

SHELTON PLANNING AND ZONING COMMISSION MEETING MINUTES

**SHELTON PLANNING AND ZONING COMMISSION REGULAR MEETING HELD TUESDAY,
APRIL 10, 2018, AT 7:00 PM. CITY HALL AUDITORIUM, 54 HILL STREET, SHELTON, CT 06484**

PZC Commissioners Present:

Virginia Harger, Chairman
Anthony Pogoda, Vice-Chairman, absent
Elaine Matto, Secretary
Jimmy Tickey
Charles Kelly
Mark Widomski

Also Present: Richard Schultz, AICP, Planning and Zoning Administrator
Anthony Panico, Consultant, (phone conference)
Sandra Wasilewski, Recording Secretary

Tapes, correspondences, and attachments are on file in the City/Town Clerk's office and the Planning and Zoning Office and minutes are available on the City of Shelton Website www.cityofshelton.org(tapes on file)

I. Call to Order

Chairman Harger called the meeting to order at 7:00 PM.

II. Pledge of Allegiance

III. Roll Call

Chairman Harger identified members present.

Comm. Harger: Before we get started, the numbering for Applications for Certificate of Zoning Compliance, we need to fix. If you go down to #16, if you look carefully, it repeats some numbering.

Richard Schultz: After #17, it should be #18, #19, #20 and #21.

Comm. Harger: So if you could fix that on your agendas. That's part 1.

Part II is same applicant is here for #'s 3 and 19, so we are going to move #19 up to the top so the two separate applications will be together; heard separately, but will be back to back.

IV. Applications for Certificate of Zoning Compliance

1. Application #2432 – Archer Signs, 100 Commerce Dr. for sign

Brian Bashir: Good evening, Brian Bashur with Archer Signs.

Richard Schultz: This is the 100 Commerce Drive complex and you have two sign proposals; one for the ground and one for the wall that represents the #100 is that correct?

Brian: 110 and there's the six tenant signs.

Comm. Harger: The names of the business is, Just For Position and this is on Commerce Drive or Bridgeport Avenue?

Brian: Bridgeport Avenue.

Comm. Harger: So this is facing the building up the hill on the left; this would be the new driveway entrance.

Brian: There's a site plan somewhere in there with the approximate location of the sign.

Richard Schultz: I thought that sign was going to represent 100? That's for an occupant, 110? We refer to that site as 100.

Brian: He told me it was 110.

Comm. Kelly: There's no address on this.

Comm. Harger: Yeah, there's some things we have to take care of. You have the street number represented on the sign. On the top, we want it clearly visible.

Brian: Well, what about the base; that's where I was planning on putting it. The signs going to be 30' from grade level so it's going to be pretty high.

Comm. Widomski: For emergency services, it's easier to spot the sign when the numbers are up high.

Brian: It's going to look bad.

Comm. Kelly: Just bring them all down. If it's 30' up in the air, you're going to see them all.

Comm. Harger: The top row.

Comm. Widomski: Where Bed Bath & Beyond is, make that the address.

Brian: We lose two tenant spaces by doing that.

Comm. Kelly: You either do it on the top or you do it that way.

Richard Schultz: What is the total number of tenants you have on that sign, Jimmy?

Jimmy: Fourteen.

Comm. Harger: And there are fourteen?

Richard Schultz: Not now but there will be. Commission may approve Starbucks.

Comm. Harger: Did we approve a specific number of tenants?

Richard Schultz: No.

Comm. Harger: So there could be somebody that comes and takes more storefront? So if we have unanswered questions, the only thing we can do is act on it as we see fit and table it to our next meeting.

Richard Schultz: Tony Panico, our regulations for PDD's tried to hold the number at six. Remember we had that discussion four years ago?

Tony Panico: Yes.

Richard Schultz: So that's been the policy of the Commission.

Tony Panico: With too many, it's going to look like a menu sign.

Richard Schultz: You did it for Big Y, so that's your call.

Comm. Matto: I think it's more important about the address.

Richard Schultz: The issue as the City of Shelton always referred to the site where Tetley Tea was – 100 Commerce Drive.

Brian: Well, the number that goes on it, if that's what you want it to be but I think the address is 110 Bridgeport Avenue; that's what I'm told.

Richard Schultz: The City Engineering Department officially – I didn't pick that up; I didn't put two and two together.

Tony Panico: At one time, this was the only driveway.

Comm. Harger: Right. Now this is a new driveway. The City Engineer chose to identify this as -.

Richard Schultz: We always identified it as 100. If the range or different number is provided, the Engineering Department has to approve that.

Comm. Kelly: What was the permit taken out as?

Richard Schultz: 100 Commerce Drive.

Comm. Kelly: That's what it should be then, right?

Richard Schultz: The other issue is to put the number of the address of that site; that's always been 100.

Brian: What is it now?

Richard Schultz: 100.

Brian: That's what the Engineering Department gave you?

Richard Schultz: Yeah. Now, that can change. We just have to go through the process. That's something that's obviously relevant.

Brian: I'll have to ask about that.

Comm. Widomski: How is that 110 Bridgeport Avenue?

Richard Schultz: It's always been Commerce Drive.

Comm. Harger: Right, but now we have a new entrance.

Richard Schultz: Do you know if Scinto wants to refer to it as Bridgeport Avenue?

Brian: That's my understanding.

Comm. Harger: I think we need to table this until this gets clarified.

Richard Schultz: The applicant needs direction on the menu sign.

Comm. Harger: Whatever the regulations call for then that you and Tony were discussing.

Richard Schultz: Our regulations say six; you guys could deviate from that. That's your call. You are showing fourteen.

Brian: That's correct. Six in the first building; I know that. I know there is Starbucks. I know there is Spotted Horse. There's going to be Griffin Hospital; probably second floor tenants. So can't the front building be identified as 100 Bridgeport Avenue and the rear building as Commerce Drive? You have to put the tenants from the rear building on the front sign and vice versa.

Brian: Well, I suppose you could but those people aren't being identified.

Comm. Harger: Commerce is very visible. There are 100's of cars that go up and down Commerce Drive every day.

Brian: But they all come off the highway.

Comm. Harger: Some people go Bridgeport Avenue and some people take Huntington Street, depending on where they are going.

Brian: So you're suggesting we put a second monument around the corner?

Richard Schultz: You have a right to request that, yeah.

Brian: It seems that one sign is tidier.

Comm. Harger: I would think that it would be less confusing for people coming from Huntington Street to see where the driveway was moved on Commerce to see that monument sign there for that building and then people coming up Bridgeport Avenue, they would see a monument sign for the front building.

Richard Schultz: We have three things going on here.

Tony Panico: There should be a signage plan for the entire complex.

Comm. Kelly: I think we should table this and then revisit with two monument signs.

Comm. Widomski: Six each.

Richard Schultz: Well staff has to deal with the street number. That could be dealt with easy enough. The Commission is asking you to relook at the identification for the ground signs.

Brian: I don't agree with splitting up the tenant locations. I can tell you that having the information in one location, is better than having it in two.

Comm. Widomski: If I come down Commerce Drive going towards Bridgeport Avenue, I'm not going to see that sign but I'm going to pass the entrance and sit at that intersection and wait until I see that sign.

Brian: You're eventually going to come up the other way.

Comm. Widomski: Come up what way, Bridgeport Avenue?

Brian: No, up Commerce from the highway.

Comm. Widomski: No, what I'm saying is if I come down Commerce Drive, going towards Bridgeport Avenue, where am I going to see the sign?

Brian: As you get to the intersection and turn right.

You are going to get people hanging a U-turn because they think they missed the driveway, so -.

Brian: But the people are coming down Commerce Drive.

Comm. Widomski: If I'm coming down Commerce Drive towards Bridgeport Avenue.

Brian: Chances are, you're going to end up going back the other way. If you came from Commerce, you're going to go back up Commerce.

Comm. Harger: Where are they going to turn around?

Brian: They're not looking for the product at that point.

Comm. Harger: The people coming down from Commerce aren't going to see it on Commerce; they're going to have to go around the corner and look at it on Bridgeport Avenue.

Comm. Matto: Bridgeport Avenue, that makes sense to me if that's their legal address which we don't know. We don't even know what their legal address is going to be.

Comm. Kelly: That's right.

Richard Schultz: Yeah, I didn't pick up that 110. If you could stop by tomorrow, we'll get this address. We'll do it comprehensively. You have three buildings as you know and two curb cuts and we'll see what the addresses are and get this all resolved.

Comm. Harger: We have our next meeting on April 25, so we should definitely have it in time for that particular meeting.

Richard Schultz: So the 25th and I will be in all day tomorrow.

Brian: There are still the tenant signs.

Comm. Harger: Is this the only drawing that's provided?

Brian: No, there's a black and white. The CX is Roman numeral for 110.

Comm. Widomski: But we don't know if that's the address.

Brian: Correct.

Comm. Widomski: If you use Bridgeport Avenue, it's going to be like 700 Bridgeport Avenue if anything.

Richard Schultz: And that's another issue.

Comm. Harger: I think we should table this.

Brian: Well, again, I'm talking about tenant signs, the big ones above the doors.

Comm. Harger: Oh these down here; the little things. Okay.

Richard Schultz: Those are consistent.

Brian: The background is not illuminated just the letters and there's an opaque facing on them so it's more of a halo so it's not like in your face.

Richard Schultz: I'll get a hold of Rob (Scinto) because we have to get the occupants in too. You don't take care of that part, Rob does.

Brian: You're talking about the occupants.

Richard Schultz: Yeah, the Commissioners only approved Starbucks.

Brian: This is just for placement.

Richard Schultz: What's the color you said?

Brian: Bronze, it kind of plays into the terra cotta color.

The base of the monument whether there is one or two, the plan is to have the same terra cotta – the actual tiles around that base so it ties in with the building there. The top is flat, not

that we want to be boring, but because the buildings are flat as well so it was an intentional architectural feature.

Comm. Kelly: That's not the one going up now, it's the next one.

Comm. Widomski: Which one?

Comm. Harger: This is the front building.

