SHELTON PLANNING AND ZONING COMMISSION MEETING DECEMBER 13, 2016 AT 6:00 P.M. AND 7:00 P.M., CITY HALL, STAFF LOUNGE ROOM AND AUDITORIUM, 54 HILL STREET, SHELTON, CONNECTICUT

PZC Commissioners Present:
Chairman Ruth Parkins
Vice-Chairman Anthony Pogoda
Secretary Virginia Harger
Jimmy Tickey (arrived at 6:10 pm)
Elaine Matto
Charles Kelly
Frank Osak, Alternate (via phone for 6pm portion only))

Also Present:
Richard Schultz, AICP, Planning and Zoning Administrator
Anthony Panico, Consultant (via phone)

6pm: POCD Updated Work Session

Staff distributed Draft POCD Update dated December, 2016. The full Commission discussed the document and directed Staff to add the mapping components to the Plan for the next meeting. The Commission also directed Staff to make the required referrals in order to comply with the proposed 2/22/17 public hearing.

On a motion made by Charles Kelly seconded by Jimmy Tickey, it was unanimously voted to recess the POCD Update work session meeting at 6:55 pm and move to the auditorium.

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to reconvene the meeting at 7 pm in the Auditorium.

Chairman Ruth Parkins called the regular portion of the meeting to order at 7pm, took the roll call and The Pledge of Allegiance.
V. Public Hearings: 7pm

A. Application #16-31: Little Chopstick

Secretary Harger read the call of the hearing and correspondences.

The applicant discussed the proposed take-out Chinese restaurant including hours of operation, signage and parking.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to close the public hearing on Application #16-31.

B. Application #16-33: Paula Anthony Resubdivision

The applicant presented her two lot subdivision and discussed her plans for the conversion of or the demolition of the barn for a new home.

Chairman Tom Harinson of the Conservation Commission requested the protection of the stonewall and to have the driveway use the private driveway to Sinsabaugh Heights.

On a motion made by Jimmy Tickey, seconded by Anthony Pogoda it was unanimously voted to continue the public hearing to 1/10/17 on Application #16-33.

VI. 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 #0788.

On a motion made by Anthony Pogoda, seconded by Virginia harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0790.

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to approve Application for Certificate of Zoning Compliance #0957.

On a motion made by Jimmy Tickey, seconded by Anthony Pogoda it was unanimously voted to approve Application for Certificate of Zoning Compliance #0943.

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to approve Application #0946.

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to approve Application for Certificate of Zoning Compliance #0949.

On a motion made by Jimmy Tickey, seconded by Anthony Pogoda it was unanimously voted to approve Application for Certificate of Zoning Compliance #0939.
On a motion made by Anthony Pagoda seconded by Jimmy Tickey, it was unanimously voted to approve Application for Certificate of Zoning Compliance #0695.

**B. Application #16-8: Shelter Ridge Zone Change**

On a motion made by Anthony Pogoda seconded by Jimmy Tickey it was unanimously voted to accept the extension for Application #16-8.

**C. Application #16-28: Beacon Point Marina**

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to accept the extension for Application #16-28.

**D. Application #16-29: Wells PDD Zone Change**

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to accept the extension for Application #16-29.

**E. Application #16-14: Jim Blakeman PDD Zone Change**

The Commission read the Draft Resolution on the adoption of the PDD Zone Change for the 28 unit apartment complex at 309 Old Bridgeport Avenue.

On a motion made by Virginia Harger, seconded by Elaine Matto it was voted 4 to 1 to 1 to approve Application #16-14 with conditions.

**F. Application #16-32: Countryside Vet. Hospital**

Staff read reports and recommended approval of parking expansion.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve Application #16-32 with conditions.

**G. Application #16-31: Little Chopstick**

On a motion made by Anthony Pogoda, seconded by Elaine Matto it was unanimously voted to approve Application #16-31 with conditions.

**H. Application #16-33: Paula Anthony Resubdivision**

The discussion was tabled.

**I. Application #16-8: Shelter Ridge PDD Zone Change**
The Commission and Staff continued discussion on the proposed zone change including traffic, land use and site design.

