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

- 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.

Attty 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?
Attty 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

[Signature]

Richard D. Schultz, AICP, Recording Secretary