Comm. Kelly: Are they all going to be that way, terra cotta color?

Brian: The building, as far as I know.

Richard Schultz: It's a common element.

Brian: So any issue with the tenant signs?

Comm. Harger: No.

Brian: So the issue is whether one or two monuments.

Comm. Harger: Yeah.

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to table monument sign until April 25 meeting but approve individual tenant signs on App. #2432.

2. Application #2392 – ABC Sign Corp., 1 Forest Parkway for sign

Richard Schultz: The existing is Dianon Systems and now it's LabCorp. Change in wall sign and the ground sign.

Comm. Widomski: I can't vote on it. I work for them.

Note: Commissioner Widomski is abstained from voting.

Comm. Harger: Where is the ground sign?

Richard Schultz: The next page right here.

Comm. Harger: So page three.

Richard Schultz: It's a pretty simplistic ground sign.

Comm. Harger: What are the overall dimensions from old to new?

Comm. Tickey: On the top one there's a comma after Shelton, Connecticut and on the bottom-.

Richard Schultz: There's a typo. I'll make sure that gets picked up.

Comm. Harger: Rick, just have them check one more thing. Why is INC all in caps? It's not the same as -.

Richard Schultz: Yeah.

On a motion made by Comm. Matto, seconded by Comm. Tickey it was unanimously voted to approve the replacement of ground and wall signs from Dianon Systems to LabCorp. on App. #2392.

3. Application #2384 – Daniel Sadowski, 488 Howe Avenue for sign

Richard Schultz: The previous tenant was the insurance.

Daniel Sadowski: Daniel Sadowski, 60 Oak Avenue, Shelton, Connecticut.

Richard Schultz: Could you just tell the Commission the material you're using.

Daniel: Yes, I think it's on that paper.

Richard Schultz: 56" x 31".

Daniel: Yeah, it's a solid. Do you have the application portion?

Richard Schultz: Yep.

Daniel: It's like a hard plastic and one's a metal sheet covered.

Comm. Kelly: Is it lit?

Richard Schultz: No, it's not internally illuminated. So it's solid.

Comm. Harger: Any questions? Same spot; same size.

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to approve sign on App. #2384.

4. Application #2382 – Daniel Sadowski, 78 Bpt. Ave. for business & sign

Comm. Harger: The next one is under your name as well, 78 Bpt. Ave. is yours as well?

Daniel: Yes.

Comm. Harger: That is the auto body repair shop.

Daniel: Yes.

Comm. Harger: We had already approved the business.

Daniel: Yes.

Comm. Harger: I've driven by a couple of times. It seems to be busy.

Daniel: It's getting there.

Comm. Harger: Who designed your signs by the way?

Daniel: Me.

Richard Schultz: Okay Commissioners, we have a wall sign and a ground sign. The Commission wants you to remove the phone number.

Daniel: No phone numbers on that sign.

Richard Schultz: No phone numbers for the ground sign. So no phone number on the monument sign.

Comm. Widomski: You're only using the top side of that right?

Daniel: Yeah, the top side.

Comm. Harger: Do you have any drawing of the building where exactly this is going to go on the building?

Richard Schultz: The site plan -here is the entrance and that's going right above.

Comm. Harger: There's a window on the right, isn't there?

Richard Schultz: Yeah.

Daniel: It's all the way to the top where there's all cement. There's no gaps or anything.

Comm. Harger: So how far to the corner does it go?

Comm. Kelly: That's 20'x4' right?

Daniel: The size is actually going to be smaller but that's the max. The 10% of the front facing the building, I was going to plan to do the full size but when I was speaking to the sign guy they said it's not going to be necessary to go that big so it's going to be smaller by a foot – the height will maybe about a foot smaller and then a couple of feet shorter.

Comm. Harger: Just out of curiosity, is this in proportion so that you can really read.

Daniel: Yeah, I did it really quick. Just a general idea of how it's going to look.

Richard Schultz: How is the towing?

Daniel: I'm still waiting for DMV to approve the towing.

Richard Schultz: That service hasn't been provided.

Daniel: No, not yet.

Comm. Widomski: You should have no problem getting the towing business. I mean you're not going to have it on the sign –towing.

Daniel: At the moment? We will be towing at some time.

Richard Schultz: In reference to signage.

Daniel: Well it is there. Towing and repair.

Comm. Widomski: You're not going to have a problem getting a permit from the state to do towing?

Daniel: No, they said there won't be a problem. I just have to file the paperwork.

Comm. Harger: How long does that process take?

Daniel: By the end of the month it should be all set. By the end of May, we should have all towing and repair and all permits ready to go.

Comm. Harger: Is your sign already prepared?

Daniel: No. I was waiting for you guys to approve.

Comm. Harger: Alright, any questions?

On a motion made by Comm. Kelly, seconded by Comm. Matto it was unanimously voted to approve sign on App. #2382.

Daniel: Any complaints or anything?

Richard Schultz: Not from my office.

Comm. Harger: Just keep it clean. Not overly full.

Daniel: I cleaned all the cars today so it should not be so packed. Thank you very much.

Comm. Widomski: Good luck.

4. Application #784 – Brightview Seniors, 30 Beard Sawmill Rd. for Temp. Structure

Richard Schultz: This is the office for the project underway. The actual location is on the adjacent property which we are accepting plans for and that's Lot 54B; that's the remaining 3-acre partial that goes up to the Route 8 expressway. They are preparing an area to accommodate the office trailer. Obviously, this is pretty straightforward. The Commission deals with temporary trailers all the time. I just learned from staff that all of the frontage, several 100 feet, is being used by the employees. We cannot allow that. We need to put up fencing and there has to be defined areas for the entrance drive because you don't want people parking.

Comm. Harger: Are you talking about the construction part?

Richard Schultz: Yeah. Right along Beard Sawmill Road. We cannot allow that especially with the rain coming and the mud season. Staff is going to be addressing that. That's just a side issue.

Comm. Harger: So this trailer would be on the property.

Richard Schultz: Yeah.

Comm. Kelly: Usually a general contractor would do that. Wouldn't they, Rick?

Richard Schultz: Yeah.

Comm. Harger: So you'll be in touch with him?

Richard Schultz: Yeah.

Comm. Harger: Any questions?

On a motion made by Comm. Kelly, seconded by Comm. Matto it was unanimously voted to approve temporary structure on App. #784.

5. Application #2428 – C. Charo, 784 River Road for fund raiser

Richard Schultz: This is a one day, April 14. All money raised for service dogs. This is a separate and distinct fundraiser. The Commission has to review and act on it.

Comm. Harger: Who is the sponsor?

Richard Schultz: Suds of the Season.

Comm. Harger: Who are they?

Richard Schultz: They are a non-profit out of Ansonia.

Comm. Tickey: It's for service dogs you said?

Richard Schultz: Yes. This is to raise funds for service dogs, inside event.

Comm. Harger: Hours?

Richard Schultz: Hours are from 8:00AM to 6:00PM. This is an all-day fundraiser.

Comm. Harger: But they don't clarify -.

Comm. Matto: Activities?

Comm. Harger: Dogs chasing each other?

Richard Schultz: We have so many per year now.

Comm. Tickey: It would be good to know what they are doing inside the rinks.

Comm. Widomski: What was it called?

Comm. Harger: Suds of the Season.

Comm. Kelly: It's sponsored by them? It's sponsored by them, right?

Richard Schultz: A one-day event.

Comm. Harger: Alright, so they did go and get a permit.

Comm. Widomski: It's a beer festival.

Comm. Harger: Oh suds, beer suds.

Comm. Widomski: Beer festival that includes a day pass to the Sport's Center, April 14 noon-4.

Comm. Matto: Do they need a special license to serve alcohol?

Comm. Harger: Yes, temporary liquor permit.

Comm. Tickey: Drinking outside? We see what happens when people are at the Sport's Center and people will run across the street to go to Donut Crazy and I just have concerns that if they are outside in those lots, people are drinking and having a good time they might run across.

Richard Schultz: Commission doesn't want that.

Comm. Harger: What about extra police?

Richard Schultz: Yep, by law they have to get officers in charge.

Comm. Tickey: It's going to be a good time. So no outside activities.

Comm. Widomski: Rick, they are also going to have food trucks.

Comm. Tickey: If they are going to have the beer outside under a tent, I would just check.

Richard Schultz: You can't allow that.

Comm. Harger: Unfortunately, that date is way before our next meeting.

Comm. Tickey: That's the sad thing.

Richard Schultz: I'll meet with all the Commissioners tomorrow on this one. Parking is critical.

Comm. Matto: Well they allow them to come in so.

Richard Schultz: They do special activities all the time. I'll check with the Fire Marshal too.

Comm. Kelly: The food trucks could be outside.

Richard Schultz: Yeah, that's done all the time.

Comm. Harger: This came in last minute. Don't we have any regulations as to when – I mean 30 days?

Richard Schultz: These non-profit groups wait until the last minute sometimes.

Comm. Harger: It doesn't matter if they're profit or non-profit. It's the fact that it's come before us and now we have all these questions and if we don't give approval.

Comm. Kelly: And then we're the bad guys.

Comm. Harger: Especially since the fact that they have been advertising, obviously. You'll get back to us?

Richard Schultz: Yep.

Comm. Harger: So motion to table right now?

Richard Schultz: Motion to approve with those restrictions.

On a motion made by Comm. Matto, seconded by Comm. Tickey it was unanimously voted to approve fundraiser with the following restrictions: liquor indoor only; extra police; patrons not walking across the street on App. #2428.

Comm. Harger: Okay, we'll wait to hear from you, Rick.

Richard Schultz: Yep.

6. Application #2390 – ABC Sign Corp., 389 Bpt. Ave. for awning

Comm. Harger: Is that going to be withdrawn?

Richard Schultz: Yes, the property owner has rejected it. Staff is recommending that the application be accepted for withdrawal.

On a motion made by Comm. Kelly, seconded by Comm. Widomski it was unanimously voted to accept withdrawal of awning on App. #2390.

