to become hazardous to pedestrians by virtue of icing, paddling, etc. Where the façade of the entire building is shared by more than one occupant, awnings and canopies should be uniform in appearance and color. Signage is to be installed thereon, which should be simple signs where the lettering does not exceed 6 or 8 inches in height and the lettering is installed on the vertical surface of the canopy or awning. Translucent or backlit awnings are not permitted.

Site and Landscaping Elements

Lighting – Decorative/Utilitarian

While lighting standards are, in most instances, an integral part of the landscape, in many instances they appear independent of landscaping arrangements for the purpose of illuminating dark areas or areas that require special lighting measures.

They come in many different sizes and styles and in many instances, they are designed to fulfill other functions such as, the display of notices and graphics; to support flower pot hangers; to accommodate seasonal decorations; or to support trash receptacles and similar street appurtenances and features.

It is highly recommended that whatever purposes they are intended to be used or additional functions to perform, they should be uniform in style within a single development and, when in developments adjacent to each other, they should be compatible in general design and appearance.

In all instances, however, they should be so designed so as to substantially reduce or eliminate trespass illumination from affecting motorists and residences.

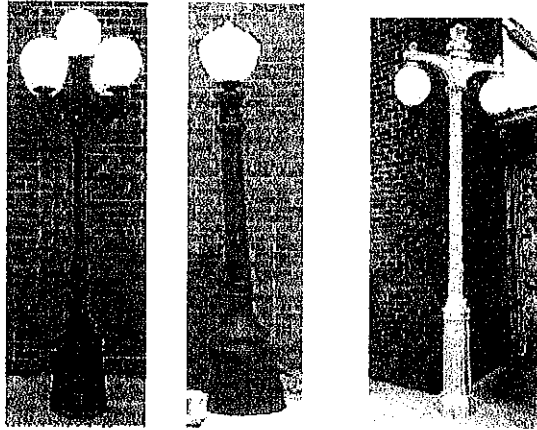
These can be offensive and of great nuisance to business users, residents and the occasional pedestrian and the motorist as well.



This light standard is somewhat traditional but equally as popular. Its overall height is sixteen feet. The light source is mounted on a cast aluminum post that closely simulates cast iron. The light globe is made of opaque glass to diffuse the light source and reduce glare.

Figure 1

The following are additional examples of street furniture that may be considered for installation within the City Center Area.



Figures 2-4

Benches

Street benches are popular elements of the streetscape and they should be installed whenever the opportunity presents itself. They come in different forms, styles and are built of different materials and combinations thereof. They should be maintenance free to the extent possible and they should be placed in areas frequented by the general public and the passerby. Here are a few examples of benches employed in other municipalities.

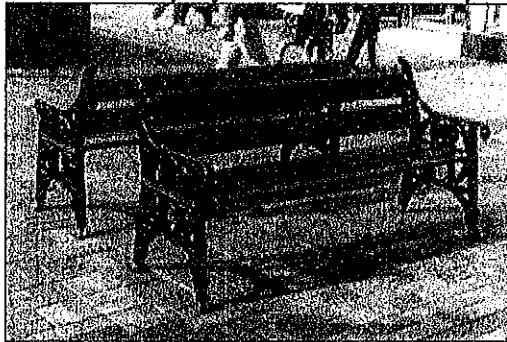


Figure 5- Cast Iron/Wood Benches

Sidewalk Materials

Diversified sidewalk materials are encouraged for accent, for decorative purposes or to define areas for specific purposes. Pavers, brick, stone, exposed aggregate on concrete, molded pre-cast concrete are all accepted materials. They should be installed as recommended by providers or manufacturers for prevailing climatic conditions.

Signage

In many communities the visual difference between signage in a pedestrian-oriented commercial area versus signage in areas

oriented to the motorist have become blurred. The tendency has been to install excessively large signs in areas that do not need for signs to be large. Pedestrian oriented areas are intended to accommodate shoppers or visitors strolling along on sidewalks and motorists driving at slow speeds. Large size signs and street graphics are not permitted within the City Center Area. Signs should be clear and concise and designed to effectively attract the attention of the passerby without causing unwarranted distraction. The Ansonia Zoning Regulations do not allow "billboard" signage. These guidelines encourage the design and installation of "pictorial signs" which is here defined as *a sign, a graphic or similar visual communication device which is designed, constructed and erected to advertise a business, profession or service conducted, sold or offered within the premises upon which it is affixed or attached, and which consists primarily of pictures or images, and lettering that clearly depicts or describes the business, profession or service(s), but shall not contain rotating, vibrating, glaring, or glowing parts or lighting devices. Pictorial signs may be freestanding or affixed to building.*

The following general guidelines should be considered in designing signs for installation within the City Center Area.

