

The Shelton Planning & Zoning Commission held a Special Meeting on November 28, 2006 in the Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT.

The following members were present:

Comm. Anthony Pogoda  
Comm. Virginia Harger  
Comm. Karen Tomko-McGovern  
Comm. Daniel Oraziatti  
Comm. Jason Perillo  
Comm. Patrick Lapera  
Richard Schultz, Planning Administrator  
Maryanne DeTullio, Secretary

Staff present were:

**Tapes and correspondence on file in the City/Town Clerk's Office and the Planning and Zoning Office. Attachments are not available on the website.**

Comm. Pogoda opened the meeting at 7:05 P.M.

### **PUBLIC HEARINGS**

#### **APPLICATION # 06-48 PRIMROSE FOR PDD ZONE CHANGE (INITIAL DEVELOPMENT PLANS, SHELTON RIVERFRONT DEVELOPMENT) CANAL STREET EAST, IB-2 DISTRICT WITH CBD/SDA OVERLAY ZONE**

Comm. Oraziatti read the call of the hearing and also two pieces of correspondence. A letter from Terrence Gallagher, 43 Judson Street and also from Teresa Gallagher, 43 Judson Street. Comm. Pogoda read a letter from Chm. Cribbins.

Comm. Perillo, Chairman of the Downtown Revitalization Committee stated that the City has an opportunity to shape and define and make good changes for Shelton. He stated that the Committee has worked very hard to shape this project and this is a significant improvement from what was seen several months ago. He also stated that the Commission needs to hear comments and suggestions from the public on how to make it even better.

Jim Ryan read remarks from Mayor Lauretti endorsing the plans and commending the hard work that went into the project.

Fred Musante, SEDC stated that this is a positive development and is consistent with the plan of development. He stated that he is in favor of the adoption of the proposed amendment.

Jim Ryan, SEDC stated that he submitted favorable written comments on this application. He also presented a slide presentation showing the area and stated that it is important that favorable action is taken on this application.

James Orman, 181 Division Avenue, Chairman of the Citizens Advisory Board stated that they have been working on this project for some time and they encourage the adoption of the amendment. They are in favor of keeping the Riverwalk along the river. He felt that the canal should be evaluated and that all committees work together for a great project.

John Guedes, 207 Huntington Street, developer stated that he is in the process of developing the Birmingham Condominiums and this is a master plan for that area. He stated that he has acquired the buildings and will give easements of land to the City and will cooperate with the City in the expansion of the riverwalk. He stated that on the asphalt plant site all buildings will be razed and the environmental issues reviewed. There is a plan in place for mitigation. He stated that they are proposing a seven story structure with two level garage. There will be 254 residential units and 554 parking spaces, some of which will be dedicated to the existing Brennan Building. That building will be retaining the existing businesses presently housed there. He stated that certain parts of the building will be refurbished and renovated. He stated that there will be an additional 25 residential units and they will be demolishing a number of structures on the site, which are non-historical.

He stated that on Site "D" they will be keeping the existing brick building and adding some residential units in the rear. The entire project will have three different types of housing units. He stated that with the Better Packages site it is their intent to raze the structure and build a new one with residential units and parking. This site has no historic significance and there is some contamination, which will be cleaned up. Mr. Guedes stated that Site "F" will be Housatonic River Lofts and they will demolish all buildings and construct 91 loft units with parking structure.

He stated that as the end of Canal Street, the Watch Tower site will be evaluated and all buildings will be razed and the site cleaned up. It is proposed to be a multi-use building with retail units on the first floor, offices on the upper levels and then an additional 50+ residential units. He stated that they will be looking at the issues of the canal and the road, which will have to be widened in parts. There is a need for infrastructure improvements. They will also be adding sidewalks and green space areas in the area of the canal. He stated that they will cooperate with the administration and their engineers to provide whatever assistance is necessary with the work that the City will be doing.

Joe Perreira, Perreira Engineering stated that they are doing the surveying work and will be coming to the Commission on the development of each lot and provide details of each project.

Keith Mester, Primrose environmental analyst stated that evaluations of each property have been done and all sites will be remediated to residential standards.

Jeff Shamus, ecologist stated that he will be focusing on ecological/biological aspects of the canal and is in the process of investigating all data. He stated that they are working on the storm water management practices and improvements to the water quality.

Bruce Hillson, Traffic Engineer is assessing the traffic impacts of the proposed development on the local and state roads. He stated that they are working on the effects on this project on the local infrastructure and will be assessing the impacts for the STC.

John Guedes stated that this project has been in the works for a number of years and it is a good master plan. They will look to improve where suggested and warranted but this is what they plan on proceeding with.

