

The Shelton Planning & Zoning Comm. held a Special meeting on June 20, 2006 at 7:00 P.M. in the Shelton City Hall Room 303, 54 Hill Street, Shelton, CT.

Members present: Chairman Alan Cribbins
Comm. Virginia Harger
Comm. Daniel Orazietti
Comm. Jason Perillo
Comm. Anthony Pogoda
Comm. Leon Sylvester
Comm. Karen Tomko-McGovern
Staff present: Richard Schultz, Planning Administrator
Pat Garguillo, Court Stenographer
Diana Barry, Clerk
Members absent: Comm. William Papale
Staff absent: Anthony Panico

Tape (1) and correspondence on file in the City/Town Clerk's Office and the Planning and Zoning Office. Attachments are not available on the website.

PUBLIC HEARINGS

APPLICATION # 06-23, DOMINICK THOMAS ON BEHALF OF EXIT 13 CROSSROAD, LLC FOR MODIFICATION OF STATEMENT OF USES AND STANDARDS FOR PDD # 50 (SPLASH CARWASH) 376 BRIDGEPORT AVENUE (MAP 77, LOT 19) (PUBLIC HEARING CONTINUED ON 5/23/06) REQUEST BY APPLICANT FOR WITHDRAWAL

Chairman Cribbins read a letter from Attorney Thomas requesting to withdraw Application # 06-23. Chairman Cribbins stated they will be going through the Zoning Board of Appeals. (see attached letter)

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to accept the letter of withdrawal on Application # 06-23.

APPLICATION # 06-30 R.D. SCINTO, INC FOR SPECIAL EXCEPTION (HIGH TRAFFIC GENERATOR) LIGHT INDUSTRIAL BUILDING, 71 LONG HILL CROSS ROAD (MAP 51, LOT 7) LIP DISTRICT

Chairman Cribbins read a letter from Joseph Pereira requesting that the Public Hearing be continued to July 11th. (see attached letter)

Comm. Orazietti read the call of the hearing. There was no additional correspondence.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to continue the Public Hearing until July 11th on Application # 06-30.

APPLICATION # 06-32 GOLF CENTER OF CONN. FOR MINOR MODIFICATION OF DETAILED DEVELOPMENT PLANS FOR PDD # 30 (BOWLING ALLEY AND INTERIOR/EXTERIOR ALTERATIONS) 784 RIVER ROAD (MAP 12, LOTS 37, 38)

Comm. Orazietti read the call of the hearing along with an additional piece of correspondence from the Fire Marshall. (see attached letter)

Howard Seffan, owner of Golf Center, addressed the Commission. Five years ago I stood before you with a vision. Thank you very much in your belief of the Sports Center. Tonight the purpose of our application is simple, when you walk into the Golf Center and the Rinks on your right hand side is a large suggestion box. One out of every three suggestions asks if we have anything more for children ages 4-8. If you have been to the Sports Center it is a haven for birthday parties. In our zeal to provide something we are here to introduce something that the target market is 4-8 years old. I am passing around something that shows the product, the Fun Bowl Product. It is produced by AMF.

It is not duck pin bowling, it is not major bowling as you know. It is 2/3 in size. It is a bowling ball about 50% in size with no holes. It has electric bumpers, it has neon lights, with black lights and it is accompanied by Disney Music. It is not a league oriented bowling product, stated Howard Seffan.

That is where the confusion came for us, stated Chairman Cribbins. We heard that it was going to be regulation size lanes, maybe it wasn't, then we heard duck pin and what is it?

It is the vending type product, stated Howard Seffan, as you see in the picture. It is commonly found in Sports Bars or Fun Zones. There is a bowling alley locally who called asking if we wanted to buy all their duck pin stuff.

We know that your first concern would be parking. That is our first concern as well. The wonderful part about this is that the season for this is winter. In the winter time the Golf Center is empty so this will help balance that off. The Golf Center has not experienced a parking problem. No one has ever parked on the River Road.

The bowling will be mostly involved with the Birthday Parties. That is a drop off activity. We are eliminating the Food Grille from the Clubhouse Area. We only have 6 lanes that are smaller in width, stated Howard Seffan.

Joseph Mingolello, addressed the Commission. He presented the mailing receipts. He explained that this is a reconfiguration of the existing building. The reception desk is the first thing you see when you enter. We have cleaned out that area for better circulation. We have taken the reception desk relocating that to the corner where the grill is right now. There won't be anymore food service there. Lanigans Retail is in this 1/2 of the building. That will be relocated and down sized to the existing party rooms right now. There is an overhang that will be used for cold storage. That will be enclosed.

