SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES

Tuesday, October 9, 2018
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
                             Anthony Pogoda, Vice-Chairman
                             Elaine Matto, Secretary
                             Jimmy Tickey (Absent)
                             Charles Kelly
                             Mark Widomski
                             Ned Miller, Alternate (Left at 9:30 p.m.)
                             Nancy Dickal,

Also Present: Richard Schultz, AICP, Planning and Zoning
              Administrator
              Anthony Panico, Consultant
              Sarah Vournazos, Recording Secretary
              Pat Gargiulo, Stenographer

Tapes, correspondences, and attachments are on file in the City/Town Clerk’s office
and the Planning and Zoning office. Minutes are on the City of Shelton website:
www.cityofshelton.org.

I. Call to Order
Comm. Harger called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

III. Roll Call
Chairman Harger identified members present.

IV. Public Hearing

Comm. Harger informed the public of the procedure for tonight’s public hearing as well
as the public portion on this particular application. Any member of the public who wishes
to address the Commission on this particular item being discussed needs to sign up at
the podium where Attorney Bellis is standing. This to help the recording secretary and
stenographer correctly identify the speakers when doing the minutes and the transcript
of the public hearing. The applicant and/or his associates will make a presentation to
the Commission. During the presentation, the Commission or Staff can ask questions to
the applicant and/or his associates. They’ll be given the opportunity to answer during
that time or at the end of that presentation after the presentation has ended. And if there are no further questions from the Commission, the public will be given the opportunity to address the Commission about the item being discussed.

All comments or questions from the public are to be directed to the Chair, and to the Chair only. Dialog between the applicant and the public is not permitted. Members of the public are expected to practice appropriate etiquette by being quiet, observant and respectful. Disruptive attendees may be asked to leave. All comments should be informational, directed to the criteria of the Zoning regulations and not personal feelings. Unless a member of the public has new comments to or questions of the Chair, members of the public are asked to briefly indicate whether or not they are in agreement with previous speaker and not repeat the same testimony verbatim when it is their turn.

The applicant’s attorney and/or consultants will be given the opportunity to address any comments or questions from the public after the last person from the public has been given the opportunity to speak. If the public hearing has not been concluded by 10:00 p.m. then the public hearing will be held open and that’s the situation that we found the last time on September 26. So, we are picking it up from where it was left open. If the public hearing is remains open, the Commission is not allowed to make any public comment, discuss any part of the applicant’s and/or his associate’s presentation or receive any additional information from anyone. After the Chair is satisfied that the applicant and/or his associates have concluded their presentation, has answered all questions and has addressed all concerns from the Commission and/or public, the Chair will ask for a Motion to close the Public Hearing.

IV. Public Hearing
A. Appl.#18-17: Calandro and Guarrera, LLC for Initial Development Plan Approval and PDD Zone Change (five (5) story mix use development: 27 residential units and commercial) 509 Howe Avenue (Map 129D, Lots 27 and 29) (continued from 9/26/18 meeting).

Attorney Steven Bellis, who represents the applicant, reiterated from the prior meeting that he feels the application meets the Plan of Conservation and Development and is in accordance with regulation 34 of PDD and why there were certain exceptions. In response to concerns raised at the previous meeting over the architecture and height of the building, he and architect Joe Mingolello came up with three different schemes they feel would work. He emphasized the economics of this location require it to have five stories and that Joe will point out that is not unusual and there are plenty of examples, and that they can reduce the total height. They are thinking about something similar to the Salesforce building in San Francisco.

Joseph Mingolello of Mingolello & Associates Architects on Huntington Street presented modifications of sketches with comments from the municipal architect. There is access to the site via Howe Avenue and White Street and they can excavate down to the elevation of White Street. The lower level has parking for 18 cars, tenant storage, mechanical equipment, a lower lobby with an elevator / stair that gets you to Howe
Avenue elevator lobby, trash compaction system and an exit stair. Trash from both residents and commercial will come to the tower in the back. There is a trash room and it comes out compacted at the bottom. The trucks pick up and leave the site and nobody ever sees it.

Joe also noted the first floor of the residential level. One level above the commercial units and the lobby is right along with the stair, elevator. Glass on both sides and very visible from Howe Avenue. So, you come into the corridor and then a studio apartment. There are three one-bedrooms on one side and one two-bedroom in the back. At this level is a common area. There's some tenant storage, a community room and then a laundry room.

