

SHELTON PLANNING AND ZONING COMMISSION
JULY 12, 2016

The Shelton Planning and Zoning Commission held a regular meeting on Tuesday, July 12, 2016, Shelton City Hall, 54 Hill Street, Shelton, CT 06484 at 7:00 p.m.

Commissioners Present:

Chairperson Ruth Parkins
Commissioner Virginia Harger
Commissioner Anthony Pogoda
Commissioner Elaine Matto
Commissioner Jim Tickey
Commissioner Ned Miller – Alternate sitting in for
Commissioner Thomas McGorty (Absent)
Commissioner Frank Osak - Alternate

Staff Present:

Richard Schultz, Planning & Zoning Administrator
Anthony Panico, Planning & Zoning Consultant
Patricia Gargiulo, Court Stenographer
Virginia Evanski, Recording Secretary

Tapes (2), 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.

I. II. & III. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairman Parkins called the July 12th Regular Meeting of the Shelton Planning & Zoning Commission to order at 7:05 p.m. with the Pledge of Allegiance. She then noted that Commissioner Ned Miller would be acting as an alternate for Commissioner Thomas McGorty.

Chairman Parkins noted that there was a lot on the agenda and that after the Public Hearing the Commission may not get to NEW BUSINESS. She then advised that there were to be five (5) Public Hearings and that she would review the procedure once stating that the Applicant is to make their presentation to the Commission, the Commission will ask questions and when the Commission is done it will be open to the public and that the Commission asks that the comments be short. She then pointed out that there's a sign-up sheet and agendas.

IV. PUBLIC HEARING

A. APPLICATION #16-10, ANCO ENGINEERING, INC. FOR SPECIAL EXCEPTION APPROVAL (BUILDING ADDITIONS, PARKING EXPANSION AND RAIL TEST TRACK), 217 LONG HILL CROSS ROAD (MAP 51, LOTS 30), LIP DISTRICT.

Commission Secretary, Virginia Harger, read the call of the hearing.

JIM SWIFT – PROFESSIONAL ENGINEER & LANDSCAPE ARCHITECT

Mr. Swift indicated that he submitted the certificate of mailing as requested by staff. This is a 14.96 acre site that exists in a light industrial zone on Long Hill Cross Road. Mr. Swift spoke about the adjoining owners of the property the majority of which is owned by the City of Shelton, a few residential properties, vacant land and LIPs noting that the site is pretty isolated. He then went on to discuss the existing building consisting of 110,000 square feet, the use of the property, the changes being proposed and the

reasons for the changes noting on plans where said changes are to take place. Mr. Swift noted that they have already received approval from Zoning Board of Appeals due to setback lines for the paving and that they have already received approval from Inland/Wetland for the changes. Mr. Swift also discussed the landscape plans.

JOHN WICKO – ARCHITECT

Mr. Wicko informed the Commission that what they intend to do is add to the existing building and matching what is already there. He then walked the Commission through the additions proposed and the reasons for the additions.

DAN LESZCZYNSKI – PART OWNER

Mr. Leszczynski gave the Commission a background history of the business, what they provide, its growth and the reason they are looking to make the proposed changes to support their growing business.

Commissioner Osak asked if the owner could explain what will be going on with the rail test track that is proposed to be installed.

Mr. Leszczynski explained the current need to inspect railways and that their product provides such inspections. They build the product in their building and then need to test it on rails. He explained that they have been testing off site but their client asked that they install a rail track to test in house and that is what they are trying to do.

Chairman Parkins asked about the handicap parking as proposed on the plans as it appears odd to have handicap parking in the loading dock area.

Mr. Swift responded that it seemed logical to put handicap parking there as it provides handicap accessibility to various parts of the building, it's covered, there's already a door and it's already paved there.

Commissioner Harger questioned the parking that is being removed for the expansion.

Mr. Wicko noted that they are adding the parking back with the new parking area which will actually have more parking spaces than that which are being removed.

Commissioner Matto asked if there was anything out of the ordinary.

Mr. Schultz responded that it is a well maintained site.

Chairman Parkins asked about painting the building.

It was responded that they intend to power wash the existing building so that it will match the new addition to the building.

