

SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

SHELTON PLANNING AND ZONING COMMISSION SPECIAL MEETING  
JUNE 28, 2016 AT 7:00 P.M., SHELTON INTERMEDIATE SCHOOL  
AUDITORIUM, 675 CONSTITUTION BLVD. NORTH, SHELTON,  
CONNECTICUT

PZC Commissioners Present:

Chairman Ruth Parkins  
Vice-Chairman Anthony Pogoda  
Secretary Virginia Harger  
Jimmy Tickey  
Elaine Matto  
Frank Osak, Alternate, sitting for Thomas McGorty

Staff Present:

Richard Schultz, AICP, Planning and Zoning Administrator  
Anthony Panico, Consultant  
Jinny Evanski, Recording Secretary  
Pat Gargulo, Stenographer

*Ruth Parkins*

2017 FEB - 8 P 5:04

CITY OF SHELTON  
TOWN CLERK

- **A tape of the entire meeting is available for listening in the City/Town Clerk's Office.**

Chairman Parkins called the meeting to order at 7:00 p.m. with the Pledge of Allegiance and roll call of members present. Chairman Parkins indicated that Alternate Member Frank Osak will be sitting for Thomas McGorty.

Chairman Parkins stated that the special meeting tonight was held to continue the public hearing for application #16-8, Shelter Ridge.

Public Hearing

Steven Trinkus, PE, Southbury, CT representing SOS presented his report dated 6/28/16 for the record and resume.

Judy Tillman, 75 Mill street: opposed PDD zone change

Greg Tetro, 280 Buddington Road: opposed PDD zone change

Bradly Wells, representing property owner and supports PDD zone change

Skyler Wells: representing property owner and supports PDD zone change

Laure Lee, 266 Buddington Road: opposed PDD zone change

Colenn Lee, 286 Buddington Road: opposed PDD zone change.

Mary Merkle, Buddington Road: opposed PDD zone change

Bruce Bagley, 11 Trout Creek Road: opposed PDD zone change.  
Hilda Wilson, resident: opposed PDD zone change.

Mary Kovac, 85 Sorgum Road: opposed PDD zone change.

Kathleen Gosart, resident: opposed PDD zone change

Fred Musante, Myrtle Street: opposed PDD zone change.

Bill Dyer, 20 Beverly Lane: opposed PDD zone change.

**Motion**

Commissioner Virginia Harger moved, seconded by Commissioner Elaine Matto to accept extension on the public hearing completion for application #16-8 to 8/9/16 and unanimously approved.

Atty Thomas presented the speakers tonight including James Swift and Eric. The marketing people will be present at the next meeting. Plans will be revised to show the changes to the development.

James Swift then discussed the engineering report and indicated that the application complies with all PDD standards.

Eric Sanbel, Architect indicated that the applicant is working on revised drawings for the apartments and will present it at the 7/26/16 meeting.

**PZC Comments**

Commissioner Harger: marketing consultant is not hear correct?

Commissioner Osak questioned the fiscal study as not being accurate and complete

Commissioner Matto: questioned the financing of the project.

Commissioner Tickey: questioned the apartment design and upcoming marketing study

Commissioner Parkins questioned if there will be a comprehensive marketing study

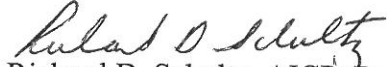
Commissioner Harger: what are the regulations pertaining to the gas and power lines?

Atty Thomas indicated that the applicant did not have any problem with restricting development phases.

ADJOURNMENT

On a motion made by Virginia Harger seconded by Jimmy Tickey it was unanimously voted to adjourn the meeting at 10:05 p.m.

Respectfully submitted

A handwritten signature in cursive script that reads "Richard D. Schultz".

Richard D. Schultz, AICP, Recording Secretary