VII New Business

   A. Application #16-35: 19 Forest Parkway

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to accept for review on Application #16-35.

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to approved Application #16-35 with conditions.

VIII Public Portion

None

IX Other Business

   B. 8-24 Referral

On a motion made by Anthony Pagoda, seconded by Jimmy Tickey it was unanimously voted to recommend favorable on the 8-24 Referral for the extension of public water on Birdseye Road.

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

Respectfully submitted

[Signature]

Richard D. Schultz, AICP
Recording Secretary
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

SHELTON PLANNING AND ZONING COMMISSION MEETING NOVEMBER
16, 2016 AT 7:00 P.M., SHELTON CITY HALL AUDITORIUM, 54 HILL
STREET, SHELTON, CONNECTICUT

PZC Commissioners Present:
    Chairman Ruth Parkins
    Vice-Chairman Anthony Pogoda
    Secretary Virginia Harger
    Elaine Matto
    Jimmy Tickey
    Charles Kelly

Also Present:
    Richard Schultz, AICP, Planning and Zoning Administrator
    Anthony Panico, Consultant
    Virginia Evanoski, Recording Secretary
    Pat Gargiulo, Court Stenographer

Chairman Ruth Parkins called the meeting to order at 7pm, took roll call and The pledge
of Allegiance.

I Public Hearings

    A. Application #16-23: Montenaro PDD Zone Change

Secretary Harger read the legal notice and correspondences.

Mario Panicia representing the applicant discuss the PDD zone change proposal.

On a motion made by Anthony Pogoda seconded by Jimmy Tickey, it was unanimously
voted to close the public hearing on Application 16-23.

    B. Application #16-28: Ricar, LLC and Mianus Holding, LLC Modification to PDD
    #24

On a motion made by Virginia Harger seconded by Charles Kelly it was unanimously
voted to continue the public hearing to 1/10/2017 on application 16-28.
V. Other Business

On a motion made by Jimmy Tickey seconded by Elaine Matto it was unanimously voted to approve the 2017 meeting schedules.

VI Adjournment

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to adjourn the meeting at 9:45 p.m.

Respectfully submitted

[Signature]
Richard D. Schultz, AICP
Recording Secretary
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 Harger 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
Recording Secretary
SHELTON PLANNING AND ZONING COMMISSION MEETING OCTOBER 11, 2016 AT 7:00 P.M., CITY HALL, ROOM 303, 54 HILL STREET, SHELTON, CONNECTICUT

PZC Commissioners Present:
   Chairman Ruth Parkins
   Vice-Chairman Anthony Pogoda
   Secretary Virginia Harger
   Jimmy Tickey (arrived at 6:10 pm)
   Elaine Matto
   Ned Miller, Alternate

Also Present:
   Richard Schultz, AICP Planning and Zoning Administrator/ZEO
   Anthony Panico, Consultant (via phone)

Chairman Ruth Parkins called the meeting to order at 7:02 pm, took roll call and The Pledge of Allegiance.

IV Old Business

Applications for Certificate of Zoning Compliaence

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0874.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0891.

On a motion made by Anthony Pogoda, seconded by Jimmy Tickey it was unanimously voted to approve Application for Certificate of Zoning Compliance #0883.

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 #0901.
On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to cancel the public hearing for Application #16-25, Bridge Street Commons.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to approve the fifth floor and parking expansion for Application #16-25, Bridge Street Commons.

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

The Commission and Staff continued discussion on the proposed development and directed Staff to place this item on the next agenda for further discussion.

V. New Business

A. Application #16-30: The Market Place: Modification of Site Plan for PDD #70

The Commission and Staff discussed the proposed changes including entrance drive, outdoor patio/cooler and re-establish drive-thru.

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to accept for review and approve Application #16-30, Modifications to The Market Place.

VI Public Portion

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

VII Other Business

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to approve 6/14/16 and 6/22/16 minutes.

VIII Adjournment

On a motion made by Anthony Pagoda, seconded by Virginia Harger it was unanimously voted to adjourn the meeting at 9:10 p.m.

