

SHELTON PLANNING AND ZONING COMMISSION

NOVEMBER 18, 2015

The Shelton Planning and Zoning Commission held a special meeting on Wednesday, November 18, 2015 at Shelton City Hall, Auditorium, 7:05 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present: Chairperson Ruth Parkins
Commissioner Virginia Harger
Commissioner Anthony Pogoda
Commissioner Jim Tickey
Commissioner Elaine Matto

Staff Present: Richard Schultz, P&Z Administrator
Anthony Panico, P&Z Consultant
Karin Tuke, Recording Secretary

Tapes (1), correspondence and attachments are on file in the City/Town Clerk's Office and the Planning & Zoning Office and on the City of Shelton Website www.cityofshelton.org.

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Chair Parkins called the Special Meeting of the Shelton Planning & Zoning Commission to order at 7:05 p.m. with the Pledge of Allegiance and a roll call of members present. She stated that for first item on the agenda for Application #15-21, the Applicant has asked for a continuation of the hearing. She asked for a motion to continue the hearing to December 8th.

PUBLIC HEARING

APPLICATION #15-21: LONG HILL CROSS ROAD, LLC FOR MODIFICATION OF CONCEPTUAL PLANS, DETAILED DEVELOPMENT PLANS AND STATEMENT OF USES AND STANDARDS FOR PDD #69 (CLUSTER RESIDENTIAL DEVELOPMENT), LONG HILL CROSS ROAD (MAP 51, LOT 29) (CONTINUED FROM 11/10/15).

On a motion made by Anthony Pogoda seconded by Virginia Harger, it was unanimously voted to continue the public hearing for Application #15-21 on December 8, 2015.

OLD BUSINESS

APPLICATION #15-16: DOMINICK THOMAS ON BEHALF OF SAMMY ALANZ AND STEPHEN MIKLOS FOR SPECIAL EXCEPTION/SITE PLAN APPROVAL (RESTAURANT/BAR), 333 RIVER ROAD (MAP 80, LOTS 172, CA-2 ZONE) (PUBLIC HEARING CLOSED ON 10/27/15).

Chair Parkins stated that they held a public hearing on this application which closed on October 27th. After a Commission discussion they reached a consensus and directed Staff to prepare a resolution for this evening.

Mr. Panico indicated that he has provided a site plan for review on the table and would read the Draft Report Resolution for Application #15-21.

Mr. Panico stated that under the direction of the Commission, he sat down with Rick Schultz and put together what they felt were the various problems associated with the project and the concerns that the Commission had expressed. They wanted to get all of the facts on paper so if there is an appeal taken than the judge has a pretty good idea of what the Commission was thinking about when they took the action.

Chair Parkins clarified that Commissioner Elaine Matto is just joining the Commission this evening and asked her if she had familiarized herself with the meeting minutes and asked if she would abstain from any discussion or vote.

Comm. Matto responded yes.

Mr. Panico read the Draft Resolution prepared for Application #15-16.

***See attached P&Z Draft Report Resolution dated November 18, 2015 for Application #15-16 for Special Exception/Site Plan Approval (Restaurant with bar), 333 River Road (Map 80, Lot 172, CA-2 Zone).**

After completion of reading, Mr. Panico commented that he realized that he wanted to emphasize in the report that there are no sidewalks on River Road.

Comm. Pogoda responded that it was mentioned and he recalled hearing him include the lack of sidewalks at the beginning of the report.

Chair Parkins asked for a motion and a second to discuss the Draft Resolution. Comm. Pogoda motioned and Comm. Harger seconded to accept the resolution. Chair Parkins asked if there was any discussion before voting.

Comm. Harger indicated that she thought Mr. Panico summarized all of the concerns that they had as a Commission and did so very objectively. She stated that she would concur with the motion to deny this Application.

Comm. Pogoda agreed and felt that Tony hit the nail on the head in the resolution.

Comm. Tickey agreed and added that it was mentioned that there are no sidewalks on River Road.

After reviewing the document and with no further comments, Chair Parkins conducted a roll call vote.

At the end of the roll call vote, Mr. Panico indicated that at end of the document he would be stating that the Commissioners named in the roll call vote would be in favor of the resolution to deny so that there is no possibility of misinterpretation.

On a motion made by Anthony Pogoda seconded by Virginia Harger, it was roll call voted (4-1-0) to deny Application #15-16. Commissioner Elaine Matto abstained from voting.

ADJOURNMENT

Chair Parkins asked for a motion to adjourn.

On a motion made by Anthony Pogoda seconded by Jim Tickey, it was unanimously voted to adjourn the meeting at 7:22 p.m.

Respectfully Submitted,

Karin Tuke
P&Z Recording Secretary