Comm. Oraziatti asked about the time frame for the project and Mr. Guedes stated that there are different issues with each site and the dates shown on the plans are target dates.

Comm. McGovern asked about the size of the units and number of bedrooms in each? Mr. Guedes stated that most of the units will have two bedrooms and will exceed 1000 s.f. Comm. McGovern stated that it is important that there are amenities for all these people. Comm. Perillo stated that the draft of the amendment states 550 s.f. minimum and Mr. Guedes stated that figure was put in but the units will be larger. Comm. Perillo also asked about the permitted use of tele-communications facilities listed and Mr. Guedes stated that could mean TV dishes or such items.

Comm. Pogoda asked for public comment on the application.

Bill Purcell, President Greater Valley Chamber of Commerce, 900 Bridgeport Avenue, stated that this plan takes into consideration adaptive re-use and historic preservation of a number of buildings. He urged support of this application and stated that it promotes Shelton in a positive way.

Bill Dyer, 20 Beverly Lane stated that he is in favor of this application but felt that it is a little too dense and there be more commercial and office use. He felt that the riverwalk should be kept along the river. He stated with so many more people moving into the area there will be the need for commercial units. He felt that all units facing the river should be commercial on the lower floors. He also felt that the north end of Canal Street should be preserved and suggested a small park.

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G. Dunne, 342 Long Hill Avenue stated that this is a very exciting project and was mostly concerned about the riverwalk and that it should be kept along the river. He felt that it should be more than just a walking path and should have commercial development.

Steve Gray, 43 Pine Tree Hill Road stated that he is very concerned with the amount of traffic that will be added to the downtown and would like to see a full traffic study.

Joe Lanzi, 29 Union Street, Second Ward Alderman stated that he is in favor of this but the scope is too large and there will be more traffic and also impacts on City services.

Bob B., 22 Whippoorwill Lane stated that he is favor of the project and it is a good plan. He encouraged the Commission to find the right balance with residential and commercial.

Guy Beardsley, Leavenworth Road stated that he is in favor of the application but felt that the riverwalk should be along the river.

Randy York, 10 Long View Road stated that it is a great plan but too dense and the Commission should look at some alternatives with lower residential density and more commercial. The riverwalk should be on the river. She was also concerned about traffic and thought that alternate energy uses should be investigated.

Tom Harbinson, 15 Soundcrest Drive stated that the Conservation Commission did not comment on this application because the drawings were not received until November and some items need to be properly reviewed. He stated that the elevations of some of the buildings need to be reviewed. He commended the Board and the developers on the application.

Comm. Pogoda stated that a lot of comments were about traffic concerns and he asked the developer to get more information to the Commission regarding that.

John Guedes stated that they are building the riverwalk, the City is doing that and they will give the City as much assistance as possible. He stated that this is a major investment and they are going to clean up the properties. He stated that they are taking existing dilapidated buildings and renovating or replacing them. He also stated that economic returns require the density numbers that are being proposed. He stated that this area was once a viable industrial/commercial area and there was a lot of traffic. The traffic consultant will get more information to the Commission and the STC will be involved as well as the City.

**On a motion made by Virginia Harger seconded by Pat Lapera it was unanimously voted to continue the Public Hearing until December 12, 2006 for Application # 06-48.**

The meeting was recessed at 9:00 P.M. and reconvened at 9:10 P.M. Comm. Oraziotti left the meeting at this point.

**APPLICATION # 06-46 SECOND TREETOPS, LLC FOR SPECIAL EXCEPTION/SITE PLAN/APPROVAL (HIGH TRAFFIC GENERATOR: PARKING LOT) 20 COMMERCE DRIVE (MAP 38, LOT 1): LIP DISTRICT: REQUEST TO RESCHEDULE PUBLIC HEARING (INITIATED BY APPLICANT)**

**On a motion made by Karen Tomko-McGovern seconded by Jason Perillo it was unanimously voted to continue the Public Hearing until January 23, 2007 for Application # 06-46.**

**OLD LBUSINESS**

**APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE  
# 6441 GOO EUN, 709 BRIDGEPORT AVENUE – SIGN**

Richard Schultz stated that it is the staff recommendation that the sign be approved.

**On a motion made by Jason Perillo seconded by Virginia Harger it was unanimously voted to approve Certificate of Zoning Compliance # 6441. Comm. Lopera abstained from voting.**

**# 6464 DARCIÉ ROY, 695 BRIDGEPORT AVENUE – SIGNS (3)**

Richard Schultz stated that this is for Holiday Inn Express which had been the AmeriSuites and the signs are replacements.