Colors on one single sign should be limited in number. Too many colors used simultaneously can confuse and even negate the message the sign intends to convey. Small color accents tend to make the sign more attractive and appealing. Whenever possible, signs should incorporate colors used on the building on which they are mounted. Contrast should be so as to aid in legibility. Light lettering on a dark background or dark lettering on a light background are more easily read. Carved signs are encouraged especially those carved in wood, properly sealed and illuminated with indirect lighting. Signs made of metal, formed, etched, cast or engraved, are encouraged. Illumination of signs should be from indirect sources and, when lit, it should be done so that they do not glare onto pedestrians, motorists or nearby residential areas or places of residence. Signs, if lit, should be lit only to the extent necessary for nighttime readability. The Commission does not favor neon signs unless their design has been specifically endorsed by the design review team.

While projecting or "hanging" signs are not discouraged, they should be limited to one per building or no less than fifty (50) feet between two such signs. When hanging or projecting from walls they should be so constructed so as to ensure the safety of pedestrians and they should be no less than ten (10) feet above sidewalks and other pedestrian ways. Decorative wood or metal brackets that support these signs are encouraged.

Signs should conform in full with the standards and requirements spelled out in appropriate sections of the Ansonia Zoning Regulations. See Section 420 of the Ansonia Zoning Regulations.

Buffering

Landscaped buffering areas are encouraged between buildings but, more particularly, between buildings containing incompatible land Uses. Whenever possible buffer areas should be landscaped with year-round evergreen trees and vegetative cover. Similar buffering should be encouraged between parking areas and residences. It has become common practice to require the installation of breaking the "sea-of-asphalt" impression caused by parking areas.

Fences (stone walls, wooden, metal)

Fences have been a common element of the New England landscape for different reasons and for different purposes. Stone fences served to separate pastures and fields; in many instances they served as an organized depository of stones found when plowing the fields for animal husbandry or for cultivation and where so placed to serve to separate various crops, to create animal enclosures, etc. Fences were also used to separate arable dry land from wetlands, abrupt topographic changes, ponds, lakes or river embankments. Regardless, these walls and fences became very much part of the New England landscape and they should be preserved whenever possible. They help to enhance the character of residential and non-residential building sites. Their use is encouraged even if their extent is limited to specific areas. These fences vary in style and construction details. Here are a couple of examples.

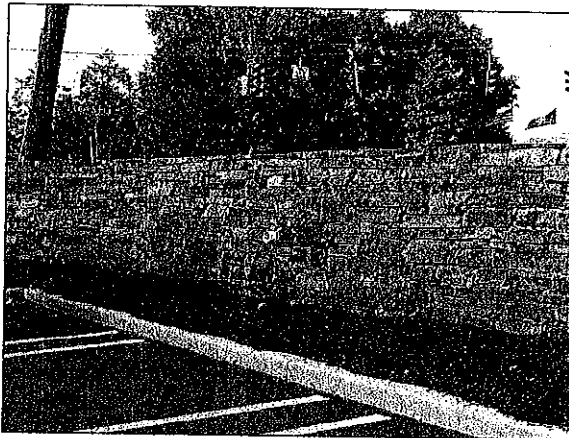


Figure 6. A good application of dry stone wall that serves as a retaining wall as well as a decorative feature for a parking area below street grade. The stone is quarry cut.



Figure 7. *Another example of stone wall construction and style in this case used to limit boundaries between the roadway right of way and private property. In this case the stone wall mortar is visible and the stones are field stone.*

The use of chain link fences is discouraged while the use of "razor" type fences is prohibited. Solid wood or wood slat fences are permissible provided that they are placed in areas where such fencing is warranted and it does not hinder the character of the area or adjacent development.

Utilities

Utilities and their supporting accessories (poles, switch boxes, etc.) are very much a part of the development process. While most of the utility poles and wiring has been installed above ground causing cluttering of the visual environment and in, many instances, interfering with the streetscape while becoming prone to block outs and power failures and shortages. While it is recognized that requiring the conversion to underground installations is very costly and in many instances impractical, it is hereby recommended that new development and substantial changes to existing developments be required to install utilities underground. |

5. Design Review

The development of parcels within the City Center or the addition of building space in existing development should not be left without the participation of the Ansonia's Project Review Committee (AKA Review Team) proposed early in this Plan. The Review Team should not be viewed as an obstacle in the development process but as the "project partner" representing the City. Their participation should be a matter of routine procedure and is encouraged to participate, in part, as a "facilitator" in the approval process.