Joe spoke about the floor plan of the second, third and fourth floors of this building. This is the core area of one studio, four one-bedrooms and two two-bedrooms which is on levels two, three and four. Again, all of these different levels have a corridor that access the rear exit stair and a trash room. Comm. Harger asked how many one-bedrooms on the second through fourth floor and Joe said there are four.

Joe spoke about the Howe Avenue elevation that was presented. Something bothered him about the rendering and about the elevation. One of the things was this elevation between the wall and the roof with some dormers at the upper level. So, in the new scheme that was created was that it was brought down to just above the window. So, there's more roof area in the new rendition. They also changed the head of this lobby stair window.

Joe said they created three different elevations based on some of the comments we got from the city's architect consultant. 1) There are a lot of brown buildings being approved, he suggested colonial style, red brick. They looked at that color and also like the red and everyone else is doing brown. There were also comments about the tower. So I did an elevation with no tower and then I did an elevation articulating the tower. In Scheme A the roof line is all the way around, it's 53 feet and this one has no tower. The lobby entrance stays the same but we eliminated the tower. This one here is per your consultant, where he liked a lot of this. He thought we should articulate the tower and maybe something different, such as material, color and so, we looked at that. We then went back to what we did, being in red, lowering our roof, allows us to add some molding and changed the window to a curve. That's the different options we looked at.

Also, looked at what Commissioner Widomski suggested in San Francisco. The Salesforce Building. It was pretty cool technology in how they do that. It's basically what they call a light form projection mapping. They basically take an object no matter what it is and they get it into the computer. They can change the form, add texture to it and put it onto a wall no matter how big or whatever shape that wall is. It's done with a projector and a $699 computer. It's pretty cool and you can do something like that when we talk about street art. This allows for something like that and thought that was a great idea.

Joe pointed out the common planter. It's 4 feet wide landscaping. When they come back
with 523 Howe Avenue, they can create some soffit lightning. The other architect liked
the type of lighting they’ll use to light up the sign boards. Rick Schultz asked Joe to
send him an electronic version of presentation, since the Commissioners will be looking
at this when they discuss it. Joe obliged.

Attorney Bellis just wanted to remind the Commission, they’re here tonight for a zone
change for a PDD for Initial Concept Plans and will come back for detailed development
plans and architectural samples. If the Commission were to vote in favor, it would be to
indicate how many units there are and overall size of the building. Sometimes they’ve
combined the initial and detailed plans but only the initial was done.

Comm. Harger asked if there is going to be an entry system and Joe said yes, there will
be a roll up gate. Joe Guerrera is present and he says it’s 24 feet here and it’s about 30
feet at this end. It’s pretty wide. Comm. Pogoda asked if there are 35 spaces for the
parking and Joe confirmed. Comm. Panico inquired if there was going to be
handicapped on both levels and Joe confirmed. Comm. Pogoda asked if there will be a
lottery system for the underneath spaces, for instance, first come first serve? Joe
believes everyone will get a parking space.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal to close the public
hearing. On a voice vote, the PZC unanimously voted to close the public hearing for
Appl. #18-17.

Comm. Harger indicated the PZC would have a five-minute recess to allow the court
stenographer to gather her equipment before continuing with the remaining agenda
items.

V. Applications for Certificate of Zoning Compliance

1. Appl. #2746, Archer Sign, 100 Commerce Drive for a Sign.
Rick Schultz noted that the Commission members should have received complete
copies from Staff. Brian Vasser from Archer Sign spoke and proposed a set of signs for
Spotted Horse Tavern painted in the same letters as the CX that will be on main
building closest to Bridgeport Avenue. Commissioner Harger asked what the width is
and Brian said 192 inches. Commissioner Harger also asked how far past the doorway
would the restaurant end and Brian said the whole building.

On a motion made by Comm. Kelly, seconded by Comm. Matto, it was unanimously
voted to approve the sign for Appl. #2746.

2. Appl. #2751: Jennifer Tierney, 415 Howe Avenue, Ste. 310A for a Business.
Rick Schultz indicated that this is for the Conti Building and tenant is a registered and
insured Yoga instructor. Occupying 805 square feet, One employee, Monday – Friday,
9:00 a.m. – 8:30 p.m. Saturday and Sunday 10:00 a.m. – 5:30 p.m. Staff recommends
approval. Comm. Harger noted that this is by appointment only within the hours of
operation.
On a motion made by Comm. Kelly, seconded by Comm. Dickal, it was unanimously voted to approve the business for Appl. #2751.

