

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, February 28, 2024
Shelton City Hall (Virtual)
54 Hill Street, Shelton, CT 06484

TRANSCRIBED, BUT
NOT YET REVIEWED OR
APPROVED BY SPZC

PZC Commissioners Present: Virginia Harger, Chairwoman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Jimmy Tickey
Ruth Parkins
Peter Laskos
Robert Cristiano, Alternate
Matt McGee, Alternate

Also Present: Alexander Rossetti, Planning and Zoning Administrator
Alexandrea Castro, Asst. Planning and Zoning Admin.
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Excused: Anthony Panico, Consultant

USB disks, correspondences, and attachments are on file in the City/Town Clerk's office and the Planning and Zoning office. Minutes are on the City of Shelton website: www.cityofshelton.org.

I. Call to Order

Chair Harger called the meeting to order at 6:04 p.m.

II. Pledge of Allegiance

All those who were present rose and recited the Pledge of Allegiance.

III. Roll Call

Chair Harger identified members present and gave the meeting protocol.

IV. Public Hearings

Chair Harger read aloud the guidelines for the public hearings, and how the public who wished to comment on the proposals being presented will be recognized by the Chair.

- A. Application #23-24, Dominick Thomas for David Chuckta for 0 Constitution Blvd. and 0 Weybosset Street; three parcels: Assessors Map 92 lot 85, Assessors Map 78 lot 123, and Assessors Map 93 lot 1 for zone change from R1 and R2 to an R3 Zone. Continuation of Public Hearing; Review, discuss, and possible action.

Chair Harger indicated that the public hearing for Appl. #23-24 opened on January 31, 2024. She mentioned the City of Shelton received the applicant's

letter of withdrawal on February 26, 2024.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to accept the letter of withdrawal. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Laskos – Aye	Comm. Tickey – Aye	Comm. Matto – Aye
Comm. Kelly – Aye	Comm. Parkins – Aye	Chair Harger – Aye

The motion passed 6 to 0.

- B. Application #23-26, 10 Long Hill Ave LLC at 10 Long Hill Avenue (Assessors Map 117B, Lot 49) in a CB-2 Zone, petitioning for a Planned Development District with a three-story residential building consisting of 19 apartments and on-site parking. Initiation of Public Hearing; Review, discuss and possible action.

Comm. Matto read aloud the legal notice for Appl. #23-26.

Chair Harger indicated that Appl. #23-26 was accepted for review on November 8, 2023. She mentioned that the application for a PDD zone change, Statement of Uses and Standards, initial development plans, a letter containing the signatures of about 20 residents opposing the application along with an email from a resident rescinding his signature on that document, sign posting photos and certificates of mailing were posted to the city's website.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He reviewed the zone map, survey, site plan, grading and drainage plan, floor plan and elevations. He indicated there will be gallery storage for the storm water runoff which will lead to the drain on Long Hill Avenue. He mentioned the exterior of the building will have vinyl siding on the first two floors, with vinyl shakes on the third floor and a mansard type roof.

Mr. Rose indicated there will be 24 parking spaces located underneath the building, along with three parking spaces outside the building. He referenced the 19 apartments which are comprised of three studios, 10 one bedrooms and six two bedrooms, and noted that two of the apartments will be set aside as affordable. He mentioned the overall height of the building is 53 sq. ft. and the width is 65 sq. ft. He said, "this building is very similar in nature to the building that was done at Cedar Village Phase Two."

Chair Harger inquired about sidewalks in front of the building. Mr. Rose replied that he will be putting in a sidewalk along Long Hill Avenue. Chair Harger referenced the Statement of Uses and Standards and asked why food services and retail are mentioned. Mr. Rose responded, "they do not need to be included, at one time we thought we would do a mixed-use building." Chair Harger opened up the public portion and the following members spoke regarding Appl. #23-26:

1. Mr. Aldo Gardella, Shelton, CT addressed the Commission twice. He voiced his parking concern and said, “there’s no parking on the street right now.” He mentioned Long Hill Avenue is congested with vehicles parked along it from Pepper’s Landscaping, Antonio’s Pizza and other tenants. He then referenced the parking spaces and inquired if there should be two spaces for each unit.
2. Mr. Erik Joss, Shelton, CT addressed the Commission on behalf of his two tenants. He relayed his parking concern, noting “the other tenant has to fight every day right now currently to get in front of the house to park on the street.” He then asked about landscaping.
3. Mr. Thomas Harbinson, Shelton, CT addressed the Commission. He mentioned that the road is sometimes closed at the intersection of Long Hill Avenue and Center Street because the “infrastructure under grade has failed.” He then inquired if the improvement will help water runoff to the storm drain.
4. Ms. Mary Jane Shaw, Shelton, CT addressed the Commission. She expressed her parking and traffic concerns. She then asked about blasting and damage to home foundations.
5. Ms. Anna Sidorova, Shelton, CT addressed the Commission. She stated that changing the zone will “open the flood gates to others and build something that is not consistent right now with the neighborhood...and I strongly disagree with rezoning.”
6. Ms. Margaret Paulson, Shelton, CT addressed the Commission. She inquired about the brook and asked, “are we still going to enjoy it?”

Mr. Rose replied to the public comments. He referenced the parking spaces and said that he will look into any additional parking he could possibly provide. He relayed that Burying Ground Brook is “channelized...not on our property” and “the drainage we’re going to put on our project is going to reduce the amount of runoff.” He mentioned he will provide a landscape plan at the time of the detailed development plans.

Motion made by Comm. Tickey, seconded by Comm. Laskos, to continue the public hearing. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Parkins – Aye	Comm. Kelly – Aye	Comm. Matto – Aye
Comm. Tickey – Aye	Comm. Laskos – Aye	Chair Harger – Aye

The motion passed 6 to 0.