7. Application #2420 – Paola Wolff, 415 Howe Ave for business

Richard Schultz: The name of the business is Dainty Luxe. It's an on-line retail shop, leasing 344 sq. ft., 9:00AM to 2:00PM, one employee.

Comm. Harger: How many days a week?

Richard Schultz: Monday through Friday.

Comm. Harger: How many square feet are they taking?

Richard Schultz: 344.

On a motion made by Comm. Kelly, seconded by Comm. Tickey it was unanimously voted to approve business on App. #2420.

8. Application #2425 – Golden Const. Games, 524 Shelton Ave. for business

Richard Schultz: This is replacing the Lava Tan.

Comm. Harger: This is up in the complex where Vincent's is.

Richard Schultz: That's correct.

Comm. Harger: Retail business replacing Lava Tan. What's the nature of the business?

Richard Schultz: Golden Coast Games – A retail game shop.

Comm. Harger: Pinball machines?

Richard Schultz: No, retail.

Comm. Widomski: Kind of like Gamestop.

Comm. Tickey: Electronic games.

Richard Schultz: The Lava Tan didn't make it.

Comm. Harger: What is the area?

Richard Schultz: That is an area of 1,800 sq. ft.

Comm. Harger: What are the hours?

Richard Schultz: 3:00PM to 11:00PM, Monday through Friday, one employee.

On a motion made by Comm. Tickey, seconded by Comm. Matto it was unanimously voted to approve business on App. #2425.

9. Application #2411 – Maffe Financial Group, 50 Bridge St. for business

Richard Schultz: This is a new occupancy on the ground floor. The sit-down restaurant is now being shrunk. It will probably turn into a pub. This is the space to the north overlooking the tracks. It's a financial group. Leased space is 2,112 sq. ft., twelve employees, Monday through Friday, 9:00AM to 5:00PM.

Comm. Harger: So they're taking the area closest to the back.

Comm. Kelly: So they'll be parking where?

Richard Schultz: Parking is provided in back of Dunkin Donuts and curbside parking and mainly the Dunkin Donut parking lot.

Comm. Widomski: The employees are going to be parking in that lot mainly?

Richard Schultz: Yes.

Comm. Harger: Same owner.

Richard Schultz: No signage yet.

On a motion made by Comm. Kelly, seconded by Comm. Matto it was unanimously voted to approve business on App. #2411.

10. Application #2433 – Cte. Street Stage, 430 Coram Ave. for business

11. Application #2434 – EHLAC Inc., 430 Coram Ave. for business

Richard Schultz: We have two applications that are back to back.

Comm. Harger: Let's do the Center Stage.

Susan Coyle: My name is Susan Coyle. I am at 8 Hilltop Drive, Shelton, Connecticut.

Comm. Harger: You're here in what capacity?

Susan: I'm here as Chairman of the Board and also representing the EMT because they're on vacation. Joe Liscella is doing this with me. As a Real Estate Agent, St. Joseph's School, trying to get it rented and nothing seems to have fit. In the last couple of months, an EMT came up to me and asked me if they could have part of the school. Center Stage also needed space for their classes. Speaking to the priest, he thought that was a very good mix doing two non-profits because a school that is empty or any building that is empty just deteriorates. The fire department has already looked at it and it was a school that ran well with it being checked and

everything that needs to get done in the school as far as the safety with the doors and everything, has been taken care of. We would like to be able to use it for classes and the same with EMT. EMT will move out of Howe Avenue and into this building. It's a win situation because we're hoping that it becomes like a community center where things can happen in there. Center Stage would be doing dance lessons; EMT would be training people. Classroom space works extremely well. There's plenty of parking. I'm very excited about it. I hope it works out.

Comm. Harger: Standing on Coram Avenue you're looking at the entrance; the front half of the building called the old building. The addition was put in the back in 1960.

Susan: They would be using to begin with the newer building.

Comm. Harger: The back.

Susan: Center Stage would be taking the second floor and the EMT would be taking the first floor. That's what I printed out for you. They would also be using the gym. I hope that once the lease is up on Howe Avenue, EMT will be coming in to say they want to use the rest of that building.

Comm. Harger: In the front.

Richard Schultz: Sue, will the two occupants use up most of the space then?

Susan: It will end up using the bulk. They can do craft shows they could do this. The parking is good. The Church is all for it. I'm very excited. I think it's a great opportunity.

Richard Schultz: It's nice how this fell into place.

Comm. Harger: So second floor in the back will be -.

Susan: Center Stage.

Comm. Widomski: And the basement was who?

Susan: No basement. The first floor would be EMT.

Richard Schultz: The basement is still used for Church related activities.

Susan: No, not really, not anymore. They use the basement of the church.

Comm. Harger: The rear building does not have a basement. What about hours and all that kind of stuff?

Susan: 12:00 to 6:30 would be Center Stage on a Monday to Friday basis and probably 9-12 on Saturdays. The EMT would probably be a normal workweek, but they will also do classes; CPR classes and training and they do a lot of that on the weekends.

Comm. Harger: When you say normal workweek.

Susan: I would say 9-5.

Comm. Harger: Okay. Monday through Friday only?

Susan: Yes.

Comm. Widomski: They ran their classes for EMT out of Howe Avenue.

Comm. Harger: How many employees for Center Stage?

Susan: Probably five or six employees. They'll have the Director, Gina Scarpa, who is here with me. One teacher for every ten students. At times it may be seven or eight employees and other times it may be three. I talked to the EMT and he may have 100 volunteers and at one time or another, they're taking classes. The EMT itself is eight or ten employees.

Comm. Harger: So you have two different functions going on at the same time. Any issues with them not being able to coexist?

Susan: We have totally different classrooms. They will have their classrooms. Center Stage will have their classrooms and as far as the gym goes, they'll work on who needs it when.

Comm. Harger: The main parking lot is not that far away. My concern was with Center Stage with music and dance and whatever, level floor is EMT, right?

Susan: We already addressed it and they are totally fine with it. Helping nonprofits is always a good thing.

Comm. Harger: Well they have an excellent track record and to have the EMT training there too, that's going to be a plus but definitely a win win all around.

Susan: Thank you.

Comm. Harger: Anybody have any questions or comments?

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2433 and App. #2434.

12. Application #2410 – Kaila Shaw, 415 Howe Ave. for business

Richard Schultz: Okay, 215 sq. ft. is the lease area. One employee. The hours are Tuesday through Wednesday from 10:00AM to 6:00PM; Thursday Friday 12 noon to 8:00PM; Saturday, 9:00AM to 3:00PM, hair salon, one employee. No signage.

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2410.

13. Application #2078 – R. D. Scinto, 100 Beard Sawmill Rd. for business

Richard Schultz: This is the two building office campus. This is a leased area of 7,734 sq. ft. Connecticut Vascular, twenty employees, Monday through Friday 8 to 5.

Comm. Harger: Are they relocating from another part of town?

Richard Schultz: Yes they are. They're in Scinto's other building.

Comm. Harger: No issues with parking?

Richard Schultz: No.

On a motion made by Comm. Tickey, seconded by Comm. Widomski it was unanimously voted to approve business on App. #2078.

14. Application #2080 – R. D. Scinto, 100 Beard Sawmill Rd. for business

Richard Schultz: Cortez Benefits, lease area is 1,133 sq. ft., two employees, Monday through Friday 9:00AM to 5:30PM.

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2080.

15. Application #2079 – R. D. Scinto, 1 Enterprise Dr. for business

Richard Schultz: 3,480 sq. ft., fifteen employees, Monday through Friday 8:00AM to 5:00PM, Right Capital Software.

Comm. Harger: No issues with parking?

Richard Schultz: No.

On a motion made by Comm. Kelly, seconded by Comm. Matto it was unanimously voted to approve business on App. #2079.

16. Application #2435 – Rose Tiso, 391 Bpt. Ave., Suite 101 for business

Pat Rose: Rose Tiso & Co. Brentwood Avenue, Fairfield, CT

Comm. Harger: Application #2435 is for the Mexican restaurant and outdoor patio.

Pat Rose: Its changed. We lost the one Mexican restaurant that was looking for the outdoor patio. I'm meeting with another person tomorrow.

Comm. Harger: So it's for a restaurant but we don't know if it's Mexican.

Pat Rose: I believe it's a Mexican restaurant.

Comm. Harger: Okay. Cross the patio portion.

Pat Rose: It does not show it.

Comm. Harger: Frankly, I didn't know where that was going to fit.

Comm. Kelly: Me neither.

Pat Rose: What they would like to include in the restaurant and the noodle bar, which is another restaurant, which we'll talk about, is exterior coolers, 8x14 back to back so they would be accessed through the back from the restaurant.

Comm. Harger: Is this the same owner?

Pat Rose: Separate cooler boxes they are just back to back.

Comm. Harger: Are they there now?

Pat Rose: They are not there now but proposed.

Comm. Kelly: On a concrete pad?

Pat Rose: Correct, on a concrete pad. All of the restaurants want more storage space.

Comm. Kelly: The only problem I see with that is if they are noisy. You have residents above it. So I don't know if you know if they have sound retarders.

Pat Rose: They have compressors on top of them.

Comm. Kelly: I know. If they run all the time, how about the residents that are on top of the hill?

Comm. Widomski: Will it echo more?

Pat Rose: It's going to come back.

Comm. Kelly: If there is a problem, they could put a sound retarder.

Pat Rose: I don't believe anybody's had any issues that I know of.

Richard Schultz: Tony Panico, we haven't had any issues with the walk-in coolers.

Tony Panico: No. We haven't had any issues in the past.

Richard Schultz: Yeah, they're pretty quiet.

Comm. Harger: Are we opening up a Pandora's box as we have them exterior walk in walk out.

Tony Panico: You access from inside, right?

Richard Schultz: No.

Comm. Harger: They're in the back.

Tony Panico: Why would you access them from the outside?

Pat Rose: Because of the location you can access them from inside the building.

Comm. Kelly: What he's saying is if you put the cooler inside, you are taking away the square footage.

Tony Panico: What is the cooler in support of?