Chairman Parkins then asked if there was anyone in the audience that would like to speak.

Greg Tetro – 281 Buddington Road

Mr. Tetro indicated that he spoke with the owner who explained what they do. He went on to note he likes what he's learned, that it is light industrial that is expanding, and that there is still hope for light industrial in town.

Chairman Parkins asked if there was anyone else who wished to speak.

Motion to close the public hearing made by Anthony Pogoda second by Jim Tickey, motion carries.

Commission Secretary, Virginia Harger, noted that there were two (2) correspondences regarding Anco, City Engineer dated 7/12/2016 and Fire Marshal dated 7/12/2016, and read the letters.

Chairman Parkins then noted that she failed to note at the beginning of the hearing that Application 16-7, the 18 unit multi-family development listed as Item B under Old Business, the Commission will be accepting a withdrawal of the Application.

B. APPLICATION #16-11, DOMINICK THOMAS ON BEHALF OF SOUNDVIEW CROSSING, LLC FOR RE-SUBDIVISION APPROVAL (7 LOTS: SOUNDVIEW CROSSING PARCEL B), SOUNDVIEW AVENUE (MAP 126, LOTS 44, 45,46), R-1 DISTRICT.

Commission Secretary, Virginia Harger, read the call of the hearing and one (1) correspondence dated 7/12/2016 from the City Engineer.

ATTORNEY DOMINIC THOMAS

Attorney Thomas advised the Commission that he represents the applicant and gave a history of the approved subdivision and presented the revised plans for the re-subdivision approval. Attorney Thomas noted his confusion as to why the City Engineer indicated that there was no subdivision map as there was a record subdivision map submitted with the application packet and advised the Commission that the one given tonight is a revised map for the purpose of changing some language and relocating a detention basin. He noted that this matter has gone before the Conservation Commission and is scheduled to go before the Board of Aldermen in regards to his client obtaining a sewer easement from Summerfield which crosses a conservation easement. Attorney Thomas discussed the details of this process in what has taken place to date and what is to take place in the future.

Attorney Thomas was interrupted by a member of the Commission asking that he make reference to the revised plans, the dates, because the Commission didn't received the revised plans, what was posted in the Town Clerk, so that it is made a part of the record.

Attorney Thomas then noted that the only change is to the detention basin.

It was then noted that July 8th was the new plans.

Attorney Thomas then made one final point, as to the right of way, which was two (2) thirty (30) foot strips resulting in a sixty (60) foot right of way along the two (2) front lots going to a fifty (50) foot right of way to the cul-de-sac and on the agenda for the WPCA on July 13, 2016 to discuss any issues.

Commissioner Matto asked if it was city sewer.

Attorney Thomas advised that it is but it is a private line on the property so there will have to be an association established to maintain the sewer line. He then noted that there is an existing sewer line that services the adjacent Blakemen property.

JIM ROTONDO, GODFREY-HOFFMAN ASSOCIATES – LICENSED PROFESSIONAL ENGINEER

Mr. Rotondo started off pointing out that this is a seven (7) lot subdivision in a R-1 zone consisting of six (6) frontage lots. Lots two (2) through seven (7) have frontage with lot one (1) being a rear lot. He noted that the lots will come off a new road from Soundview Avenue and spoke as to the details of the proposed plans of the site including the proposed changes. Mr. Rotondo noted that he would be addressing the concerns of the Town Engineer, Robert Kulacz and that he gets copies of necessary documents.

Chairman Parkins asked about the sewer line being the responsibility of the property owners and not the Town and how the property owners will be aware and not be surprised to find out that it is their responsibility if something goes wrong.

Attorney Thomas advised that there will be a homeowner's agreement recorded on the land records as well as sewer easements and explained how it will be documented and will work.

Consultant Anthony Panico asked about the mechanics, and if there is a problem in the future, how it will be taken care of, who would the homeowner call and who's responsible for collecting the money from the other people.

Attorney Thomas responded that it would be the homeowner's and in the homeowner's agreement.

Chairman Parkins asked how would the homeowner know.

Attorney Thomas indicated it will be in both the easement and in the homeowner's agreement which will be recorded on the land records. He further noted that the agreement has not yet been drawn up but that it could be either paid into a fund periodically or on an as need basis.