Respectfully submitted

Richard Schultz
Recording Secretary
SHELTON PLANNING AND ZONING COMMISSION SPECIAL MEETING
SEPTEMBER 28, 2016 AT 7:00 P.M. CITY HALL, AUDITORIUM, 54 HILL STREET, 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)

Also Present:
Richard Schultz, AICP, Planning and Zoning Administrator
Anthony Panico, Consultant
Pat Gargulo, Stenographer

Chairman Ruth Parkins called the meeting to order at 7:02 pm, took roll call and The Pledge of Allegiance

I. Public Hearings

A. Application #16-20: Modification of PDD #69: Long Hill Cross Road

Secretary Harger read call of hearing and correspondences.

Mike Salecme. Applicant presented his three dwelling proposal and discussed the development in detail.

On a motion made by Virginia Harger, seconded by Jimmy Tickey it was unanimously voted to close the public hearing on Application #16-20, Modification of PDD #69.

B. Application 16-16: Ronic Enterprises: Resubdivision and Modification of Special Exception

Secretary Harger read call of hearing and read correspondences.
Al Shepard, representing the applicant discussed the two lot reusdivision and the need to clean the property per the review of DEEP.

On a motion made by Virginia Harger, seconded by Anthony Pogoda it was unanimously voted to close the public hearing on Application #16-16, Modification of Special Exception and Resubdivision.

C. Application #16-14: Blakeman PDD Zone Change: Old Bridgeport Avenue

Secretary Harger read call of hearing and correspondences.

James Swift and Pat Rose, representing the applicant, discuss the proposed 36 unit multi-family proposal at 309 Old Bridgeport Avenue.

The Commission and Staff asked various questions regarding layout, parking and circulation issues.

On a motion made by Anthony Pogoda, seconded by Virginia Harger it was unanimously voted to close the public hearing on Application #16-14, PDD Zone Change.

V Adjournment

On a motion made by Anthony Pogoda, seconded by Elaine Matto it was unanimously voted to adjourn the meeting at 9:30 p.m.

Respectfully submitted

[Signature]
Richard D. Schultz, AICP
Recording Secretary
SHELTON PLANNING AND ZONING COMMISSION

MINUTES

SHELTON PLANNING AND ZONING COMMISSION MEETING SEPTEMBER 21, 2016 AT 7:00 P.M. AUDITORIUM, 54 HILL STREET, SHELTON, CT

PZC Commissioners Present:
- Chairman Ruth Parkins
- Vice-Chairman Anthony Pogoda
- Jimmy Tickey
- Elaine Matto
- Frank Osak, Alternate (sitting for Virginia Harger)

Staff Present:
- Richard Schultz, AICP, Planning and Zoning Administrator
- Anthony Panico, Consultant
- 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 7:03 p.m. with the Pledge of Allegiance and roll call of members present.

Public Hearing

Application #16-8: Shelter Ridge PDD Zone Change

Chairman Harger read two letters of opposition into the record

Staff then distributed the traffic Peer review dated 9/20/16 to the Commission and public.

Davis Sullivan, P.E. consultant hired by the commission then discuss the entire report including his discussion with the applicants traffic engineer.

The Commission and Staff then had a lengthy discussion on the report and had questions for Mr. Sullivan.

Public Portion

Ron Pavelick spoke in support of the project and the traffic issues

John Papina traffic is a major problem

Greg Tetro concerned with project and the report does not include other upcoming projects

Tom Harbinson advised that Commission of existing city traffic issues
Nick Puggero advised the Commission of traffic problems

Christine Flannery opposes PDD and the development

Regis Dognin lets protect our scenic road and the proposed connection to Buddington Road

Keven Solli, P.E. applicants engineer clarified several comments and remarks discussed tonight.

A motion was made was made by Anthony Pogoda to close the public hearing for Application #16-8, seconded by Frank Osak it was unanimously voted

Adjournment

A motion was made by Anthony Pogoda to adjourn the meeting at 8:45 pm, seconded by Jimmy Tickey.

Respectfully submitted,

Richard Schultz
Recording Secretary