There is one large party room here that will be relocated here and made into two small party rooms. The bowling lanes will be located behind the party rooms. It really is a childrens activity. We added more video games here and some benches. The lanes can be accessed from both party rooms.

The traditional bowling lanes are 105 feet long. These are 44 feet long, stated Joseph Mingolello. They are for kids only. It is an interior renovation with cold storage. It won't generate any additional traffic.

Originally, we heard it was going to be in the other building, you were going to blow out the sides of the other building, stated Chairman Cribbins, so we like that this is in that building.

Chairman Cribbins asked if any Commissioners have any questions? Anyone in the audience who wishes to speak for against this application? Hearing no responses from either the Commissioners, the audience/Public he then asked for a motion to close the hearing.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to close the Public Hearing on Application # 06-32.

APPLICATION # 06-14 DOMINICK THOMAS ON BEHALF OF CROWN POINT REAL ESTATE INVESTORS, LLC FOR SPECIAL EXCEPTION APPROVAL (HIGH TRAFFIC GENERATOR AND SITE PLAN: TWO RESTAURANTS AND ONE BANK DEVELOPMENT) 828 BRIDGEPORT AVENUE (MAP 18, LOT 19) IA-2 DISTRICT (PUBLIC HEARING CLOSED ON 5/23/06) DISCUSSION AND POSSIBLE ACTION

Richard Schultz went over the development overview. (see attached report)

You have to determine if the use is effective for the area and the capacity of the streets to not be impacted by the traffic.

Richard Schultz then went over the action that the Commission can take which is part of the attached report.

Chairman Cribbins stated we can look at the traffic study that indicated there was no adverse traffic impact. Mr. Panico asked if a 50,000 square foot building went on this site what would happen to those 3 intersections? It was reported that it would fall down to a Level D or F, stated Richard Schultz.

If we went strictly by our regulations, it would be far less than what is shown there, stated Chairman Cribbins. The applicant stated that he would defer some parking, stated Richard Schultz. The intent of the parking is that the applicant has some tenants that are requesting this level of parking for the activity, stated Chairman Cribbins. We have a mixed use down the road that has witnessed some on site parking issues, stated Richard Schultz.

There are 2.5 acres in the back that could or could not be involved, stated Chairman Cribbins. That is one of Anthony Panico's concern, what if, stated Richard Schultz. We need to be concerned with the on and off of the site, what we can do, added Chairman Cribbins.

Clearly the owner would like to do some economic development. This is an IA-2 Zone, that is allowed with the Special Exception, which is as of right, with the administrative action, stated Richard Schultz.

Chairman Cribbins stated Comm. Sylvester has not been involved in these discussion and that Comm. Perillo will sit in for Comm. Papale. The issue is the rear portion of the site, for me, stated Chairman Cribbins. I favor this Item # 3, if we get an approval that would be subjected to future site plans by the Commission. Approve as and subjected to further site plan approval which would include the 3 buildings that are there and the rear portion. The applicant can come back for further discussions on how to handle the balance of the site.

On a motion made by Karen Tomko-McGovern seconded by Jason Perillo it was voted to approve Application # 06-14. A roll call vote followed with Comm. Orazietti, Comm. Tomko-McGovern, Comm. Harger and Chairman Cribbins all voting I to approve, Comm. Pogoda and Comm. Perillo both voting nay and Comm. Sylvester abstained from the vote. (Vote then was 4 to 2 with 1 abstaining)

APPLICATION # 06-34 ORAZIETTI BROS., LLC FOR SITE PLAN APPROVAL (KITCHEN EXPANSION, STAIRWELL RENOVATION AND UPPER PATIO) 441-445 HOWE AVENUE, (MAP 129D, LOTS 41, 42) CA-3 DISCUSSION AND POSSIBLE ACTION

Comm. Orazietti excused himself from this discussion. Richard Schultz read a letter from the Fire Marshall and his own Memorandum. (see attached)

Attorney Dominick Thomas, representing the applicant, addressed the Commission.

I wanted to go over the issues with regard to the parking. My client's are committed to the parking issues downtown. They are prepared to work with the Parking Authority and the Downtown Committee to make suggestions with regard to parking including signage. My client has already begun to hand out fliers as to where to park. We discussed the use of lots in the area.

John Ruffalo, the Architect, addressed the Commission. This will be for a patio above the rest rooms. The patio now is about 600 square feet. The patio area has a pipe wall about 10 feet that is on the North side of Bridge Street. There will be two walls here.

There is one wall between the two businesses stated Comm. Sylvester.

This opened area is not a roof area. The patio is opened on the other side now. There is a 12 foot setback here. (It is very difficult to hear John Ruffalo)

The first level is where the rest rooms are now. There is an office here. The stairwell will extend down. The kitchen area is presently here.