Consultant Panico asked if it would be a structured management organization.

Attorney Thomas noted, homeowner's association.

Consultant Panico continued that they would call them and they will be responsible.

Chairman Parkins noted the concern of the City getting calls on there being a sewer problem and the homeowner indicating they had no knowledge that they would be responsible for paying for the problem.

Attorney Thomas responded that if that were to happen the homeowner should call their attorney.

Consultant Panico asked what else will the homeowner association be responsible for.

Attorney Thomas indicated that it is just the sewer.

Commissioner Harger asked about the three (3) existing homes on Soundview and the water runoff for those homes and their sewer lines.

Attorney Thomas advised that those homes have septic systems.

Commissioner Matto asked about the rear lot and the driveway going right up against the other property owner's.

Mr. Rotondo noted that there is an access way and the driveway will be within the access way and discussed the details of the driveway.

Commissioner Matto then asked about the open space.

Mr. Rotondo continued as to the details of the driveway, the original access way, the current proposed plans and the open space comparing the old plans and the new plans.

Attorney Thomas noted that the Conservation Commission has indicated that they want the areas marked and noted other requests of the Commission due to conservation easement.

Commissioner Harger asked if the driveway for lot 1 would ever enter on to Constitution Boulevard should it ever get extended.

Attorney Thomas stated it will always enter on to Whispering Pines.

Commissioner Matto asked about the road, Whispering Pines, as to who owns the road.

Attorney Thomas advised that the town owns the road, Whispering Pines is a town road.

Chairman Parkins asked if there were any more questions from the Commission and then asked if there was anyone in the audience that wanted to speak and directed them to sign the sign-up sheet.

Attorney Jeffrey Wasikowski – 612 Wheelers Farm Road, Milford, CT

Attorney Wasikowski indicated that he represents one of the neighboring properties, the Blakemans, and advised that they are looking for more clarification as to the sewer easement and the Blakeman's sewer easement.

Chairman Parkins advised that Attorney Thomas will be able to speak on this issue at the end of the public portion.

Wes Blakeman – 237 Soundview Avenue

Mr. Blakeman indicated that he is an abutting property owner and knows Mr. Darby. He advised that he and Mr. Darby have talked quite a bit and that he's looking for clarification about the sewer line. He then went into the history of the sewer line granted to him and wanted to know how someone can tie into his sewer line without his permission.

Chairman Parkins asked if there was anyone else who wanted to speak. She then asked Attorney Thomas to respond.

Attorney Thomas responded to Mr. Blakeman's concerns raised by Attorney Blakeman's attorney and himself as to the sewer easement.

Chairman Parkins asked if the response from Attorney Thomas answered his questions.

Mr. Blakeman responded that they will find out.

Chairman Parkins questioned if it would be out of their jurisdiction as it is a legal matter.

Consultant Anthony Panico noted that if there is an issue it is a legal one.

Motion to close the public hearing made by Anthony Pogoda second by Jim Tickey, motion carries.

C. PROPOSAL OF SPZC: AMENDMENTS OF SECTION 33, SECTION 5 AND SCHEDULE A: PERMITTED USES FOR GROUND MOUNTED SOLAR ENERGY SYSTEMS IN LIP DISTRICTS.

Commission Secretary, Virginia Harger, read the call of the hearing.

Administrator Richard Schultz noted that all Commissioners have a copy of the proposed text amendments and gave the Commission background as to ground mounted solar energy systems in a commercial zone beginning with Honeywell when they were seeking local approval. The Zoning Subcommittee then formulated the regulations. Mr. Schultz noted that he would go through each section and then the Commission can comment on it and then open it up to the public portion. Mr. Schultz asked the audience if any of them wished to have a copy of the regulation to follow along. Mr. Schultz then went through the proposed amendments.

The Commissioners then discussed with Mr. Schultz and Consultant Anthony Panico the regulations and the changes to the regulations. Once completed Chairman Ruth Parkins then opened the discussion up to the public.