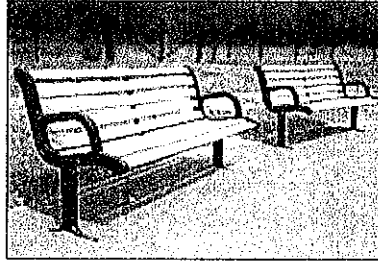
In performing the review of new structures, substantial modification of existing buildings, the design of street graphics, street furniture, and elements of landscaping plans, consideration should be given to :

- a. The compatibility of the proposal with the purposes for which the design is prepared;
- b. The compatibility of the design with the design of other similar elements of neighboring streets in the immediate neighborhood and within the general area;
- c. The compatibility of the design elements incorporated in the proposal with the existing streetscape elements found in existing development;
- d. In the case of additions to existing buildings considered of historical significance, the additions should contain design elements that reflect those found in the existing building and are compatible therewith by virtue of design, and the use of materials.
- e. The Review Team may comment and /or make suggestions to improve circulation, pedestrian safety, accessibility, graphic design schemes, and similar components of the plans submitted;
- f. Finally, the Review Team should ascertain that the goals and objectives of the City Center Plan are accomplished to the extent permissible by the scope of the project.

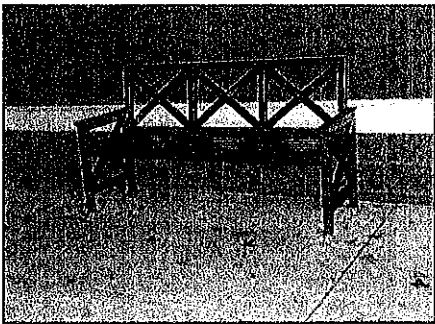
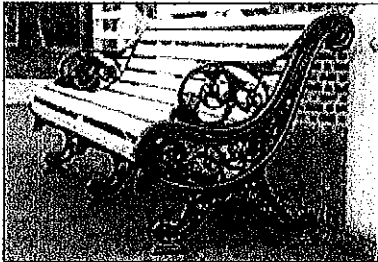
6. These Design Guidelines

These Design Guidelines have been tailored to the goals and objectives planned for the Ansonia City Center Area and more specifically described in the Plan for the City Center. These Guidelines, like the Plan itself, should not be considered a static inflexible document but a tool that can be periodically revisited and adjusted as the need or circumstances dictate. In essence, it should be considered as a document that is constantly adjusted to the dynamics of City Center itself.

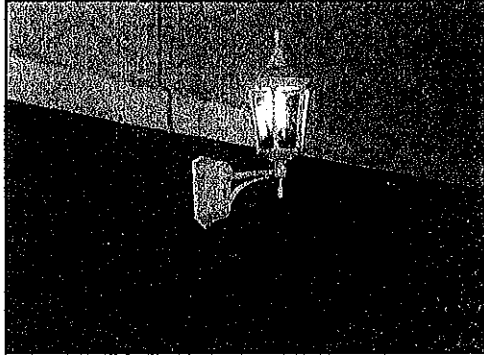
Park Benches and Light Standards



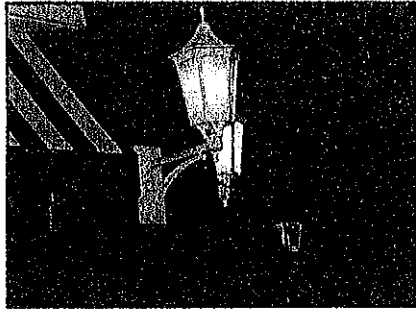
CAST IRON AND WOOD



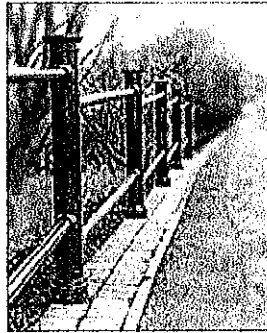
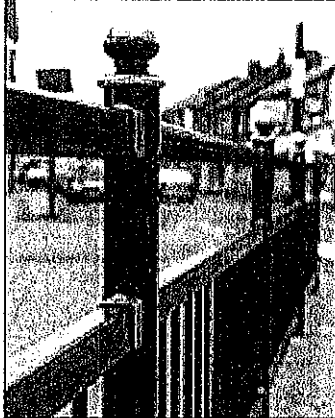
CAST ALUMINUM AND WOOD SLATS



SINGLE ARM ALUMINUM
AND ACRYLIC ACCENT LIGHTS



Hand Railings



PROPOSED AMENDMENT TO THE ANSONIA ZONING REGULATIONS

Purpose: To incorporate a new section in its entirety – Section 222- to be known as the **“City Center Zone”**
The new overlay zone and the regulatory measures contained therein are designed to implement the goals and objectives of the **“2005 – City Center Plan”** adopted effective _____.