Pat Rose: The storage of food, beer, liquor, wine, things like that.

Tony Panico: The Mexican restaurant?

Richard Schultz: And the noodle bar. We have two separate restaurants.

Comm. Harger: They are separated by a retail space. If you look at that section, Goodwill is storefront #1, the liquor store is #2, the Mexican restaurant would take up space 3, then there's an empty space identified as retail, that's #4, then the next application that's coming in is for a noodle bar #5. The two restaurants #3 and #5, there are two back-to-back refrigerated units that end up being behind the #4 retail as well.

Tony Panico: There are two issues, as long as the sound is within voice standards with the regulations and #2, there are a lot of cooling units up on the roof that are much larger units and probably create more noise than these things will. It shouldn't be an issue but we will monitor it. If the noise is excessive, somebody will have to run some noise tests.

Comm. Harger: Okay. My concern would be as well as any litter that's accumulating around there-.

Comm. Widomski: Animals.

Comm. Harger: -that has to be monitored.

Pat Rose: I believe it's being taken care of.

Comm. Matto: People could be running out to get something and coming back in. This isn't their only refrigeration, right?

Pat Rose: No, it's not.

Comm. Harger: It's their overflow.

Pat Rose: Correct.

Comm. Harger: Okay, so we shouldn't have any problems with litter or as Comm. Widomski brought up, any animals.

Pat Rose: No.

Tony Panico: I don't think you'll have a problem like that.

Comm. Harger: Good, don't want to start one.

Tony Panico: We have dumpsters in that same area on the other side of that driveway. They're close to where you're talking about if my memory serves me right.

Comm. Harger: Okay. Comm. Widomski, did you have a comment?

Comm. Widomski: What is this here? Is that like a driveway into the back for the liquor store?

Pat Rose: Correct, there's a driveway – people back into there and walk their carts into the liquor store.

Comm. Widomski: Is your cooler going to block access?

Pat Rose: It doesn't block access.

Comm. Widomski: They could still back in there.

Pat Rose: Yeah. There's plenty of room.

Tony Panico: If anything you have to be careful with the liquor store because they're notorious for storing cartons outside. Not that particular one just that class of business.

Comm. Harger: Right, okay. Any questions, concerns?

Richard Schultz: Two separate restaurants with outdoor coolers.

Comm. Harger: The second page?

Pat Rose: This is purely the layout for the noodle bar restaurant. Sit down restaurant with a separate bar. About eighty seats all together between the restaurant and the bar.

Richard Schultz: Pat, did you say these are independent restaurants or franchise?

Pat Rose: The noodle bar is independent.

Comm. Kelly: Mexican is franchise?

Pat Rose: I don't know.

Comm. Harger: Therefore, we have no floor plan as we do for the noodle bar.

Pat Rose: Don't look at the business associated with the Mexican restaurant.

Comm. Kelly: But if they don't have a tenant, then that refrigeration unit would go away. Maybe that changes to another tenant other than a restaurant.

Pat Rose: Correct. What we're looking for is restaurant for this spacing.

Comm. Widomski: If for instance the noodle bar doesn't succeed, that refrigerator outside is going to stay there?

Pat Rose: It will stay there for use of another restaurant tenant.

Comm. Widomski: Who's going to actually own the outside cooler?

Pat Rose: The restaurant is going to control that outside cooler.

Comm. Harger: When have we approved occupancy for a tenant who has not yet committed?

Comm. Matto: We're not. We're approving the coolers and the noodle bar.

Comm. Kelly: Just the coolers.

Richard Schultz: Well, its use. You're going to get another crack at this when the occupant comes in.

Comm. Harger: So, I would not want to go ahead with the Mexican.

Comm. Matto: We're not going ahead with the Mexican. He is just asking for a cooler.

Comm. Widomski: I understand what Ginny is saying. I am not comfortable giving cart Blanche I guess you could say to something we don't even know what's going in there. Let's do it one at a time and take it one step at a time.

Richard Schultz: Both are for restaurants with outdoor coolers.

Comm. Widomski: But we only have one restaurant.

Comm. Matto: What he's saying is he's going to be meeting with a perspective tenant.

Comm. Kelly: If you're approving one cooler outside, obviously the other one would be automatically approved, no?

Richard Schultz: You are going to get the occupants but it's your call if you just want to say coolers.

Comm. Harger: The thing is, the application got filled out and it was submitted and after that, that's when the change came so I'd rather not rely on this paperwork for that unknown person.

Pat Rose: I'm just asking for the cooler and market that to another restaurant.

Comm. Widomski: You already marketed it before you came here anyway so what's the difference.

Comm. Tickey: Can't we approve it once we have the actual business.

Richard Schultz: Let's withdraw these two, okay and keep it clean.

Comm. Harger: I have no problem with the noodle bar.

Comm. Widomski: Are you saying all the coolers have to be on the inside?

Comm. Matto: No.

Tony Panico: Which restaurant do we have officially before us?

Richard Schultz: The noodle bar.

Tony Panico: Do they require the outdoor cooler?

Pat Rose: Yes.

Tony Panico: I would think that the Commission would be reasonable in approving the noodle bar and the outside cooler having the applicant withdraw or table the other application.

Richard Schultz: Okay, table application #2435.

Comm. Harger: And we have another meeting this month.

Richard Schultz: And then we'll act on #2436.

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to table business until the April 25, P&Z meeting on App. #2435.

17. Application #2436 – Rose Tiso, 391 Bpt. Ave., Suite 103 for business

Comm. Tickey: You can't tell us the name of the noodle bar.

Pat Rose: All I know is it's a noodle bar.

Comm. Tickey: Noodle bars are popping up everywhere.

Tony Panico: What is application #2409?

Comm. Harger: 2409 is a hair salon. Totally separate. We haven't gotten there yet.

So on the noodle bar, Pat, you mentioned 80 seats. You have your lavatory - your kitchen back there. Is this waitresses, wait staff?

Pat Rose: There's a pick-up area in front of the kitchen.

Comm. Harger: Okay. There's take out.

Pat Rose: Yes.

Comm. Matto: Liquor?

Pat Rose: Yes, liquor. There's a bar on the left hand side.

Comm. Harger: Anybody have any questions? Has the Fire Marshal seen this?

Richard Schultz: Yes.

On a motion made by Comm. Kelly, seconded by Comm. Matto it was unanimously voted to approve business on App. #2436.

18. Application #2409 – Rose Tiso, 381 Bpt. Ave. for business & sign

Richard Schultz: At the last meeting, the public portion the applicant was not able to make it tonight.

Pat Rose: Individual suites. They have one in Fairfield. Individual stylists, they rent.

Comm. Harger: Does everyone understand the concept for this? I don't think it's sufficiently explained for the record.

Pat Rose: Its individual suites opened up by the stylist to use that suite and the space is provided by the owner.

Comm. Matto: Do you have a floorplan?

Pat Rose: I don't have a floorplan.

Comm. Harger: So these are interior rooms.

Pat Rose: Interior rooms.

Comm. Kelly: He had a floor plan.

Comm. Widomski: So you would own the salon and rent to me; like renting a chair in a barbershop.

Comm. Kelly: That's exactly what it is.

Comm. Harger: What kind of services are to be provided?

Pat Rose: Hair cutting, perm anything associated with it.

Comm. Harger: Why is it that they have individual rooms inside?

Comm. Kelly: Because they rent them.

Comm. Harger: What difference is that from a regular salon where you rent a station?

Comm. Matto: You don't have to be there all the time. You could make your own hours.

Comm. Harger: So the difference with this is they would have a fab to get into the building. The person who's renting these individual rooms. How does the client get access? Is there some kind of intercom system?

Pat Rose: During normal business hours, it's open but after hours you have to be buzzed in.

Comm. Harger: How many individual rooms?

Comm. Kelly: 25.

Comm. Harger: How many square feet?

Richard Schultz: 5,040 square feet.

Comm. Kelly: It's just a sink and a chair.

Comm. Widomski: I'm on board with Ginny on this. I just don't understand. If I go down to my local hairdresser – not me, my wife – you walk in and you have 10, 15 chairs. They keep their stuff there even if they're not there.

Comm. Kelly: These are lockable areas.

Richard Schultz: They're self-employed.

Comm. Kelly: There's two facial rooms and there's a laundry room and two lavatories.

Comm. Tickey: I think a lot of the business owners go this route because there are those amenities so that you could have room but you have all this other -.

Comm. Kelly: It's no more than renting an office, a suite of something in a building, same concept; the only thing is they're small.

Comm. Harger: You said there's one existing now in Fairfield?

Pat Rose: Yes

Comm. Harger: Oh really.

Comm. Kelly: Correct.

Tony Panico: They're very common down south.

Comm. Kelly: Yeah, they are.

Richard Schultz: And you're also proposing the wall sign, too.

Pat Rose: Correct.

Comm. Harger: Before we go into the wall sign-.

Tony Panico: How many individual suites?

Richard Schultz: Twenty-five.

Comm. Harger: Why don't we have a layout of this?

Comm. Kelly: We did.

Comm. Harger: Why don't we have another one tonight?

Comm. Kelly: I thought I had one with me tonight.

Comm. Widomski: How big are the rooms?

Pat Rose: 8x12. The size of a small office.

Comm. Harger: I'm a little disturbed that we don't have a floor plan to look at.

Comm. Widomski: I'd feel more comfortable.

Comm. Matto: I think there was a mix up. He was supposed to be on the agenda last time. He's behind schedule.

Comm. Harger: More time to fix the floorplan.

Richard Schultz: You have shared parking. Aruga is going to open in June.

Comm. Harger: I'm not so concerned about the parking. I'm concerned about the use and the layout. I can't see this going forward tonight. I'd like to see a floorplan. It's not a good idea to not have some visual to look at. Especially since this is a first time.

Richard Schultz: Where could the Commission go, the one in Milford you said?

Comm. Tickey: Across from the Whole Foods plaza.

Comm. Harger: Where in Fairfield?

Pat Rose: Behind Kings Highway. It's where there is a medical office building.