Greg Tetro – 281 Buddington Road

Mr. Tetro informed the Commission that he is an electrician by trade for the past 40+ years and that he has installed systems on roofs. He voiced concern as to the affects of the systems coverage of land and green areas and the impacts on the fire departments. He is in favor of a small sign as to who to contact regarding the system but his biggest concern is with regard to the size of the system.

Tony Savino – Sound Solar Systems, Greenwich, CT & Altus Power America, Greenwich, CT

Mr. Savino informed the Commission what his companies do and his involvement in the installation of solar systems. He went into detail as to size of projects, fencing and signage.

Upon Mr. Savino's conclusion Administrator Richard Schultz interjected and advised Mr. Savino that normally the Commission closes and then at a subsequent hearing acts but noted that there are text amendments tonight and it is requested that the Commission close the hearing tonight and if the Commission acts on it tonight they act with possible further amendments as suggested by you (Mr. Savino) and the Commission and then there is the site plan, which is a special exception site plan, which you (Mr. Savino) would like the Commission to close and act upon that.

Mr. Savino agreed and thanked the Commission for recognizing that they have issues in tackling the solar project and appreciate the Commission. He went on to note that as they are under a tremendous time line and time constraints and recognize the Commission has a lot on their hands, but they are also hoping to present their site plan tonight for approval.

Mr. Schultz asked Mr. Savino if he liked the overall language with the minor tweaks suggested by the Commission would work.

Mr. Savino noted the only concern he had was with the megawatt issue but that they had designed their site plan to the proposed regulations.

Consultant Anthony Panico asked what Mr. Savino anticipated as a reasonable maximum for a medium facility.

Mr. Savino indicated that he believe that at 250 is where the Commission wants to be because once you get over 250 it gets difficult.

The Commission then discussed this issue.

Mr. Savino then discussed current, AC and DC, and the name plate capacity.

Chairman Parkins then noted that if the Commission can clarify the corrections to be made, and the Commission is comfortable, the hearing is to be closed but there needs to be clarity as to the changes so there's no confusion.

The Commission then discussed the changes.

Chairman Parkins then asked if there were anyone in the audience who wished to speak.

Mr. Niedermeier – Honey Cell, Inc.

Mr. Niedermeier wanted to note for the record that he is in favor of the regulation.

Chairman Parkins asked if there was anyone else who wanted to speak.

Motion to close the public hearing made by Anthony Pogoda second by Jim Tickey, motion carries.

D. PROPOSAL OF SPZC: AMENDMENTS OF SECTION 33 AND SCHEDULE A: PERMITTED USES FOR MIX USE DEVELOPMENTS IN CA-2 DISTRICTS.

Commission Secretary, Virginia Harger, already read the call of the hearing as it was combined with the call that was read for the proposal of SPZC: amendments of section 33, section 5 and schedule A: permitted uses for ground mounted solar energy systems in lip districts.

Administrator Richard Schultz noted that all Commissioners had a copy of the proposed text amendments and then gave the Commission a little background bringing the Commission's attention to the development on the corner of River Road and Laurel Heights Road for a multi-height commercial building in a commercial CA-2 district wherein the developer asked the Commission to consider a mix use which includes apartment units along with retail and commercial use. Mr. Schultz then noted as such the Commission directed the Zoning Subcommittee to formulate regulation, which is now before the Commission and the Commission scheduled the current hearing. Mr. Schultz then went through the proposed amendments reading the text amendments which was followed by comments by the Commission and then testimony from the public.

Chairman Parkins asked the audience if anyone wanted to speak and asked that they state their name and address for the record.

Mike Ballaro – 14 Boehm Circle

Mr. Ballaro advised the Commission that he was originally looking for more than two (2) units but did not realize how complicated it would be and therefore would be looking for only two (2) units.

Chairman Parkins ask if he was fine with the amendments as proposed and Mr. Ballaro indicated that he was.

Chairman Parkins then asked if there was anyone else in the audience that wished to speak.

Motion to close the public hearing made by Jim Tickey second by Virginia Harger, motion carries.

E. APPLICATION #16-13: FAR MILL, LLC FOR SPECIAL EXCEPTION APPROVAL (GROUND MOUNTED SOLAR PANELS), 600 BRIDGEPORT AVENUE (MAP 39, LOT 13), LIP DISTRICT

Commission Secretary, Virginia Harger, read the call of the hearing and one (1) correspondence dated 7/12/2016 from the City Engineer and one dated 7/7/2016 from the Fire Marshal.