“Section 222- City Center Zone

222.01 - Purpose.

The purpose of this regulation is to provide additional controls in the development of new parcels or the improvement of existing developed parcels within the zoning districts encompassed by the City Center Zone.

222.02 - Goals and Objectives.

The goals and objectives of these regulations are:

1. To promote the revitalization of the City Center Area, so as to invite the location of new business activities including professional offices, corporate facilities, retail establishments, restaurants, other supporting facilities as well as other compatible land and buildings uses that would increase ratable and enhance the City's non-residential tax base.
2. To allow for new development and/or redevelopment to occur while promoting and protecting the physical environment, enhancing business and needed employment opportunities, invigorating the local economy, stimulating quality building architecture and landscaping design;
3. To achieve a suitable and compatible mix of non-residential and residential land uses within the City Center Area. To permit these uses to coexist on the same site and to share limited and/or valuable resources and infrastructure such as river exposure, vistas and views, parking facilities and city services and, at the same time but, more importantly, promote and encourage human presence and participation.
4. To provide for the protection and enhancement of significant historic sites, buildings and features within City Center Area by:

- a. Encouraging the retention and the restoration of architectural features that prevail within the City; and by
 - b. Providing graphic and descriptive examples of architectural and landscaping designs and similar elements that are or were present within the area.
5. To encourage desirable building and land uses to located within the City Center while, at the same time, protect against traffic congestion, offensive noise and hazardous conditions.
 6. To promote pedestrian, bicycle and handicapped use of downtown development safe from unwarranted motorized vehicular intrusion and associated hazards.
 7. To assist the City Center in increasing employment opportunities and in becoming a focal point for civic activities, for entertainment, for unique food serving establishments as well as a forum for cultural activities and enjoyment.

222.03 – Design Guidelines.

The “Design Guidelines” adopted by the Commission effective _____, are hereby incorporated by reference and are designed to assist applicants, developers, successors and assigns in the preparation of development plans and details for new construction and/or for the substantial improvement of existing development.

222.04 – Application Procedure

Any application for new development and/or the substantial improvement of existing development within the City Center Area shall be the subject of the requirements of the Zoning Regulations except, as noted, and also to the procedures for Mandatory Site Plan Approval or Special Permit as detailed in sections 510 or 630 of said Regulations, respectively.

In addition all applications may be the subject of special review as determined by the Commission for each application.

222.05 – Prohibited Land and Building Uses

The following building and land uses shall not be permitted within the City Center Area:

Foundries and the use of drop forges and metal stamping machines

Sheet metal, blacksmith, and welding shops
Building contractors and subcontractors yards.
Scrap metal processor.
Trucking and freight terminals.
Storage in bulk for other than retail sale.
Non-Profit Clubs

NOTE: See Schedule B of the Zoning Regulations for detail listing.

This regulation does not prohibit the continuance, as they are, of land and building uses that currently exist within the City Center Area. This protection is extended to these uses pursuant to the provisions contained under Section 245.0 of the Ansonia Zoning Regulations and as specifically provided under Section 8-2 of the Connecticut General Statutes.

The following uses of land and buildings may, at the discretion of the Commission, be permitted provided that they meet the requirements that may be imposed by the Commission upon application by special permit.

REVISIONS AND ADOPTION OF THE CITY CENTER PLAN

After the completion of the statutory public hearing¹ in connection with the "Ansonia City Center Plan-2005", and following extensive discussions during the special session which was held on November 21, 2005, the Commission voted to revise and amend the Plan as detailed below.

Note: Bold and underlined language is new language to be inserted as indicated.

A. REVISIONS:

1. To be inserted after the third paragraph on page 2.

While the Plan strongly recommends the adoption of the City Area boundaries as shown on the above drawings, the Commission may, in the future, consider revisions and modifications which may include deleting lands currently in the Area or by enlarging to incorporate additional properties as appropriate.