3. Appl. #2743: Maria Small, 514 Bridgeport Avenue, for a Business.
Maria Small said this is for a Smoothie and Tea Bar Business. Comm. Harger inquired about the location and Rick Schultz said it's in the shopping center across from Curtis Ryan, replacing the ice cream shop that closed. Monday – Friday 7:00 a.m. – 7:30 p.m. Saturday and Sunday 7:00 a.m. – 1:00 p.m. There is only one employee but Maria said no more than three employees. Maria also mentioned that they currently operate a store called Seaside Nutrition in Milford, on Naugatuck Avenue, by Walnut Beach and hopes to open the Shelton location in the beginning of the New Year. Comm. Harger reminded Maria that signage has to be approved before opening.

On a motion made by Comm. Dickal, seconded by Comm. Kelly, it was unanimously voted to approve the business for Appl. #2743.

Rick Schultz indicated that this is the large office building after Burger King after Exit 11. Occupying 3,000 square feet, Fairfield Realty Group, 15 – 20 employees, Monday – Friday 7:00 a.m. – 5:00 p.m. There is a large, shared parking area and Staff recommends approval. Comm. Harger asked if the signage would be the exterior monument sign and Rick said only if they decide to do that.

On a motion made by Comm. Matto, seconded by Comm. Dickal, it was unanimously voted to approve the business for Appl. #2734.

Rick Schultz indicated that this is a physical therapy office that's replacing the walk-in clinic. 4,085 square feet, 5 employees, Monday – Friday 8:00 a.m. – 5:00 p.m. Staff recommends approval.

On a motion made by Comm. Kelly, seconded by Comm. Dickal, it was unanimously voted to approve the business for Appl. #2446.

6. Appl. #2719 Dean Parrott, 702 Bridgeport Avenue (transfer ownership) for a Business.
Rick Schultz indicated this is a change of ownership only for the Wine Emporium but everything else is the same. Seven days – 9:00 a.m. – 10:00 p.m., six employees and 6,000 square feet. Comm. Harger asked if their license is on file. Rick confirmed that and also said that Staff recommends approval.

On a motion made by Comm. Kelly, seconded by Comm. Matto, it was unanimously voted to approve the change of ownership for the business for Appl. #2719.
7. Appl. #2669: Patrick Fahey, 762 River Road, for a Business.
Rick Schultz indicated that the sign was already approved and this is Parker Eatery & Bar on River Road, in the new, mix use commercial building. 5,000 square feet, 25 – 30 employees both full time and part time, 7 days 11:00 a.m. – 1:00 a.m. The Building Department issued the Certificate of Occupancy as part of the construction permit. The application was for the construction of the building containing a restaurant component. The owner corrected that and Staff recommends approval.

Comm. Harger reminded Commissioners that in August, she asked them to look at proposal for violations of zoning regulations.

On a motion made by Comm. Kelly, seconded by Comm. Dickal, it was unanimously voted to approve the business for Appl.#2669.

Rick Schultz indicated that this is the first tenant (occupant) going into multi-tenant hair salon at Big Y. One employee, 100 square feet, Monday – Friday by appointment only. The Commission capped hours not to exceed 12:00 p.m. or 1:00 p.m. Comm. Kelly asked who monitors their license and Comm. Harger replied that the landlord does. Rick Schultz said that The Valley Health makes inspections, which they have to post it on their inside wall.

On a motion made by Comm. Matto, seconded by Comm. Dickal, it was unanimously voted to approve the business for Appl. #2715.

9. Appl. #2711: Gary’s East Coast Service, 286 Howe Avenue, for a Business
Rick Schultz indicated that this is the former Russell building on Center Street and found a new location where Ambulance training facility was on Howe Avenue. 7,000 square feet, 15 employees, Monday – Saturday 8:00 a.m. – 4:30 p.m. plenty of parking and their repair vans do not reside in Shelton. Comm. Kelly asked what kind of repair shop is it and Comm. Harger said commercial restaurants, etc.

On a motion made by Comm. Kelly, seconded by Comm. Matto, it was unanimously voted to approve the business for Appl. #2711.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal to add Appl. #2756 onto the Agenda as item number 10, for a wall sign. On a voice vote, the PZC unanimously voted to approve the addition of Appl. #2756 onto the Agenda.