Chairman Cribbins questioned the pavement on the patio? There will be some tables and a service bar, stated David Oraziatti. Is that an opened area? (Inaudible)

This is looking out on to the restaurant, questioned Comm. Sylvester? This a balcony type restaurant, stated Comm. Sylvester.

What is the height of the rear wall, questioned Comm. Harger? There is no rear wall, that is a fence that is opened with a view, stated John Ruffalo.

The materials are what, asked Richard Schultz? We will use some lights and some buffering material, stated John Ruffalo. The stairs come from the outside, questioned Comm. Perillo? They start at ground level, first level and then the apartments stated John Ruffalo. This is the roof of the first story, he added.

Comm. Harger asked on the street level the stair case is just an interior one? This is a stairwell, it is interior, stated John Ruffalo. There are 3 levels, the street level, the second level apartments, and the third level apartment. Below this is the ground level, he added.

Remember, in the back of Rap's, the level is lower then the street level, stated Comm. Sylvester.

Gary Knauf who bought the balance of the property will be coming in for their PDD application and will be working the Oraziatti Brothers on a permanent dumpster solution in the back. They will all be combined, stated Richard Schultz.

Chairman Cribbins stated I think the Commission likes what they have done and if this will be the same quality then there is no debate.

End of Side 1A of 1B, tape 1 of 1 at 7:55 P.M.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to approve Application # 06-34.

EXECUTIVE SESSION

On a motion made by Jason Perillo seconded by Virginia Harger it was unanimously voted to go into Executive Session at 7:55 P.M. and include Assistant Corporation Counsel Raymond Sous and Richard Schultz.

On a motion made by Virginia Harger seconded by Jason Perillo it was unanimously voted to come out of Executive Session at 8:25. No votes were taken.

APPLICATION # 06-35 DOMINICK THOMAS ON BEHALF OF TH REAL ESTATE SHELTON, LLC/SURSOURCE INC., FOR MINOR MODIFICATION OF DETAILED DEVELOPMENT PLAN FOR PDD # 29 (EXPANSION OF BUILDING) 20 CONSTITUTION BLVD. SOUTH (MAP 53, LOT 51) – DISCUSSION AND POSSIBLE ACTION

Richard Schultz read correspondence from the Fire Marshall, City Engineer and his Staff Memorandum. (see attached)

Attorney Thomas, representing the applicant, addressed the Commission.

P & Z COMM.

JUNE 20, 2006

Suresource is a very successful Shelton company that relocated from Trumbull. Currently there is 40,000 square feet of office that is a call center. If any of you shop on-line you may be calling here.

They have 100,000 square feet of high tech warehouse. They have computers with machines that go down narrow aisle ways to get the merchandise. They have been storing merchandise in an unused section of the cafeteria and office area. They need to add 2000 square feet of warehouse space for these materials. They decided to propose the executive garages at that point, as well.

Joe Rehn, (?) the architect, addressed the Commission. This is basically simple. There is 100,000 square feet of warehouse and 40,000 square feet office and the new space added is about 10-12%. 16,000 for the warehouse and 2,000 for the proposed garages.

The construction which will include the fire lanes will cause the elimination of 62 parking space. We did have a maintenance man take pictures of that parking area showing 5-6 parking spaces being used on a daily basis. We needed to look at what would happen if this was converted to office space would there be enough parking. According to the regulations there would be a need for 316 spaces. We looked at all the parking and the docks for the warehousing element would then become parking. We get 317 if you add up all the existing. We are not going to construct any more parking, stated Joe Rehn.

Is there room for additional parking, asked Comm. Sylvester? In order to get to the 317 you have used all the parking, he added. I am asking you based on what you said, you took the parking from all over. The architect answered there is additional area here and there is hard rock around the perimeter here. If that changed and this became some office space there would be room, stated Comm. Sylvester.

Comm. Harger questioned if you took out all your loading docks, what are doing? The reason for that is when we did the PDD we put in the one space for every 1.2 employees. The anticipation then, at that point, was some office and call workers with the warehouse. Looking at this they converted the back area to spaces. The reasonable number then became 2 per 1000. When I talked with the Planning Consultant we maximized. He indicated to use the loading docks for parking spaces. If there was intermediate use there would be further areas for additional parking. These uses were discussed with substantial parking being here. We have never had a parking problem, stated Attorney Thomas. My question is that the company no longer needs loading docks, questioned Comm. Harger? If you converted the building to office, stated Attorney Thomas. This is PDD # 29 which is 2 per 1000 square feet of space.

Richard Schultz read a draft motion. (see attached)

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Application # 06-35.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to adjourn at 8:35 P.M.

Respectfully submitted by,

Diana Barry, Clerk

