



City of Ansonia

PLANNING AND ZONING COMMISSION

RECEIVED FOR FILE

DEC 30 5 AM 10 02

ant *Dana Haigh*

TOWN AND CITY CLERK
ANSONIA, CONNECTICUT

Call to order and Pledge of Allegiance: The December 29, 2025 meeting was opened with the Pledge of Allegiance at 7:03 p.m. Roll call of the members was taken. Present were Chairman Jared Heon, Commissioners Maureen McCormack, Dana Haigh and Ken Moffat. Absent were Tim Holman, Tony Levinsky and William Malerba.

Chairman Heon took a moment to inform why the Public Hearing for 126 Ford Street did not take place this evening. It was planned for 6:00 p.m. at the High School at the last Public Hearing, at which time it was continued. The hearing was published in the paper, noted for discussion on the regular agenda, but inadvertently, the Public Hearing agenda did not get filed with the clerk's office. After discussion with the applicant and council, it was agreed that it would be continued at 6:00 p.m. on January 26, 2026. This was posted on the door at the High School, on Facebook and on the City website.

Approval of Minutes: A motion was made by Mr. Moffat, seconded by Mr. Haigh to approve the 11/24/25 Regular Minutes and Public Hearing Minutes from 12/8/25 with any and all corrections. All were in favor, motion carried.

Approval of Bills: No bills.

Correspondence: No additional correspondence.

Public Session: Bart Flaherty, Pinecrest Avenue, voiced his concerns with the densely-populated city with inadequate open space. He would like to see more home ownership, rather than rentals, also seeking recreational facilities. Noted the fact that Big Y, Bob's, Rite Aid, Stop & Shop, et al, are now vacant and that's what needs to be focused on. Condominium projects would be good too. COVID brought many out of state investors to Ansonia and he would like to see our residents be able to purchase. Andrew Adamczyk, 31 Hill Street would also like to see more owner-occupied units. Also, questioned whether the steps from East Main Street will have public access from 501/527. Chairman noted they are already accessible and there will also be access between the buildings. He is also concerned with the maintenance for the trees that were cut down on East Main. Regina McCluster, 9 Elm Street has concerns with apartments being added to 2 Elm Street. Firstly, this is a historic district and with all of the transients in the area now, it's losing its integrity of that classification. The traffic is heavy, littering is becoming more evident as well. After asking three times if anyone else from the public wished to speak, a motion was made by Mr. Haigh, seconded by Ms. McCormack to close the public session. All were in favor, motion carried.

New Business: 2026 Meeting Schedule – A motion was made by Mr. Moffat, seconded by Mr. Haigh to accept the schedule as presented, all were in favor, motion carried. Chairman noted that most likely the meetings will be in Chambers, however, is looking to do hybrid meetings with the ZOOM platform.



City of Ansonia

PLANNING AND ZONING COMMISSION

Old Business: None.

Items for discussion and possible action: a. Shaw Growth Ventures: Planner David Elder advised the commission that all of the documents that were requested have been received, reviewed and are all acceptable. One question from Mr. Moffat regarding the oil tanks. Vas Lefkaditis stated the oil tanks are all covered and sealed, sealed for a long time. What their plan is, once under construction, verify what the state code requires, and follow any protocols at that time. Chairman Heon wished to discuss the mixed use of the properties. He's concerned that no non-residential has been established yet and with this approval it is specifically for a mixed use and it's only shown as a "white box" at this time. This led into more discussion regarding the ongoing parking questions. What types of businesses will come in, how much parking will they take up. Chairman Heon also noting that he would prefer to see landscaping for the front of the building, rather than parking. It would be much more appealing to look at. After a lengthy discussion regarding, but not limited to, nonresidential, parking, new administration, reciprocal agreement, street scape, review by new corporation council, a motion was made by Mr. Moffat, seconded by Ms. McCormack to approve application for site plan approval, for mixed use development for property located at 501 East Main Street, as shown on site plan dated Plans Reviewed: Application received dated September 23, 2025, Statement of Use dated September 18, 2025, entitled "Bella Vista Project, Commercial and Apartment Urban Renewal Project," prepared for Shaw Growth Ventures Inc., prepared by Mastrogiacomo Engineering, PC., Consulting Engineers and Land surveyors, and Site Plans and Floor Plans dated March 20, 2025, revised through 09.09.2025, including sheets T-100, T-101, Survey, C-101, C-200, A-100, A-200, A-201, A-202, and A-203. Including reference documents:

1. Land Disposition Agreement between the City of Ansonia and Shaw Growth Ventures INC., executed June 4, 2020,
2. Executed Letter of Intent to permit mutual egress and access, between the City of Ansonia and Shaw Growth Ventures INC.,
3. Comments provided by Ansonia Police Chief Wayne Williams, dated September 30, 2025,
4. Comments provided by Ansonia Fire Marshal Darrick Lundeen,
5. 30-day extension in writing on 12/29/25

SUBJECT TO THE CONDITIONS:

Corporation Counsel for the new administration, or their designee, review and approval Reciprocal Easement Agreement, AND

Prior to the first certificate of occupancy being issued the Applicant shall present an approved traffic and parking management plan endorsed by the board of alderman.

b. 103 Main Street, LLC - Motion to approve application for property at 103 Main Street Holdings LLC - change in use convert upper two floors into four apartments. Public Hearing closed 12/8/25, as shown on site plans prepared by AEPMI dated October 15,



City of Ansonia PLANNING AND ZONING COMMISSION

2025, and as presented in statement of use dated October of 2025. Motion was made by Mr. Haigh, seconded by Ms. McCormack, all were in favor, motion carried.

c. 2 Elm Street – Discussion was held by the commission, noting many of the comments brought up at the Public Hearing. Residents are highly concerned with the fact that the current plans call for more residential units in the Historic District, adding to the traffic conditions that are worsening daily. More accidents are happening, very difficult to navigate the area, exiting driveways, also littering, due to the transient population that is growing. Michael Mastrogiacomo noted he is listening to the commission and intends to go back to the drawing board and modify the drawings and resubmit for the January meeting. He agreed to withdraw and will submit an email in the morning. A motion was made by Mr. Moffat, seconded by Mr. Haigh, all were in favor, motion carried.

d. 126 Ford Street – Cancelled on 12/29/25, continued to 1/26/26 6:00 p.m. at the Ansonia High School Auditorium.

Reports: City Engineer, Fred D'Amico – submitted a letter for 126 Ford Street, regarding the detention pond, because it was an existing pond that we have maintained. We should request that they reevaluate the calculations on the existing pond, even though, supposedly not increasing in the impervious area. We should also request a cash bond for maintenance in the future, so that we ensure that it's being maintained yearly. I would also like to write a letter to Elm Street, for the next project, make sure they actually delineate the parking spaces, the plan they had didn't really clarify how much parking they have.

No zoning enforcement reports. – Mrs. Porrini was absent.

City Planner, David Elder – nothing additional.

A motion to adjourn was made by Mr. Moffat at 8:32 p.m., seconded by Mr. Haigh, all in favor, motion carried. Meeting adjourned.