10. Appl. #2756: Robert Neff, 2 Armstrong Road, for a sign.
Rick Schultz noted that this is for the sign only since business has already been approved. Robert Neff from Connecticut Sign representing Lanxess located on 2 Armstrong Road. Comm. Harger indicated that 2 Armstrong Road is to the left of Staples and Panera Bread. Rick Schultz mentioned that the applicant would like to use the new regulation that allows signage on the upper floor if the applicant occupies 50% and that was the threshold that this Commission amended its regulations with. The
building is going to be occupied primarily by two tenants and this applicant is proposing upper floor signage. Lanxess and Life Care are the two core tenants and only core tenants are allowed to have upper floor signage.

On a motion made by Comm. Dickal, seconded by Comm. Matto, it was unanimously voted to approve the sign for Appl. #2756.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal to add Staff Separates onto the Agenda as item number 11. On a voice vote, the PZC unanimously voted to approve the addition of Staff Separates onto the Agenda.

Staff Separates
Comm. Harger asked if there is a site on #6 Under Fairchild Heights, and Rick Schultz replied yes, and the owners of Fairchild Heights also own Sunnyside Mobile Home Park. This is a premanufactured house.

Comm. Harger then asked how soon for the Russell Speeders Car Wash, 6 free standing vacuums and Rick said it was approved subject to the landscaping. They’re planning to do it before Winter begins and it’s an important marketing tool.

Old Business
A. Appl. #18-07: Manuel Moutinho for Initial Development Concept Plan and PDD Zone Change Approval (retail shopping center) 6 Todd Road, (Map 77, Lot 25) OP District, (public hearing closed on 6/12/18)

Comm. Harger indicated that there was a preliminary discussion in the September meeting and there was a split consensus as to a favorable resolution. Our consultant was asked to prepare his findings and background so we can have further discussion. Comm. Panico spoke with Rick and both agreed to prepare their initial, typical report leading into a Resolution. Commissioner Panico read some Background (see attached) information regarding Application #18-07 and noted the findings (see attached) as well as the Resolution for the Commission’s consideration.

Comm. Harger asked for the Commissioners for their comment and are as follows:

- Comm. Matto said it’s been noted by some that retail would have more scattered parking rather than concentrated parking and someone that owns property is going to develop it one way or another.
- Comm. Kelly agrees with Commissioner Matto and would like to see retail developed.
- Comm. Panico said there are characteristics to the traffic flow under the two uses of retail and office. In zoning, we say we deal with the “uses” and not the “users” and either it’s an office use or a retail use.
- Comm. Dickal expressed her opposition to this and noted her main concern is the traffic. The traffic needs to consist with the plan.
- Comm. Widomski feels that just because there is a piece of property doesn’t
entitle you to a zone change. Part of our job is to make sure we are planning for the future of Shelton. He asked Comm. Harger that since it’s a blighted property, if we could we have a letter sent to the blight control commission to clean it up.

- Comm. Pogoda is against the zone change on this property due to traffic concerns. I’ve seen cars come out of Todd Road and want to see OP District left. If they come in with a commercial office building, then we deal with it then. As of right now, believes the proposal should come off the table.

Comm. Harger expressed that no matter what goes in, there will be a traffic concern with that intersection and that this is the time to pass on this Application and say to the city that there is a problem with this intersection. However, Comm. Harger favors the idea they are taking charge of the water runoff which has existed for years.

Rick Schultz relayed that Section 8-3B Zoning Regulation Amendments must be adopted by a majority vote of all Commission members and not just those present. Shelton’s Commission is six members of which four have to vote in the affirmative and anything less than that is a denial. Comm. Harger indicated that the motion cannot be a motion to deny without prejudice and Rick said the Applicant right now does not want to withdraw but can always reapply if denied.

On a motion made by Comm. Pogoda, seconded by Comm. Widomski, to deny the PDD Zone Change. On a Roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Nay in denial  
Comm. Kelly – Nay in denial  
Comm. Harger – Nay in denial  
Comm. Dickal - Aye in denial  
Comm. Pogoda - Aye in denial  
Comm. Widomski - Aye in denial

The motion was a 3 to 3 split vote and Appl. #18-07 was denied.

B. Appl. #18-20, Highland Golf Club of Shelton for Final Subdivision Approval (3 lots)  
261 Wooster Street, (Map 128, Lot 78).