**On a motion made by Virginia Harger seconded by Karen Tomko-McGovern it was unanimously voted to approve Certificate of Zoning Compliance # 6464. Comm. Lopera abstained from voting.**

**# 6470 WAL-MART, 650 BRIDGEPORT AVENUE – HOLIDAY HOURS**

Richard Schultz stated that this is for 11/24/06 to 12/24/06 and the hours would be Monday through Saturday closing at 11:00 P.M. and Sundays closing at 8:00 P.M. Christmas Eve they will open at 7:00 A.M. and would be consistent with the last ten years.

**On a motion made by Jason Perillo seconded by Pat Lopera it was unanimously voted to approve Certificate of Zoning Compliance # 6470.**

**# 6438 – DFW, 350 BRIDGEPORT AVENUE – SIGN**

Richard Schultz stated that this is for Kings Point Center and it is a monument and also New Alliance Bank. The size and the location is consistent with the regulations.

**On a motion made by Karen Tomko-McGovern seconded by Pat Lopera it was unanimously voted to approve Certificate of Zoning Compliance # 6438.**

**APPLICATION # 06-49 DON STANZIALE, JR. FOR SITE PLAN APPROVAL (BODY SHOP) 101 MOHEGAN ROAD (MAP 85, LOT 39) R-1 DISTRICT – REQUEST TO WITHDRAW BY APPLICANT**

A letter was received from the applicant withdrawing this application.

**On a motion made by Pat Lopera seconded by Jason Perillo it was unanimously voted to accept the letter of withdrawal for Application # 06-49.**

**APPLICATION # 06-50 PAEZ HOPKINS “RIVER EDGE SUBDIVISION” 2 LOT SUBDIVISION 206 AND 208 RIFVER ROAD – DISCUSSION AND ACTION**

Richard Schultz read correspondence from NVHD approving the application as well as from the City Engineer, Fire Chief and the staff report. The site is 1.55 acres and the lots will have a common driveway. ZBA granted variances and it is located in a R-3 district. Alan Shepard stated that the lots will be occupied by family members and this will also straighten out the driveway and utility issues on the site.

**On a motion made by Karen Tomko-McGovern seconded by Jason Perillo it was unanimously voted to approve Application # 06-50.**

**NEW BUSINESS**

**APPLICATION # 06-51, DOMINICK THOMAS ON BEHALF OF CROWN POINT ASSOCIATES III, LLC FOR MINOR MODIFICATION OF PDD # 48 (PRUDENTIAL REALTY OFFICES) 504 BRIDGEPORT AVENUE –ACCEPT, DISCUSSION AND POSSIBLE ACTION**

Richard Schultz stated that it was determined that this is a minor modification. He read a letter from the Fire Marshal. He also made reference to the original resolution and minutes. The original intent was that the developer would put his office in the maintenance building. Mr. Schultz stated that what is being proposed is that the space be leased to Prudential Realty and parking provided for four employees internally.

Atty. Dominick Thomas stated that the intent was to move the office and also some maintenance equipment. Mr. Botti has now hired a management firm to maintain the site and will no longer need to use the space for equipment. The realty office will have four employees and parking will be provided for them in the lower level of the building. He also stated that with respect to the issues of Madison's Restaurant the event hall will no longer be in existence as of January 15, 2007. Comm. Pogoda asked if the realty office had a large client base and Atty. Thomas stated that it is more of a service office and will not generate much traffic. They will have appointments on Sundays. James Botti stated that it is mainly used for relocation of individuals and is not a high traffic generator. He also stated that the management company will not likely want to keep one or two pieces of equipment in the building and there is enough space for that and the parking spaces. Comm. Perillo asked what will the event hall space at Madison's be used for once it is vacated and Atty. Thomas stated that it would be a low traffic generated retail operation.

**On a motion made by Karen Tomko-McGovern seconded by Virginia Harger it was voted to approve Application # 06-51 with Comm. Karen Tomko-McGovern, Harger and Pogoda voting in favor and Comm. Lopera and Perillo voting in opposition.**

**OTHER BUSINESS**  
**2007 MEETING SCHEDULE**

**On a motion made by Karen Tomko-McGovern seconded by Pat Lopera it was unanimously voted to adopt the meeting schedule for 2007 as presented.**

**On a motion made by Virginia Harger seconded by Jason Perillo it was unanimously voted to adjourn the meeting at 9:40 P.M.**

Respectfully submitted by,

MaryAnne DeTullio

The Clerk Diana Barry was absent during this meeting due to a family emergency and these are being reproduced solely for updating the City's website.