2. To be inserted after the third paragraph on page 13

Recognizing the complexity of the issues described and the critical need for having a throughout evaluation of the parking needs for the City Center, present and future, this Plan recommends that the Commission engage consulting assistance to conduct a downtown circulation and parking study to quantify the issues and to recommend potential alternatives and solutions. The completion of the study should be among the highest priority items to be funded in pursuance of the City Center Plan goals and objectives.

3. Revise item # 3, under "Recommendation" on page 19 to read as follows:

It is hereby recommended that the City engage a consultant to perform a downtown circulation and parking study to outline problems and opportunities. It is **further** recommended that the Commission consider the provision of fee-in-lieu-of-parking regulations that would allow the City to build up a fund dedicated exclusively for the construction of off-street parking facilities where the need is determined to exist or be more acute.

¹ The Public Hearing was duly advertised and commenced on August 29, 2005; it was continued on October 17, 2005; and it was completed on November 21, 2005.

4. Revise page 2 – entitled “Plan Area and Description of Existing Conditions”, to read as follows:

**“PLAN AREA AND DESCRIPTION
OF EXISTING CONDITIONS - REVISED**

The City Center Area consists of approximately 238 acres and, in most instances, it is circumscribed by public roadways as follows:

BEGINNING AT A POINT at the intersection of the center lines of Division Street and East Main Street;

Thence turning and running northerly along the center line of East Main Street to the intersection with the center line of Father Salemi Drive;

Thence turning and running easterly and then northerly along the center line of Father Salemi Drive to its intersection with East Main Street;

Thence turning and running northerly along the center line of East Main Street to its intersection with Maple Street;

Thence turning and running southerly, westerly and northerly along the center line of Maple Street to its intersection with the center line of Riverside Drive;

Thence turning and running northerly along the center line of Riverside Drive to a point opposite the southeasterly corner of property at, now or formerly, 8 Riverside Drive;

Thence turning at a ninety (90) degree angle to Riverside Drive and running generally westerly to the intersection with the center line of Franklin Street (Conn. Route 334);

Thence turning south and following the center line Franklin Street to its intersection with the center line of High Street;

Thence turning and running easterly along the center line of High Street to its intersection with the center line of Lester Street;

Thence turning and running southerly along the center line of Lester Street to its intersection with Olson Drive;

Thence continuing southerly along the center line of Olson Drive until it tapers with the center line of Pershing Drive;

Thence continuing southerly along the center line of Pershing Drive to its intersection with the center line of Division Street;

Thence turning and running easterly along the center line of Division Street to its intersection with the centerline of East Main Street, ***THE POINT OF BEGINNING.***

The area that the City Center would encompass is shown on map entitled “City Center Area” in this section. Map entitled “City Center Area – Zoning Districts” shows the zoning districts within the City Center Area.

There are seven residential and non-residential zoning districts within the City Center Area as follows:

- B. Residence District
- GA. Multifamily Residence District
- C. Central Commercial District
- LI. Light Industrial District
- HI. Heavy Industrial District "

5. The revision to the City Center Area detailed in item #4 above, affects the perimeter boundaries, the acreage within the City Center Area and the zoning districts included within the area. Hence a revised version of map entitled "City Center Area" reflecting the changes is attached.