Comm. Harger: Why don't you just send us the address okay.

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to table business on App. #2409.

Pat Rose: Can I at least get you to look at the sign.

Comm. Harger: Sure. This is to table the use.

Pat Rose: The channel behind those letters. They are lit letters.

Comm. Harger: What's the height of the letters?

Pat Rose: 17 inches, 36" total.

Comm. Matto: This is their logo. It's not going to change.

Comm. Harger: Why even have it if it's going to disappear. How are the overall letters compare to the other tenant?

Pat Rose: It's actually similar as to Kindred Spirits and the Goodwill and Urgent Care. Urgent Care is probably a little bit smaller.

Richard Schultz: The consensus is good.

On a motion made by Comm. Kelly, seconded by Comm. Tickey it was unanimously voted to approve sign on App. #2409.

19. Application #2421 – Kiyak Soler, LLC, 28 Nature Lane for solar install

Richard Schultz: Okay. I'm going to pass the details. This is a ground-mounted solar system in a residence area. It is 50' x 27' and it's 3' off the ground. This at the dead end portion of Nature's Lane which is a high cliff looking over the Housatonic River off River Road. It does not immediately abut any other dwellings, which you'll see. They were instructed to call the abutting property owner and we have not received any concerns or opposition.

Comm. Matto: Is this the last house?

Richard Schultz: There's an interior lot off of it. Page two shows the location where the solar is.

Comm. Harger: Nature's Lane is off Rocky Rest.

Richard Schultz: Yes.

Comm. Harger: What's the acreage?

Richard Schultz: Two acres.

Comm. Widomski: Rick, where's it going on the property? Way in the back?

Richard Schultz: In the back overlooking where it's all open.

Comm. Widomski: Will you be able to see it from River Road?

Richard Schultz: No. This is a remote location but works for them because the area is cleared.

Comm. Widomski: What about the neighbor?

Richard Schultz: I do want to get a letter, so if you approve it tonight, because I don't see any problems with it, a contingent letter for the file.

Tony Panico: Rick, I would make sure that the record reflects the unique circumstances about this particular location; if something else comes in, if it doesn't meet those circumstances, then you're comfortable saying no.

Richard Schultz: We did run off Isinglass Road and the owner had to screen it. We don't get too many of the ground-mounted.

Tony Panico: I know.

Comm. Widomski: But it's going to start to come in, I think.

Richard Schultz: Page one shows the location Ariel; page two shows the layout on the lot.

Tony Panico: You might also want to stipulate that the installation needs to be removed within a certain period of time after it's no longer in use.

Richard Schultz: Yeah, that's in our regulation too. The whole industry is changing as we speak. We're actually manufacturing shingles that look like shingles. They're actually manufacturing windows that look like windows. This whole concept is changing. That's why a lot of people are holding off on these roof mounted and ground mounted designs.

Comm. Widomski: Do we have any regulations on this?

Richard Schultz: Yeah, we allow you to go up to 10' in height. This is only 3'. This has excellent exposure and it's completely screened because of the circumstances there.

Comm. Harger: Is there any notation in the application as to – why they chose to-?

Richard Schultz: No, they're just taking advantage of the tax credits.

Comm. Harger: Okay. In my travels, I did see ground-mounted solar panels and they were using them almost like a green house. They have things planted underneath. They were somewhat high but they weren't overly high but you could get to most of them by the backside. Any concerns?

Comm. Widomski: Like Rick said, I would want to get a letter from the neighbors.

Richard Schultz: We will get both abutting property owners.

On a motion made by Comm. Matto, seconded by Comm. Kelly it was unanimously voted to approve solar install with special conditions: letter from neighbors on App. #2421.

20. Staff Separates

Richard Schultz: The approved standards – attached addition.

Comm. Harger: Attached addition. What's so different about that?

Richard Schultz: It's pretty straightforward. Staff approved separates. Site work for Scinto, 20 Commerce Drive is moving ahead. That's the five-acre partial going up Commerce Drive going up to Huntington Street. So if you see activity there -.

Comm. Harger: That was approved a while ago.

Richard Schultz: Right. Inland Plastics, they're having their anniversary. They've been in Shelton since 1985.

Comm. Harger: Where's the sign going?

Richard Schultz: This is a temporary banner on the front. They installed one of their two wall signs. The wall sign on Canal Street was installed. I looked at it today; it's very clean and it is smaller than the previous one. They have a new graphic.

Comm. Harger: When you said there's banners on the front, you're talking about front Riverwalk side?

Richard Schultz: The Riverwalk side, yeah.

Comm. Harger: This relocation on Oliver Terrace, where is it relocating?

Richard Schultz: That's relocation of antenna tower. They're switching it on the main tower itself.

Comm. Harger: Okay.

Richard Schultz: And the other one is replacing a cell tower. We are constantly upgrading these antennas and ground mounted structures.

Comm. Harger: Moving on to old business.

V. Old Business

Comm. Harger: Each of these items is for discussion.

A. Application #17-20, Dominick Thomas for Amendment to Zoning Regulations (Section 45.6: Accessory Dwelling Units) (public hearing closed on 1/24/18)

Richard Schultz: First and foremost, the applicant has completed the submission requirements. We had the public hearing and we closed it. Referrals were made to all the council of governments. Specifically, the applicant is requesting you to consider amendments to 45.6 regarding our accessory dwelling units by inserting the new language which will read an existing single family detached dwelling in any residence district may be used or modified to allow the incorporation of one accessory unit or new construction of a single detached dwelling may include one accessory dwelling unit. They are also proposing to delete the wording under 45.6 (1) to delete the existing single family detached dwelling shall have been in existence for a period of not less than five years as evidenced by a previously issued certificate of zoning compliance for said dwelling. Dwelling units shall be incorporated either completely with an existing principal single family dwelling or added to or constructed with said principal dwelling provided that both dwelling units shall be attached by a common wall, floor or ceiling – and simply attached by a breezeway. Simply put, applicant is asking this Commission to modify the language for allowing new construction to incorporate an accessory dwelling unit or an in-law apartment.

Comm. Harger: From the initial building.

Richard Schultz: Right. Staff has provided a package for you which contains the complete accessory dwelling unit inventory that this Commission has approved starting from 1996 and the last was done two months ago that I recall.

Tony Panico: Rick, Attorney Thomas's requests also includes eliminating the limitation on the single front door.

Comm. Harger: On the next page.

Richard Schultz: Sorry about that. I left out three other parts- 45.6.4 either the single family dwelling or accessory unit shall be occupied by an owner of record of the premises or a principal in the entity record owner. 45.5.5 to delete the wording the dwelling to incorporate an accessory dwelling unit shall only have one outside door along the front phased elevation two front doors existed at the time of conversion. Under 45.6.8 the application for Certificate for Zoning Compliance shall be accompanied by the following: If the premises is not served by public sewer and water, a certification from the Valley Health, that the water supply and sewer disposal system serving the premises either existing or any proposed construction or modification thereof conformed to current state sanitary code requirements are adequate to serve both accessory dwelling and the remainder of the dwelling. We have the requirement were public water was required. We have unique circumstances where well water only is

available, so the changes are to eliminate the five-year waiting period and to eliminate the maximum one outside door along the front phased and to allow dwelling served by well water.

Comm. Harger: Is there any possibility that by eliminating that, allowing more than one front door of a single family home into a duplex?

Richard Schultz: No, actually the longer length homes that are 80+ feet have multiple front doors. Architecturally, don't forget, you still review the architectural, as you know, we spend a lot of time on the architectural component.

The Commission has been very fair. We came up with the idea to put the other door on the side so it's not facing the front. I wanted to provide for the Commission all the applications that this Commission has approved. You also have a copy of the original minutes, that was attended by Commissioner Russell, Salemne, Cribbins and Pagliaro and -. The Commission was quite concerned about this whole concept and eventually the Commission came through with those restrictions: Five-year waiting period and you had to be a blood relative. Now I was in North Branford. We did not mandate a blood relative. I feel this Commission feels firmly about because we're not changing that component. Twenty-five years ago, this Commission was approving over a 100 single family homes a year and the Commission was very concerned about seeing brand new homes going up with an in-law apartment in it. Also too, in our regulations, every year, these have to be recertified, so if the house is sold it has to come back. If the in-law apartment is eliminated, an inspection has to be made and the second stove has to be eliminated.

Comm. Widomski: Chairman Russell said when this was written, 10 years from now when the person passes away, the tendency will be to find someone to rent it but if you have a second door, it turns into a rental unit. I'm looking at the list that we have here and there's a couple of people that don't even live in this town anymore that are still owning the house.

Comm. Harger: They may still own it.

Richard Schultz: But the fact remains, we have to stay on top of this or else it can be abused. We have a mechanism where we recertify it and fortunately, when a homeowner tried to refinance or sell the house, if they're not on the official list, they are red-flagged when someone comes to our office.

Comm. Tickey: The staff is doing these inspections once a year.

Richard Schultz: Yes, we have to. These could be abused.

Comm. Kelly: The expiration date, that's when it's taken off?

Richard Schultz: Yes.

Comm. Kelly: It's working.

Richard Schultz: It's worked overall. We still literally have 20 to 30 in-law apartments without the benefit because it's going to happen. Unless we get a formal complaint, we don't know what activity is taking place.

Comm. Widomski: My concern is, and I've seen it a couple times on Facebook, people are advertising in-law's to rent them out. We could go out and certify it as much as you want. What stops them from saying that it's a relative of mine.

Comm. Matto: That has nothing to do with the question on hand. All this is saying is that this could be a newly constructed house with an in-law apartment.

Richard Schultz: Yeah, that's really what's pushing that amendment. Developers have asked Dominick Thomas, we need the flexibility because I have clients that want to build a brand new house.

Comm. Matto: I'm picturing that this might happen once or twice a year.

Comm. Kelly: It's down considerably.

Richard Schultz: You could appreciate the concern.

Comm. Tickey: Rick, your comment that you made about blood relatives. We would keep this language as is as it says here – members of the same family group by blood, marriage, or adoption.