TONY SAVINO – SOUND SOLAR SYSTEMS, GREENWICH, CT & ALTUS POWER AMERICA, GREENWICH, CT

Pointed out the differences in systems and what is planned on the site both ground and roof focusing on the ground mount units. He then walked the Commission through the proposed plans.

The Commissioners then asked questions as to the positioning of the panels, visibility of the panels, including screening and fencing issues, and construction of the panels.

Meeting was then opened to the public and Chairman Parkins asked if anyone in the audience that would like to comment on the proposal.

Greg Tetro – 281Buddington Road

Spoke in favor of the plan. The Commission spoke with Mr. Tetro about the differences in commercial use vs. residential use and what is allowed and what is not allowed as well as what is being considered to be allowable in the future and the reasons for the differences.

Motion to close the public hearing made by Virginia Harger second by Anthony Pogoda, motion carries.

V. OLD BUSINESS

A. APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

1. 0753 – Scott Mason, 27 Reiner Drive in-law

Mr. Schultz advised the Commission that Mr. Mason met with staff to address the concerns of the Commission for the proposed revision.

SCOTT MASON – PART OWNER

Mr. Mason discussed the differences he made in the revised plans, walking the Commission through the changes.

The Commission discussed the changes between themselves while viewing the plans.

Mr. Mason assisted in the Commission understanding the plans and the limitations imposed due to the existing natural condition of the property and its layout while trying to maintain the look of the structure.

Motion to approve Application 0753 made by Jim Tickey seconded by Elaine Matto, motion carries.

2. 0761 – Danilo Mandu, 55 Bridgeport Avenue business

Motion to approve Application 0761 with the condition of no storage of vehicles made by Virginia Harger seconded by Elaine Matto, motion carries.

3. 0767 – R. D. Scinto, 4 Corporate Dr. business

Mr. Schultz indicated that there were two (2) new applications.

Chairman Parkins suggested that both 0767 and 0766 be done together and Mr. Schultz agreed.

4. 0766 – R. D. Scinto, 4 Corporate Dr. business

Motion to approve Application 0767 & Application 0766 made by Anthony Pogoda seconded by Jim Tickey, motion carries.

5. 0744 – Ed Hyland, 84 Platt Rd. business

Motion to approve Application 0744 made by Virginia Harger seconded by Anthony Pogoda, motion carries.

6. 0727 – T. Biryuleva, 9 Huntington St., Unit 7 sign

Motion to approve Application 0727 made by Jim Tickey seconded by Virginia Harger, motion carries.

7. 0784 – Archer Signs, 702 Bpt. Ave. sign

Motion to approve Application 0784 made by Jim Tickey seconded by Virginia Harger, motion carries.

8. 0774 – Consumers Petroleum of CT, Inc., 18 Old Stratford Rd. ext. ice bunker

The Commission deliberated about the location and concerns surrounding the site.

Motion to deny Application 0774 made by Virginia Harger seconded by Anthony Pogoda, motion carries.

9. 0757 – All Star Petro Marts, 18 Old Stratford Rd. portable propane dispenser

TOM HAGELE – PARACO GAS, STRATFORD, CT

Mr. Hagele spoke to the Commission about the proposed locations for the dispenser and why the sites were chosen. There was then a discussion with the Commission concerning the locations and about possible locations on the property which would alleviate such concerns raised by the Commission.

Motion to deny Application 0757 made by Jim Tickey seconded by Ned Miller, it was voted 5 to 1. Virginia Harger was against the denial. Motion carries.

10. 0726 – Primer America Realty, Inc., 8 Algonkin Rd. business

SAM FISCHEL, PRESIDENT – PRIMER AMERICA REALTY CORP.

Mr. Fischel advised the Commission that he is a partial owner of the property and discussed with the Commission the history of the property, its current state and desired use.

The Commission discussed amongst themselves the prior use of the property, the zoning, and desired use of the property while recognizing the needs of the property owners and the use of the property.

Mr. Fischel then explained what his company does and how they will be using the property.

Motion to approve Application 0726 provided it is non-customer service oriented made by Virginia Harger seconded by Jim Tickey, motion carries.

(10:00 pm Frank Osak excused himself from the meeting.)

11. 585 – Splash, 376 Bridgeport Ave. business

A representative of Splash spoke to the Commission as to their proposals for automated pay stations and installation of additional vacuum stations. Photos were presented showing similarly installed units and a proposed layout of the changes. Representative also pointed out how the changes will help with the overall function of the facility while providing a desired service.

Commission asked that the vacuums be tabled for now.

There was then discussion as to how long it would take to put in the pay stations as they had not yet been ordered due to approval by Commission needed first.

Motion to approve Application 585 as to Pay Stations Only – No Vacuums made by Anthony Pogoda second by Jim Tickey, motion carries.

(10:20 pm Anthony Pogoda excused himself from the meeting.)

12. 0783 – Mattress Firm, 702 Bpt. Ave., Suite 102 business

Motion to approve Application 0783 made by Elaine Matto second by Virginia Harger, motion carries.

B. Application #16-7, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (18 unit multi-family development), 405 Long Hill Avenue (Map 78, Lot 5), R-1 District (public hearing closed on 5/10/16)

A letter of withdrawal was submitted to the Commission by the applicant.

Motion to accept the letter of withdrawal submitted as to Application #16-7 made by Virginia Harger second by Jim Tickey, motion carries.

C. Application #16-9, R.D. Scinto, Inc. for Initial Development Concept Plan and PDD Zone Change Approval (three new commercial buildings), 100 Commerce Drive (Map 39, Lot 1), IA-3 District (public hearing closed 6/22/16)

Commissioner Harger raised concern as to site lines.

Anthony Panico noted that site lines are better with the new plans as opposed to the conditions how existing.

Commissioner Harger then asked about putting in a new lane.

Discussions took place among the Commissioners. It was noted that DOT would have the final say.

Commissioner Ticky spoke of the sidewalks.

Discussions took place among the Commissioners regarding sidewalks on the site as well as concerns about the traffic lights and flow of traffic around the site and traffic in and out of the site as proposed. Signage for the businesses was discussed.

Chairman Parkins then indicated that staff will be directed to draw up a favorable resolution.

It was then noted that there would be no motions as it was conceptual.

D. Proposal of SPZC: amendments of Section 33, Section 5 and Schedule A: Permitted Uses for Ground Mounted Solar Energy Systems in LIP Districts

Mr. Schultz read a draft dated 7/12/2016 outlining the Commissions findings.

It was noted by Anthony Panico that it appeared the draft did not include the necessary adjustments to the amendments proposed which resulted during discussion of the proposed amendments.

Mr. Schultz indicated that he had made reference to the changes but did not list the changes in the draft but can add them if necessary to the final resolution.

Mr. Schultz was then asked where he would be adding the changes to which he responded to the area where the text would be added.

Commissioner Harger then asked about the reference to multiple businesses in the beginning of the draft resolution.

Mr. Schultz indicated that is because there are multiple businesses that which to also have ground mounted solar systems. He went on to note that these interested businesses will be starting with roof mounted systems and later ground mounted systems.

Anthony Panico noted that two (2) of the modifications that were important was with the size limitation and signage modification.

Mr. Schultz expressed that those modifications were all noted in the public hearing.

Mr. Panico indicated that he thought it was better if included here. The Commission then noted the changes indicating where they were taking place.

Mr. Panico went on to note that he wanted to make sure the two (2) items (size limitations and signage) were included during the reading of the resolution.

Motion to accept Proposal of SPZC: Amendments of Section 33, Section 5 and Schedule A: Permitted Uses for Ground Mounted Solar Energy Systems in LIP Districts made by Elaine Matto second by Virginia Harger, motion carries. Chairman Parkins then took roll call.

E. Proposal of SPZC: amendments of Section 33 and Schedule A: Permitted Uses for Mix Use Developments in CA-2 Districts

Mr. Schultz indicated that he had not had enough time to draft a resolution of this proposed amendment as he concentrated on the one before.