B. RESOLUTION OF ADOPTION

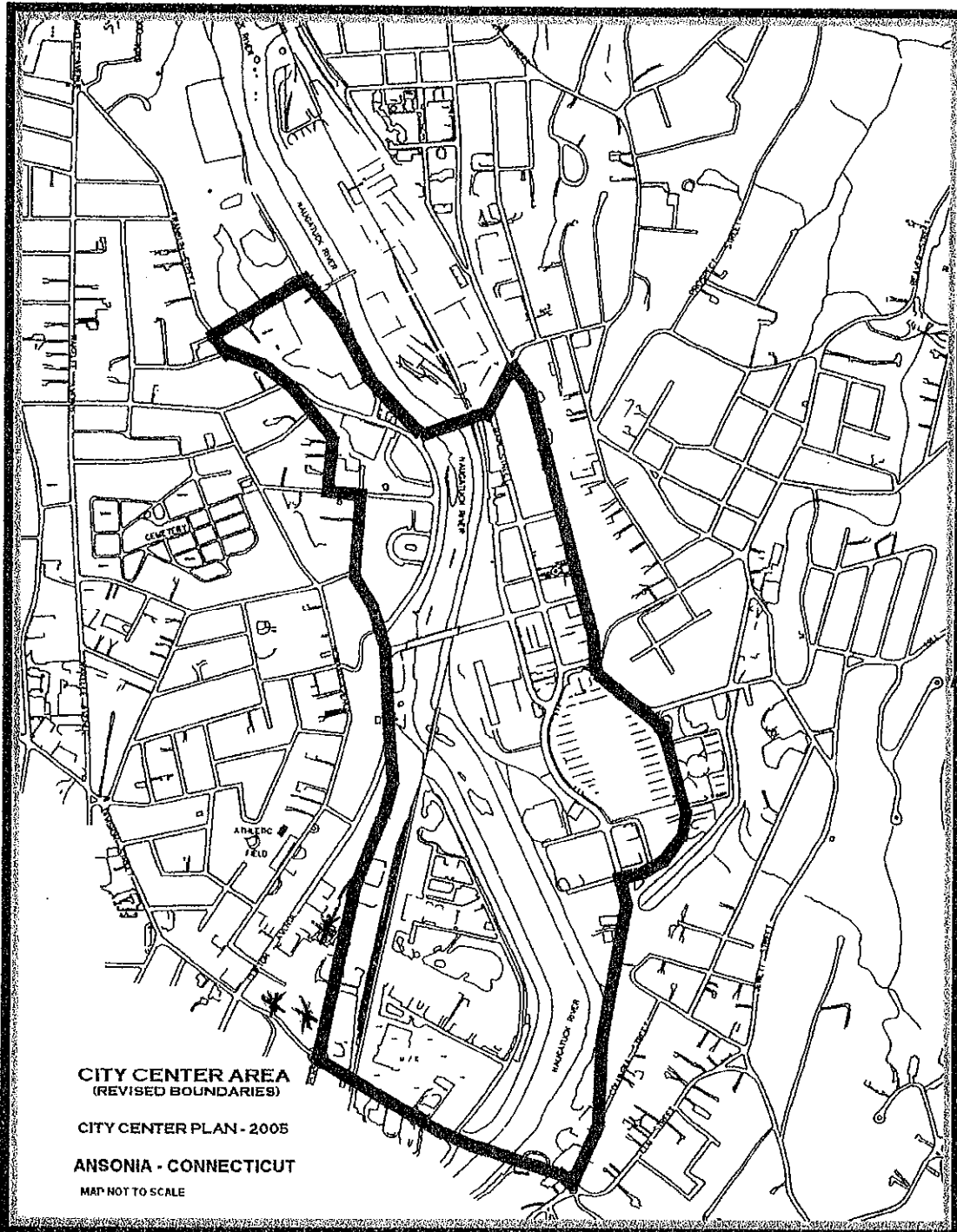
WHEREAS the Planning and Zoning Commission (the Commission) recognizes the need to provide the framework for development and redevelopment of critical areas and sites within the City of Ansonia so as to stimulate its economic growth and its conversion into viable assets;

WHEREAS the Commission recognizes that in order to succeed in its endeavors it must provide development guidelines that are designed to achieve community goals and objectives, upgrade the streetscape, provide open spaces and pocket parks where appropriate, increase employment opportunities, and provide proper environment for living, working, shopping and entertainment;

WHEREAS the Planning and Zoning Commission recognizes that this Plan has been recommended in the "Ansonia 2002 Plan of Conservation and Development" and other similar planning documents;

NOW THEREFORE BE RESOLVED to adopt, as amended, this Plan as the "City Center Plan-2005"; to make it a part of the 2002 Plan of Conservation and Development; and to make it effective on January 15th, 2006"

Ansonia Planning and Zoning Commission "



CITY CENTER AREA
(REVISED BOUNDARIES)

CITY CENTER PLAN - 2005

ANSONIA - CONNECTICUT

MAP NOT TO SCALE

ACKNOWLEDGEMENTS

THE RESIDENTS OF ANSONIA AND...

JAMES T. DELLA VOLPE, MAYOR

PLANNING AND ZONING COMMISSION

BARTHOLOMEW R. FLAHERTY III, CHAIRMAN
KENNETH A. MOFFAT, VICE-CHAIRMAN
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DOUGLAS S. FURTEK
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JO-LYNN FLAHERTY, ADMINISTRATIVE ASSISTANT
PETER CRABTREE, ZONING OFFICIAL
FRED D'AMICO, CITY ENGINEER
KEVIN BLAKE, CORPORATION COUNSEL

OSWALD INGLESE, PLANNING & ZONING CONSULTANT