Richard Schultz: Absolutely.

Comm. Widomski: Basically, the only thing we're changing is the 5-year and the-

Richard Schultz: One building. So if the consensus is to proceed, staff will prepare a resolution for the next meeting with the wording.

Comm. Harger: All favorable?

Commission: Yes.

Richard Schultz: Okay Tony, did you hear that, favorable consensus.

Tony Panico: Yes.

B. Application #17-21, James R. Swift for Amendment to Zoning Regulations (Section 34.31: PDD Standards) (public hearing closed on 1/24/18)

Richard Schultz: Okay, Tony has prepared the language. We are entertaining a request for the mix use next to the Shelton Pizza site, the old Shelton Laundry. It fell under the 10,000 sq. ft. by a small amount so when that was determined, we had to amend our regulations to accommodate these partials that are under 10,000 sq. ft. keeping in mind these are the exception, not the rule. We've analyzed the downtown partials. I don't think we're going to find another one like that.

Comm. Harger: The note that I have was when some lots downtown were laid out originally, they would not meet current zoning requirement.

Comm. Matto: Because of increased accuracy of the surveys.

Richard Schultz: You have a copy of the draft proposal that Tony has prepared. It's to amend section 34.3.1 and the recommended text is the last sentence which reads 'within central business districts, special development area, that's our special overlay for downtown. The Commission may reduce the minimum required parcel area by up to but not to access of 10%

provided as determined that the parcel frontage shape and buildable area are adequate to serve the proposed PDD permitted uses'. We think this is a cleaner way to do it. So if the consensus is there, we'll prepare a resolution to consider the adoption of the zoning regulation amendments.

Comm. Kelly: I don't see a problem with it. It's no fault to the applicant.

C. Application #17-22, 636 Cooke Street, LLC for initial Development Concept Plan, Detailed Development Plans and PDD Zone Change (mix use development), 523 Howe Avenue (Map 129B, Lot 36), IA-3/CBD Overlay District (public hearing closed on 1/24/18)

Richard Schultz: The Commission approved a mix used development for the site under new regulations. The applicant decided to come back and apply for a PDD zone change. The PDD zone change was to accommodate the construction of a four-story mix use building consisting of retail on the ground floor and eleven apartment units supported with on-site parking. The site is currently zoned for commercial CA3 within the central business overlay, which I just made reference of that. Site is maintained with municipal sanitary sewers and public water. So the applicant chose to come back and do a PDD zone change. You have that before the Commission. Tony, any comments? Pretty straightforward?

Tony Panico: I might just want to bring the Commission up to speed with the property owner next to this site. He's apparently considering some work on his property. Hopefully some upgrading and improvements to the adjacent property as well.

Richard Schultz: As the Commission is aware and we're going to hear a little bit more on Friday. By the way, this Friday is the Downtown Subcommittee, 9:00. Staff will be giving you an update on upcoming projects of which is the Colandro Building which is to the right of this site. They're looking at the redevelopment of a portion of that property because that building starts at the beginning of this site and goes all the way to the corner where pizza is and goes down to the C&C Auto. That whole area is being looked at for redevelopment.

Comm. Harger: It's actually two buildings?

Richard Schultz: It's multiple buildings.

Comm. Harger: It looks like it's one.

Richard Schultz: You have common walls there.

Comm. Widomski: Rick, this is the one with twelve apartments and eleven parking spots?

Richard Schultz: Yeah, Tony, do you want to comment on that?

Tony Panico: They need to have a handicap unit available. They need to have a handicap space in support of that. The code does allow them if all the other units are sold or occupied to then forego the handicap requirement.

Comm. Harger: So we've met the handicap requirement?

Tony Panico: Yes.

Comm. Matto: They wouldn't keep that apartment empty if they don't have a handicap person to live there in that apartment.

Comm. Widomski: I understand what you're saying but we still have 12 apartments, 12 spots, you figure half of those or eleven I should say, figure half of those are going to have two people so you're looking at seven or eight spots short.

Comm. Kelly: Well they go out to the street or municipal.

Comm. Widomski: That's where I'm going to lead up to now.

Comm. Kelly: That's within our zoning regulations.

Comm. Widomski: We're hearing a lot of the merchants downtown complaining about adequate parking as it is. We have to figure out what we want to do with downtown. Do we want to stifle parking with residential parking who are going to take up the spots or do we want to allow the merchants to get some business?

Comm. Matto: They're not going to get any business if there's no people there.

Comm. Harger: The Mayor has said on several occasions, there is parking but people do not want to walk the distance. They want to be able to park right in front and that's just not allowable.

Comm. Kelly: I think we as a city, have to provide more.

Comm. Tickey: We have plans that we've taken up in the Downtown Subcommittee – if the city could work with the developer whose willing to also pay their fair share to incorporate more parking in our downtown plans. We've had the conversation. As we continue to approve more apartments and businesses, people do want a convenient place to park and it's something that we'll have to address.

Comm. Harger: Did we have a discussion about referring things like this to the Street Committee or ask for input?

Richard Schultz: Yes, and Eric McPherson will be there Friday.

Comm. Kelly: We also want signs showing where public parking is available because no one really knows.

Comm. Widomski: If we build more and more down there, they're eating up that municipal parking.

Comm. Kelly: You could put a multiple parking garage next to the Conti building. But it's not there.

Tony Panico: You also have to remember -.

Comm. Kelly: Less parking at night with the restaurants.

Comm. Matto: I think people are willing to take the chance and the developers take the risk on developing downtown.

Comm. Tickey: Where the energy should be is where the focus should be and as we have more apartments, quality apartments, it's going to bring more businesses and more people would want to live downtown. We still need to incorporate more parking.

Comm. Kelly: That's a plan we should take up with Eric.

Comm. Widomski: Less apartments. We need to come up with a plan where the downtown area is maximized for the use of the people who are down there vs. we don't need to maximize the developers. There's got to be a happy median somewhere in there.

Comm. Harger: This particular is for twelve apartments with eleven spots. They're one bedroom and studio.

Tony Panico: One spot for each dwelling unit.

Comm. Harger: And that doesn't mean necessarily that there are going to be two cars.

Comm. Kelly: Our regulations allow just one parking spot.

Comm. Harger: Right.

Tony Panico: I think the Commission recognizes that if there's going to be a greater demand than what the proposal provides. The intent has always been that there's a component to the responsibility to downtown for parking. Provide one parking space for each unit. Perhaps the Commission may want to consider – the developer to contribute so many dollars per parking space if not on site.

Comm. Kelly: That's in our regulations already.

Tony Panico: It's nothing that's going to be created or resolved overnight.

Comm. Tickey: Also it will never get started if it never gets started. Begin to have the city to play a role, but also I think we will have developers that are willing to participate in this because it's only going to enhance downtown for better businesses and better residences.

Comm. Harger: I don't think it's necessary to scuttle a proposal like this and I think to be fair to the developer, if we were to throw that in last minute, they need to have a fund.

Comm. Matto: It's not in the current regulations. They meet the current regulations.

Richard Schultz: Five studio; six one-bedroom.

Comm. Harger: So are we ready to go ahead with this?

Comm. Kelly: I think so.

Comm. Matto: I am.

Comm. Tickey: We're going to keep having this discussion every time.

Comm. Harger: Can we direct staff to write a letter to schedule a special -.

Richard Schultz: We're going to talk about this on Friday.

Comm. Kelly: You have to have a need for parking and if you don't approve the development, you won't have a need.

Comm. Matto: Exactly.

Comm. Harger: The thing is, we can talk all we want at Downtown Subcommittee, but I think as a Commission we would like to see some kind of direction from the city as to where we're going to go from here.

Comm. Matto: At one of the recent meetings they said they were not doing it.

Comm. Harger: Putting something in writing.

Comm. Widomski: We're back to square one with the lack of parking downtown. The city is not going to do it.

Comm. Tickey: I'm persistent. We have to keep this going.

Comm. Kelly: It's going to have to change if you are persistent.

Comm. Widomski: I just think that the more residential you put down there without having the adequate parking, the more you stifle downtown. I don't see it happening any other way. Why would I go downtown and park a mile away and go up the street to Bridgeport Avenue. That's a couple hundred feet.

Comm. Harger: It depends what you're going downtown for.

Comm. Widomski: That's what I'm saying. Pretty much of what you could get on Bridgeport Avenue, you could get downtown.

Comm. Matto: We need to just approve this.

Comm. Harger: So there's a consensus as far as I could tell. Tony, go ahead and prepare a favorable resolution. If nobody feels it necessary to put anything in writing to the Street Committee to urge them to do something. Not with this proposal but overall with the facts that we have seen an increase in our development downtown and we'd like to address.

Comm. Tickey: And we could share the renderings.

Tony Panico: I don't think it's the Street Committee that you need to communicate with. I think it's the Mayor's office.

Comm. Harger: Okay then we'll send it to the Mayor.

D. Application #18-01, Perry Pettas for Modification of PDD #65 including Basic Development Plans, Detailed Development Plans, and Statement of Uses and Standards (Riverwalk Place: 25 apartment units and retail) 356-368 Howe Avenue, (Map 117B, Lots 58, 60, 61 and 62) (public hearing closed on 2/28/18)

Richard Schultz: This is a modification of an existing PDD. It incorporates two additional parcels. One on Cornell Street which would be a side entrance with a dumpster and the second is the municipal parking lot which the applicant will be acquiring – an easement to get to the rear parking lot of those multi-families on Coram Avenue. The intent of the modified PDD is to accommodate the removal of an existing mix use building identified as 368 Howe Avenue and incorporate three additional vacant parcels for the new construction of a four-story mix use building containing twenty-five apartment units and commercial supported with on-site parking. The site is currently served by municipal sanitary, sewers and public water. At the public hearing, there was no opposition. The only point of clarification was the easement getting to the rear parking lot. The Commission is aware that there is substantial curbside parking along this particular structure of Howe Avenue. The site line is very good there. This is right next door to the Victorian Condominiums. They've recently updated their sidewalk. The Commission has the rendering.