- C. Application #24-02, PDD # 91, Dominick Thomas for Fountain Square, LLC at 745-795 Bridgeport Avenue (Assessor’s Map 28, Lot 18) for a Major

modification of PDD- Modification of Initial Development Concept Plans, Amendment to the Statement of Uses and Standards, Final Site Development Plans, under Connecticut General Statutes 8-30g Set Aside Affordable Housing Application for removal of the proposed hotel, office building and internal fountain, adding a 170-unit residential use in accordance with Connecticut General Statutes 8-30g. Initiation of Public Hearing; Review, discuss, and possible action.

Comm. Matto read aloud the legal notice for Appl. #24-02.

Chair Harger indicated that Appl. #24-02 was accepted for review on January 14, 2024. She mentioned that the PDD application, fourth amended Statement of Uses and Standards with Schedule A, original and revised site engineering plans, architectural floor plans, color elevations, two traffic reports, fire safety report, rental vacancy chart sign posting photos and a certificate of mailing were posted to the city's website.

Attorney Dominick Thomas from Cohen & Thomas, Derby, CT addressed the Commission on behalf of the applicant. He pointed out that Appl. #24-02 is a "work live play" project in addition to being an affordable housing project. He noted that many people within the State of Connecticut, including the Governor, have expressed their desire for it. Chair Harger then requested Attorney Thomas to put those statements in writing to the Commission.

Attorney Thomas referenced the traffic report, noting the traffic is "reduced" by the 170 apartments. He indicated there is a planning agency which is preparing a report to analyze the issues of site location and work live, which he will provide to the Commissioners at a later time. He mentioned the Connecticut Business Industry Association (CBIA) held a conference and Mr. Chris DiPentima, President of the CBIA, said, "the lack of housing is the main issue behind the work force crisis."

Chair Harger referenced the Statement of Uses and Standards and inquired about the sentence which reads, "reserves all rights to convert the community..." and Attorney Thomas replied that he will delete it.

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, Fairfield, CT addressed the Commission on behalf of the applicant. He reviewed the site plan, noting the building has the same footprint but there are units on the first floor in the northerly wing and on the top floor. He indicated he added the firetruck turning radius around the entire property per the Fire Marshal's request. He pointed out the 260 parking spaces and noted he eliminated the connection to the commercial space for Mr. Scinto.

Mr. Silva referenced the drainage and noted that it will go into a treatment train and then into a large retention pond. He mentioned there will be a reduction for all of the storm events. He then briefly reviewed the soil and erosion control plan, landscape plan and engineering detailed plan.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He referenced the 170 units which are comprised of nine studios, 81 one bedrooms, eight one bedrooms plus an office and 72 two bedrooms, and noted that 52 units will be set aside as affordable. The studios are 564 sq. ft., the one bedroom units range from 727 sq. ft. – 850 sq. ft., and the two bedrooms range from 1,055 sq. ft. – 1,152 sq. ft. He then briefly reviewed the elevations, noting he is replacing brick with vinyl shakes.

Chair Harger opened up the public portion and the following members spoke regarding Appl. #24-02:

1. Ms. Rebecca Douglas, Shelton, CT addressed the Commission. She asked if all of the units will be affordable.
2. Mr. Thomas Harbinson, Shelton, CT addressed the Commission. He inquired about property tax generation, noting he would like clarity about hotels being the highest generation of property tax per land square footage. He asked if age restrictions will be incorporated in the application and referenced page 611 of the plan of Conservation and Development. He wanted to know if there will be restrictions on short term rentals on the property. He voiced his parking concern and suggested that the parking spaces be included in the rental fee.
3. Mr. John (J.D.) Venables, Shelton, CT addressed the Commission. He is the President of Naiad Dynamics US, Inc., which has been in Shelton since 1973. He voiced his traffic and parking concerns. He mentioned the “horribly dilapidated fence” and hopes it will be replaced as previously mentioned in the hotel application.
4. Alderman Anthony Simonetti, Shelton, CT addressed the Commission. He spoke on behalf of the President of the Aldermen, John Anglace, Alderwoman Balamaci and Alderman McPherson. He mentioned they all oppose Appl. #24-02 and said that the apartments should be located downtown versus Bridgeport Avenue. They are concerned for the safety of the pedestrians and that it will “cause vehicle and pedestrian traffic.” They are in favor of a hotel, grocery store or a private school for this property instead of the apartments.

Attorney Thomas replied to the public comments. He confirmed that 52 units are set aside to be affordable. He referenced affordable housing applications and reminded the Commissioners that now the burden shifts to them. He mentioned there will be no short-term rentals as the lease will be for one year.

Mr. Rossetti inquired about whether all PDD’s are susceptible to 8-30g applications. Attorney Thomas replied that the only PDD it would not be allowed in would be “solely for the purpose of an industrial factory or industrial use.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to continue the public hearing. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Tickey – Aye	Comm. Laskos – Aye	Comm. Matto – Aye
Comm. Parkins – Aye	Comm. Kelly – Aye	Chair Harger – Aye

The motion passed 6 to 0.

V. Other Business

A. Minutes for Approval

Chair Harger indicated that the words “property or building” should be inserted before the word “predetermined” on pg. one, under B, 8-24 Referral.

i. January 31, 2024

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC Special meeting minutes of January 31, 2024 with changes. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Tickey – Aye	Comm. Laskos – Aye	Comm. Matto – Aye
Comm. Parkins – Aye	Comm. Kelly – Aye	Chair Harger – Aye

The motion passed 6 to 0.

VI. Adjournment: Chair Harger adjourned at 8:52 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary