

SHELTON PLANNING AND ZONING COMMISSION
MINUTES

SHELTON PLANNING AND ZONING COMMISSION SPECIAL MEETING
SEPTEMBER 7, 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
Ned Miller, Alternate, sitting for Thomas McGorty
Frank Osak, Alternate, sitting for Elaine Matto

Staff Present:

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

Virginia Harger

2017 FEB - 8 P 5:03

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 Elaine Matto and Alternate member Ned Miller 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. The Chairman also went over the rules and procedures for conducting a public hearing

Public Hearing

Secretary Harger read letter from the Conservation Commission and from resident McGovern opposing the PDD zone change.

Consultant Panico read memo to the Commission recommending the continuation of the public hearing for the completion of the Traffic Peer Report.

Chairman Parkins suggested continuing the public hearing to 9/21/16.

Motion

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to accept the extension and continue the public hearing to 9/21/16 on application 16-08 with the understanding that the public comments will be limited to the Traffic Peer Report.

Matt Felton, President of Data Story presented the marketing study for the project. Discussed national retailers, life styles and population expectations. Concluded that the proposed retailers seem to meet your city/s profile projection.

PZC Comments

Commissioner Harger asked to clarify if the data is updated

Commissioner Tickey asked to clarify the retail need projection.

Chairman Parkins questioned why certain retailers do not find this market attractive?

Commissioner Miller questioned if on-line buying is changing the market?

Att Thomas indicated that tenants have contacted him and his client. This is not a project that can be built on speculation.

Commissioner Harger commented on the future traffic improvements for Bpt. Ave.

Commissioner Miller questioned if the apartment building can be shifted closer to Bpt. Avenue.

Mr Swift said that would be difficult.

Commissioner Osak questioned if the project would be feasible without the residential component?

Atty Thomas said no.

Commissioner Tickey asked how the aging population affects the data presented tonight.

Public Portion

Regis Dognin, Long Hill Avenue: opposed PDD zone change.

Jane Gerard, 11 hermitage Condo's: opposed PDD zone change

Greg Tetro, 281 Buddington Road: opposed PDD zone change, revised plans unacceptable.

Caitland Agusta, 91 Mill Street: opposed PDD zone change.

Andrea Cantour, resident: opposed PDD zone change.

Maureen Madgan, resident: opposed PDD zone change.

Ron Pavelicach, Aspetuck Village, can the developer assure the city that the city will get good tenants.

Closing Remarks

Atty. Thomas reminded the audience to have the city buy the property. Project will be successful because there is a strong market as stated for the record.

Matt Popp clarified his appeal of the Greenwich Town school approval near his home.

ADJOURNMENT

On a motion made by Virginia Harger seconded by Jimmy Tickey it was unanimously voted to adjourn the meeting at 9:20 p.m.

Respectfully submitted


Richard D. Schultz, AICP, Recording Secretary