Comm. Kelly: Oh yeah, we've seen that.

Comm. Harger: Any comments? Questions? Concerns?

Comm. Widomski: Same as I've said about the parking.

Comm. Harger: This has the on-site parking.

Comm. Widomski: Not enough.

Tony Panico: The big city parking lot across the street. There's also the city's intention of creating additional parking at the next block across the street. There are some steps underway to increase the -.

Richard Schultz: The height is an issue as you know.

Comm. Widomski: That's going to look gargantuan sitting by itself.

Richard Schultz: Tony, any comments. I think we've addressed everything.

Tony Panico: I think we pretty much talked about everything.

Comm. Harger: Okay, so we're good to go with a favorable resolution?

Comm. Kelly: Absolutely.

VI. New Business

A. Application #18-08 Hawks Ridge Development, LLC for Modification of Detailed Development Plans for PDD #77 (grading, plans for Lot 54B), Beard Saw Mill Road (Map 39, Lot 14): accept for review.

Richard Schultz: AJ's in the audience. This is the remaining 3-acre partial that Hawk's Ridge, LLC has control over. As you saw tonight, they've agreed to have the office trailer go on this site. AJ, the whole development is open on Beard Saw Mill Road. There's employees parking. We have to control that especially with the upcoming mud season with some type of fencing. Tonight is to accept the application. AJ wants to continue to prepare the site for economic development. This site immediately abuts the Route 8 expressway and they want to develop it sooner than later. They've had one staff meeting with staff, but you are actively pursuing the development of the site.

AJ: Correct. AJ Grasso of Hawks Ridge. They were hoping for a five-year option. The problem is there's one year left to the family so five years doesn't work.

Comm. Matto: Their doing assisted living on the first part?

AJ: Correct. They expect to open about a year from this June. The property is basically split; eight acres and three acres because of the sewer main that runs through the property.

Comm. Matto: Do you know what you plan to do with the remaining parcel?

AJ: Right now, we're having that design put together for apartments.

Comm. Harger: AJ, you don't have a time frame for when you would be coming back?

AJ: We do actually. I expect – we hired Pro Con who's the architect and also the builder. We hope to see some rendering and a floor plan probably within the next week or two. Alan Shepard is working on the engineering as well.

Comm. Tickey: Will it be for the balance of units that you had from the previous plans?

AJ: Correct.

Comm. Harger: You're going to have something for one of the May meetings?

AJ: I hope so. I would think we'll have something for the next two or three weeks with regards to a workshop and probably something shortly thereafter.

Richard Schultz: Lastly, I want to advise the Commission Mr. Grasso is requesting that the Commission consider the elimination of the engineering consultant that provides a monthly report on the Hawks Ridge development. Last year you said wait until the spring of this year before the Commission eliminates the consultant that oversees. The site is buttoned up pretty well. It's all seeded. We had a horrendous winter with a combination of snow and rain and the applicant is asking this Commission to eliminate that consultant.

AJ: I'd like to expand on that a little bit too. We currently hired Alan Shepherd and NOK. They're up there at least once or twice a week doing surveying. Don Smith is still employed to oversee – we have a DEEP permit, because we originally had more than five acres. That permit will run until we're basically finished there. Every time there's a rain event, anything over a half inch – he's out there anyway. Right now he's also reporting, he's pointed out that there's a foundation on Lot 40. Planning & Zoning knows that, really it's just another expense and all of our storm water drainage system has been completely stabilized the areas that actually collect the water.

Richard Schultz: What month would you actually like the Commission to take action on?

AJ: If possible, next month would work. We'll probably be planting lawns on at least a dozen units, it's sod with sprinklers so it happens pretty instantaneously.

Richard Schultz: How long does Don have to do the DEEP?

AJ: I understand the DEEP permit runs until we're finished.

Richard Schultz: So you still have that coverage them, okay.

Comm. Harger: Is there something that we should get in writing for the file and some kind of certification?

Richard Schultz: Yeah, I'll prepare something.

AJ: It looks like they'll have some additional parking spaces to get themselves off of Beard Saw Mill.

Richard Schultz: I have one more question. Commissioner Pogoda wants to know when the grand opening for the pool is.

AJ: As soon as it gets sunny. We're just about ready. We're excited. Thanks.

VII. Public Portion: Anyone wishing to address the Commission on any items not on the agenda

Matt Walsh: Tim's Sign & Lighting, 38 Elm Street, Meriden CT

We were contacted by Starbucks to do the signage. I was at the meeting on the 27th. The certificate of occupancy was approved and the sign was tabled for two weeks for tonight, which is not on the meeting tonight. They're expecting to open, last I heard, the middle of June and we can't have it pushed back any longer. It needs to be addressed.

Richard Schultz: Matt, my apologies on that. When an application gets tabled, usually I get a follow up call. This is a regular meeting so the Commission can add that on.

Matt: I have multiple copies of the paperwork if anyone needed it.

Comm. Harger: We definitely need something to look at. That was on the March 27th meeting?

Richard Schultz: Yes. Do you have the map?

Matt: Yes.

Comm. Kelly: The sign is on the building.

Comm. Widomski: We might have to make a motion if we have to add it on.

Comm. Harger: Yes, we have to make a motion to add this on. Rick, do you have any idea what the application number is for this?

Richard Schultz: I'm going to go upstairs.

Comm. Harger: Is there any deviation on the sign from other Starbucks signs?

Matt: No.

Comm. Harger: How about the drive thru indication?

Matt: Basically it's a digital board. Basically you give the order and it gives you the feedback of what your order is so you could determine if there's any errors in it along with the pricing.

Comm. Widomski: No, the one on the front of the building.

Matt: Every Starbucks that has a drive thru it lists it because there's arrows pointing to the direction to the drive thru.

Comm. Widomski: To me, on the side of the building.

Comm. Harger: Stuck in the ground or something.

Matt: They have those on the site plan a little further down the row. How Starbucks works is if it has a drive thru next to the Starbucks, the logo or the wording always has a little box sign that says drive thru. It's a new branding image that they're going with.

Comm. Widomski: I don't like it. Is it on the side of the building, too?

Matt: On every side of it. The letters are illuminated. The outside portion is aluminum, so only the word drive thru lights up with the little arrow.

Comm. Tickey: Who's going to see from the east elevation where it says drive thru, you have the logo there, who sees the east elevation? By that time, you're already behind the building.

Page 3, on the east elevation.

Matt: I just went by the property today with all the construction-.

Richard Schultz: 2368, Application #2368.

Matt: -and usually what happens is – to the best of my understanding, is kind of a big hill in the back. Am I wrong in that?

Comm. Widomski: If you go drive back there, as any drive thru, there's no signs on the side of the building. To me it's just kind of redundant. It kind of takes away from the building.

Comm. Tickey: We've seen this with other stores where they try to have a sign on every wall. By that point, you're under the drive thru.

Richard Schultz: Tony, we didn't get a comprehensive sign from Bob Scinto so. There's additional discussion. What had happened with your application is we approved the use and tabled it on the signage.

Matt: I understand.

Comm. Harger: I think the entrance to the drive thru is pretty clear. I don't think it needs any wall signage.

Matt: Is that the east elevation you're talking about?

Comm. Harger: All of them.

Comm. Matto: Don't you think on somewhere you would like to know which way to go to the drive thru?

Comm. Widomski: But you have the ground signs there.

Richard Schultz: Does the Commission want to see Starbucks on the directory sign, then?

Comm. Harger: Let's get into that later.

Matt: The issue is, a lot of times when you're driving up the road and you don't know it's a Starbucks that contains a drive thru, it says this location contains a drive thru. They put the arrows on to direct but it's to inform people that don't know that the Starbucks contains a drive thru. The ones that contain a drive thru, don't have that signage, it just has the name on it. All the Starbucks that do have drive thru's can have those building signs attached to the building.

Comm. Tickey: I would be okay with the drive thru sign on the west elevation but I just don't think it's needed on the other walls.

Richard Schultz: So which ones are we eliminating?

Comm. Widomski: The west is off Commerce.

Comm. Tickey: The east side, I would remove both the logo and the drive thru on the east elevation. Also the logo, Rick, on the east.

Matt: I noticed on Commerce, the building is parallel to the road, so the north and the south sides are the short end, that's what you're going to be seeing as you come up the road. I would be more than willing to eliminate the east elevation.

Comm. Harger: The west is okay. That's the front. Now the north and the south.

Comm. Widomski: Commerce Drive, the main entrance.

Comm. Harger: Right. So the north. I don't mind it just say Starbucks but the drive thru I think is just overkill.

Matt: It may look that way but I know from past experience – I mean they spent bazillions of dollars dealing with this.

Comm. Widomski: I don't think they're going to walk out of the market because they don't get their little drive thru.

Matt: I understand. I could only do what I could do.

Comm. Tickey: I don't know if you'll be able to see the drive thru as you're coming down the hill down Constitution, that you would see north elevation. This to the right of the sign. I can't imagine that you'll be able to see that drive thru. It's so far set back. You're going to see it from the front of the building. I don't think you need it from the north elevation.

Comm. Harger: I think if you're going to spend any energy, you should make the north and the south signage the same.

Matt: The north is the short side that goes down the hill. As you're coming up the hill, you would be looking at the north side and the west you would be driving up next to it.

Richard Schultz: South is out and east is out.

Matt: So if we're making concessions, could we leave the north and west as proposed on the plan?

Comm. Widomski: If you could see it from Bridgeport Avenue, yeah but if you can't see it because there's other buildings in the way.

Comm. Harger: It's too early to tell.

Matt: It's too early to tell but at the same point I don't think you have to be standing on Bridgeport Avenue to need that sign. You need the sign as you're driving up to it.

Comm. Kelly: Right.

Comm. Harger: I don't think it has to say drive thru on the north side.

Comm. Matto: If you can't see the sign it's not going to hurt anybody.

Comm. Harger: Matt, I don't think it's going to happen. If you want us to write a letter to whoever you report to and say 'he tried his best', we will.

Comm. Tickey: So recap.