Motion to table Proposal of SPZC: Amendments of Section 33 and Section A: Permitted Uses for Mix Use Developments in CA-2 Districts made by Jim Tickey second by Virginia Harger, motion carries.

F. Application #16-13: Far Mill, LLC for Special Exception Approval (ground mounted solar panels), 600 Bridgeport Avenue (Map 39, Lot 13), LIP District

Mr. Schultz indicated that he had prepared a Motion and then shared same with the Commission. Mr. Schultz noted that he put that a bond be required and wanted to know if the Commission needed a bond.

The Commission indicated it did not need a bond for the special exception.

Once Mr. Schultz had completed reading the proposed Motion, Chairman Parkins asked as to when the new regulations would take affect.

Mr. Schultz noted that it will be Friday the 22nd and therefore the Motion will need to be subject to the date the new regulations take effect.

Mr. Panico interjected with language that is to be included in the final Motion.

Chairman Parkins then noted some clarifying language to Mr. Schultz.

Motion to accept Application 16-13 with special exception by Richard Schultz made by Virginia Harger second by Elaine Matto, motion carries.

VI. NEW BUSINESS

A. Application #16-14, Jim Blakeman Const. Co. for Initial Development Concept Plan and PDD Zone Change Approval (36 Multi-family units), 309 Old Bridgeport Avenue (Map 91, Lot 15), RB District: accept and schedule public hearing

Motion to accept and schedule a public hearing on 8/24/2016 on Application #16-14 made by Virginia Harger second by Jim Tickey, motion carries.

B. Application #16-16, Ronic Enterprises, Inc. for Modification of Special Exception Approval and Re-subdivision Approval (Summerfield Farms – CRD Subdivision: change private open space area into 2 lots), Independence Drive (Map 14, Lot 53), R-1 District: accept and schedule public hearing

Motion to accept and schedule a public hearing on 9/28/2016 on Application #16-16 made by Virginia Harger, second by Jim Tickey, motion carries.

C. Application #16-17, Elaine and Robert Hinman for Subdivision Approval (1 lot), 247 Grove Street, (Map 98D, Lot 59), R-3 District: accept, review and possible action

Motion to accept for review Application #16-17 made by Virginia Harger second by Jim Tickey, motion carries.

D. Application #16-18, Stephen Zuber for Subdivision Approval (2 lots), 2 Federal Road (Map 44, Lot 96), R-1 District: accept, review and possible action

Motion to accept for review Application #16-18 made by Virginia Harger, second by Jim Tickey, motion carries.

E. Application #16-19, Beachbrook Realty Corp. for Modification of Site Plan Approval (building expansion), 30 Forest Parkway (Map 63, Lot 30), LIP District: accept, review and possible action

Motion to accept for review Application #16-19 made by Jim Tickey, second by Virginia Harger, motion carries.

F. Application #16-20, Long Hill Cross Road, LLC for Modification of Basic Development Plans and Detailed Development Plans for PDD #69 (three detached single family dwellings), 241 and 245 Long Hill Cross Road (Map 51, Lots 25 and 29): accept and schedule public hearing

Motion to accept and schedule a public hearing on 9/28/2016 on Application #16-20 subject to securing authorization letter of the extension made by Virginia Harger, second by Elaine Matto motion carries.

VII. PUBLIC PORTION

Chairman Parkins asked if there was anyone wishing to address the Commission on any items not on the agenda. There was no one.

VIII. OTHER BUSINESS

A. Approval of Minutes: 4/27/2016 and 5/10/2016

Motion to table the approval of minutes 4/27/2016 & 5/10/2016 made by Virginia Harger second by Jim Tickey, motion carries.

B. Payment of Bills

Motion to pay the bills, if exist, made by Jim Tickey, second by Virginia Harger, motion carries.

C. Staff Report

Mr. Schultz indicated that there was a copy of his report provided to the Commissioners.

D. Comments from Chairman and Subcommittee Chairs

NONE

IX. ADJOURNMENT

Motion to adjourn the meeting at 11:00 pm made by Jim Tickey seconded by Elaine Matto, motion carries.

Respectfully submitted,

Virginia Evanski
Planning & Zoning Recording Secretary