

CITY OF SHELTON
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SHELTON PLANNING AND ZONING COMMISSION
MINUTES

**SHELTON PLANNING AND ZONING COMMISSION MEETING NOVEMBER
9, 2016 AT 7:00 P.M, CITY HALL, ROOM 303, 54 HILL STREET, SHELTON,
CONNECTICUT**

PZC Commissioners Present:

Chairman Ruth Parkins (arrived at 8pm)
Vice-Chairman Anthony Pogoda (Acting Chairman until 8pm)
Secretary Virginia Harger
Jimmy Tickey
Elaine Matto
Charles Kelly
Ned Miller, Alternate

Also Present:

Mayor Mark Lauretti, Ex Officio
Thomas Dingle, Assistant Planning and Zoning Administrator/ZEO
Anthony Panico, Consultant (via phone)

Chairman Ruth Parkins called the meeting to order at 7pm, read roll call and then the Pledge of Allegiance.

IV. Old Business

A. Applications for Certificate of Zoning Compliance

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0901.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #6262.

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to approve Application for Certificate of Zoning Compliance #0905.

On a motion made by Jimmy Tickey, seconded by Anthony Pogoda it was unanimously voted to table action on Application for Certificate of Zoning Compliance #0925.

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to approve Application #0786.

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to approve Application for Certificate of Zoning Compliance #0922.

On a motion made by Jimmy Tickey, seconded by Anthony Pogoda it was unanimously voted to approve Application for Certificate of Zoning Compliance #0789.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #0916.

On a motion made by Virginia Harger, seconded by Ned miller it was unanimously voted to approve Application for Certificate of Zoning Compliance #0847.

B. Application #16-12: Philken Hotels Shelton

On a motion made by Ned Miller seconded by Virginia Harger it was unanimously voted to approve with conditions for Application #16-12, Glo Hotel and restaurant Resubdivision.

C. Application #16-20: Long Hill Cross Road, LLC

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to accept the withdrawal of Application #16-20. Modification of PDD #69.

D. Application #16-14: Jim Blakeman Constr. Co.

The Commission and Staff discuss the pending PDD zone change and decided to limit the number of apartments to no more than 28 units. The commission directed Staff to prepare a favorable resolution with the noted limit.

E. Application #16-8: Shelter Ridge PDD Zone Change

The Commission and Staff had their first discussion of the project since the public hearing closed on 9/21/16. Discussion included land use related issues, internal traffic flow and neighborhood impacts.

The Commission directed Staff to obtain an extension on the statutory review period from the applicant for the next meeting.

V. New Business

A. Application #16-31: Little Chopstick

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to accept and schedule public on 12/13/16 for Application #16-31, Little Chopstick.

B. Application #16-32: Countryside Vet. Hospital

On a motion made by Anthony Pogoda, seconded by Virginia Harge it was unanimously voted to accept for review for Application #16-32, Country Vet Hospital.

C. Application #16-33: Paula Anthony Resubdivision

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to accept and schedule public hearing on 12/13/16 for Application #16-33, Paula Anthony Resubdivision.

D. Application #16-34: Shelter Development, LLC and Hawks ridge of Shelton, LLC

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to accept and schedule public hearing on 1/25/17 for Application #16-34, PDD Zone Change.

VI Public Portion

None

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to close the public portion.

VII Other Business

All matters were tabled.

On a motion made by Anthony Pagoda, seconded by Virginia Harger it was unanimously voted to adjourn the meeting at 9:50 p.m.

Respectfully submitted

Thomas Dingle
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Recording Secretary