Comm. Harger: West side is the front entrance as is. North side with no drive thru -no east and no south. Just tell them think of the money that they're saving and you have your ground signs. Where are those ground signs to be positioned?

Matt: At the entrance of the drive thru. One sign will say enter and one will say exit.

Comm. Harger: Is F your ordering kiosk?

Matt: The ordering kiosk is down. F is the clearance bar. It's going to be on a pole with a clearance bar.

Comm. Harger: What's G?

Richard Schultz: G is a pre-menu board.

Matt: It's like a preview board.

Comm. Widomski: What is letter A? Oh okay, that's the logo.

Comm. Harger: 18" channel letters. What's the abbreviation we have here in D?

Matt: That's exit only. That's the direction.

Comm. Harger: It seems like we may be particular about this but this is a whole new development here. Digital control box, what's that for?

Matt: The digital box that gives you the read out of your order.

Comm. Harger: I think for a high-class development, this clearance bar just doesn't fit.

Comm. Widomski: Well you could rip off the canopy.

Comm. Kelly: You're not just getting cars in there, you're getting construction people.

On a motion made by Comm. Kelly, seconded by Comm. Widomski it was unanimously voted to add on for discussion App. #2368.

On a motion made by Comm. Kelly, seconded by Comm. Widomski it was unanimously voted to approve sign with modifications on the east and south and eliminating the drive-thru sign on the north side on App. #2368.

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to close the public portion of the meeting.

VIII. Other Business

A. Huntington Center Special Study (commercial area): update by Staff

Richard Schultz: This is the base map that is essentially as-built conditions. This is an Ariel photograph. In accordance with the 2017 POC update, The Commission has decided to undertake a special area of study of the commercially zoned portion of Huntington center also including Fred Sears parcel on the corner of Lane Street as well as Carey & Guarrera. The reason why they were included is because they are non-residential uses and they are zoned residential. The purpose of the study limited in scope is to evaluate the following:
Existing conditions of the target area including parking, building locations, sidewalks, dumpsters and landscaping. Once again, this is the as-built map.

Sidewalks go in front of Huntington Depot, so that is going to be an issue that we're going to address.

Dumpsters, some cleaning has started. It's atrocious to say the least. We have to clean up the dumpsters. That's an important component and an environmental concern.

We are going to look at the analysis of outside parking and loading, keeping in mind that the standards that these were constructed are different now. So there is a pre-existing non-

conforming component. One of the big things, moving forward, is analysis of future land use. Are we going to allow anymore retail? Allow any more professional offices? Or will be allow the introduction of residential? That's what that building is over here. Are we going to introduce any more food establishments? Now to get into the more recent issues that my office has been discussing. We're going to look at potential build out of the target area. Jim, several years ago talked about second floor additions. The structural integrity is just not there and staff is going to say we don't have enough minimum parking so unless you do deck parking and I think that's going to be cost-prohibited. The dumpster enclosure plan, I just discussed that.

Sidewalk and walkway expansion plan. Now, there are two things going on. We have the Shelton Lakes Trail System that goes through Lane Street to Huntington Center and we want to provide sufficient sidewalks to get to Huntington Center proper. We have some gaps. We also want to talk about landscaping. Huntington Shopping Center was done without a lot of landscaping. We want to provide where possible. For zoning, we want to put a village district overlay like we did downtown so we control the improvements to the shopping center.

Comm. Matto: And that would allow the residential component?

Richard Schultz: No, that's a zoning. Right now our commercial zone for Huntington Center only allows professional offices, retail and food establishments. Food establishments are a high traffic generator. We have a lot of restrictions, not to mention the on-site parking. So with all these issues, and I'm going to put together a report. I want to hold a public informational meeting with property owners like Blakeman. I called Eric's office and they have openings in May. I'd like to schedule something for the end of May. We will show the proposals and where the sidewalk needs to be. We could do pockets of landscaping. We can install dumpster enclosures. This is a very specific study. We all know how far this could go. Montanaro owns one lot that could conceivably allow for construction. But staff is going to show that if Montanaro and Jim Maas coordinate their reference, they could do one building in this location here and eliminate these small little buildings. The things that have been brought to my attention most recently, and it will be brought up at the public informational meeting, this house is for sale. Will the Commission allow a professional office to move in this direction? So that's going to come up and you have to think about. I don't know how far you want to go up Huntington Street.

Bank of America is for sale. We are getting calls from everything from a fast food, high, intense activity, to retail, which is permitted use.

Comm. Widomski: The Bank of America from what I was told, the building footprint, they don't own the property around the driveway and the parking area from what I was told, there was an easement to use the parking. Double check.

Richard Schultz: That's going to come before your Commission.

Comm. Harger: Is this the only vacant building?

Richard Schultz: The two banks. So you could see the issues before you, if you review it comprehensively you'll be able to make better decisions. That Bank of America, it's either going to go high intensity use and you're going to have to live with it, or more retail, which is low intensity. Also too, Carey & Guarrera, it's in a residential. That was a single-family dwelling. Does the Commission want to see the expansion or to keep it the way it is and the integrity because as soon as you leave that location then you get into single-family dwellings on Old Shelton Road. I know the sidewalk system has worked greatly as Charlie knows for the golf carts. Wide enough to keep them off Old Shelton Road which is great. Then it stops in front of Carey & Guarrera.

Comm. Widomski: It stops at People's Bank.

Richard Schultz: Carey & Guarrera said 'sure, we don't mind the sidewalk being continued'. So this is something that we need to look at too but we also have environmental issues. You have the brook right there. So it's not going to be easy. That's why we're thinking the sidewalk has to terminate and it has to go in the center and then you could add some walkways.

Comm. Tickey: That's going to be of nice though.

Richard Schultz: Obviously Huntington Center is the destination. You have Sassafras; you have the ice cream place. You do have corporate walking down. This is the destination. We do have stretches where the sidewalks end so that's an issue that we have to deal with. I need the green light from the Commission to go ahead and schedule the public informational meeting. The third or the fourth week in May.

Comm. Harger: Are we going to have a special meeting in May?

Richard Schultz: Yeah, we have one on the 25th, so the week before it. Anyway, start thinking about Bank of America. The Commission is either going to get a high-density fast food or retail.

Comm. Tickey: Maybe we'll get a nice restaurant.

Comm. Harger: So you're talking about the third Wednesday? So that's the 16th.

Richard Schultz: Yes.

Comm. Widomski: Where are we going to publish this?

Richard Schultz: I'm going to do it in the local paper with Brad.

On a motion made by Comm. Tickey, seconded by Comm. Kelly it was unanimously voted to schedule for public hearing Huntington Center Special Study on May 16, 2018, at the Community Center.

B. Approval of Minutes

Richard Schultz: Minutes are still being formulated

C. Payment of Bills

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to pay bills.

D. 69 Pearmain Estates Subdivision: request for 2nd extension to record mylar map

Richard Schultz: The developer is requesting a second extension to file the record map. This is the second. He's entitled to three.

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to authorize second extension on 69 Pearmain Estates Subdivision.

E. Staff Report

Richard Schultz: I didn't get a copy of the ZBA agenda. I'll email that to you. We're meeting this Friday as I indicated earlier. Jason Williams is going to do his final presentation. We have received a couple of new zoning complaints. We resolved six of them. I've been talking to the Chairman. She really wants to step up get this enforcement done. We still have that pile on Ripton Road. They pulled it back but it's still there. I think they want to build a buffer there.

Comm. Widomski: I know he legally changed the address to Cloverdale.

Comm. Harger: It doesn't look like a true buffer.

Richard Schultz: No, it doesn't. It looks made. So we're working on that. Spring is coming. Hopefully we can guide him on that particular issue.

We have the Zoning Subcommittee is continuing to work on those Regulations. Mark will be meeting with Tony Pogoda. Tony is scheduled to come back the end of this week I believe and we'll be sitting down to continue to work on the outside stairwell. The other stairwell was removed on Elm Street. I never thought that would happen. It was pretty difficult and costly. We need to get our regulations up to speed on that.

We need to continue to move forward with the Zoning Subcommittee on the burlesque shows, nightclubs and the other definitions that have to be incorporated. The Hush It Up lawsuit is moving ahead. So we need to be prepared for round two if it should happen.

Comm. Harger: Have you gotten paperwork on that?

Richard Schultz: No, Corporation Council came in late last week and said that we were moving on some dates. He will then inform me to get some transcripts. That is moving ahead.

Comm. Harger: But the city got notified that we were being sued.

Richard Schultz: Yes, you have fifteen days from the legal intent after the application was denied by the Commission.

Comm. Kelly: What's legal feeling about it?

Richard Schultz: They're not saying anything.

Comm. Harger: What's going on on Independence Drive?

Comm. Widomski: I was just going to ask you about that. I had a phone call today.

Richard Schultz: Still a work in progress. The Mayor is working on finding a solution.

Comm. Widomski: I had a phone call from one of the neighbors asking who they could continue to call.

Richard Schultz: The city is overseeing the screening of it.

Comm. Tickey: Have they been removing?

Richard Schultz: They have removed some of it, yes.

Comm. Widomski: They had an injunction after I gave my ruling. They wanted to remove it and the property got an injunction to stop them, but they are getting charged \$100/day per lot.

Comm. Harger: Anything else, Rick?

Comm. Widomski: Waverly, Booth Hill – are they doing anything up there yet?

Richard Schultz: No, the public hearing is coming up.

Comm. Widomski: They're not going to knock down buildings or anything else.

Richard Schultz: They could do demolition.

A lot of redevelopment proposals for downtown.

Inland Wetlands is still holding their public hearing on Shelter Ridge. That's gone to three meetings now and maybe four.

Comm. Harger: Has Stratford done anything on the sewer connection?

Richard Schultz: Nothing concrete.

F. Comments from PZC Chairman and Subcommittee Chairman

No comments

IX. Adjournment

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to adjourn the meeting at 9:56 p.m.

Respectfully submitted,

Sandra Wasilewski

Sandra Wasilewski, Recording Secretary