Jim Swift, the Professional Engineer and landscape Architect, reminded the Commissioners the City Engineer submitted a letter where he questioned the voracity of Madison Avenue. The club has decided to take that out of the equation and do septic system testing. Valley Health came out and wrote a letter approving that lot for the septic system. Comm. Harger asked Jim to further explain the voracity of the septic system. Jim said that if you extend Madison Avenue a couple of hundred feet there was a private line that extends another 400 or 500 feet until it reached the municipal sewer. Perhaps the WPCA can take over the lower sewer and we would put a lateral in the Madison Avenue Street.

Comm. Harger inquired if there enough room for septic system and Jim Swift noted the following two changes that were made: 1) On Subdivision Map and Site Development Plan we extended the front setback on Lot 3 from 30 feet to 40 feet. 2) We extended the
back line on Lot 3 about another 40 feet just to make sure that septic was comfortable.

Comm. Pogoda asked whether the home owner’s concern about the water problem, the runoff from Highland, has been remedied. Jim Swift said that the water runoff onto property is an existing problem and nothing to do with our development. Just to be neighborly, the Club dug a trench and we plan on restoring that due to it getting clogged. Comm. Harger would like this trench to be monitored.

Comm. Panico asked if there is concern with the coastal drainage of where the septic system is going. Jim Swift said he is not concerned for two reasons: 1) In those lots we are going to collect the roof drain runoff and put it back into the ground and 2) If you look at the wall between us and the neighbor, there is a really nice, health stone wall where the water will be pushed.

Rick Schultz read a letter from Naugatuck Valley Health, dated October 5, 2018 (see attached) as well as the City Engineer’s report, which there are two, first is dated September 25, 2018 (see attached) and the second letter is dated October 9, 2018 (see attached). Applicant has submitted an Appraisal report and the fair market value is in the amount of $102,000 and 10% is $10,200 and the applicant is offering the city a lump sum. Rick then read his report which is dated today, October 9, 2018 (see attached) as well as the Draft Motion dated today, October 9, 2018 (see attached).

George Sender spoke and resides at 15 Longview Road, Shelton, Connecticut. However, 6 Madison Avenue is co-owned with my sister and my parents had been there for over 55 years. The runoff from the golf course has been that way for years and I have been taking care of the property. A berm and a trench do not cover it. What happens to Lot 3 when the water is running down the galleys and fills up the septic system?

What about houses getting pounded by golf balls? People have a right to enjoy the quiet enjoyment of their home. I think you need to really look at this and I don’t think it should be approved. Comm. Harger asked if the water issues were brought to the attention of the golf club and George was unaware.

Richard Belden of 39 Perch Road, Shelton, Connecticut and the President of Highland Golf Club then spoke to the Commission. Comm. Pogoda asked if you or the association has been approached because of anything happening to their home from golf balls hitting their roofs or sides and Richard said “no”. Comm. Widomski recommends that George, maybe write a letter to Mr. Belden or all three get together to further discuss.

Comm. Harger and Comm. Kelly believes it’s a city problem and city engineer should take a look. They asked Richard to let them know what he says and that hopefully, it will be resolved between the private and public.

Motion made by Comm. Pogoda, to approve the Final Subdivision, seconded by Comm.
Kelly. On a Roll call vote taken by Comm. Harger, the PZC voted as follows:


The motion passed unanimously.

C. Appl. #18-26, S&G of Shelton, LLC for PDD Zone Change: Reschedule public hearing from 10/24/18 to 11/13/18.

On a motion made by Comm. Pogoda, seconded by Comm. Widomski, it was unanimously voted to approve Appl. #18-26.

D. Appl. #18-25, Schiable Re-subdivision: Reschedule public hearing from 11/13/18 to 10/24/18.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal, it was unanimously voted to approve Appl. #18-25.

VII. New Business
A. Appl.#18-28: 636 Cooke Street, LLC for Modification of PDD #92 (replacing 2nd floor office space with one apartment unit). Final Site Development Plans for 523 Howe Avenue (Map 129B, Lot 36): accept and schedule a public hearing.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal, it was unanimously voted to accept Appl. #18-28.

B Application #18-29, Dominick Thomas on behalf of Hawks Luxury Rentals, LLC for Modification of PDD #77 by amending Initial Development Concept Plans and Final Site Development approval (89 apartment units), 60 Beard Sawmill Road, (Map 39, Lot 14): accept and schedule a public hearing.

On a motion made by Comm. Pogoda, seconded by Comm. Dickal, it was unanimously voted to accept Appl. #18-29.

On a motion made by Comm. Pogoda to add Appl. #18-30 onto the Agenda as Item C, for a business, seconded by Comm. Dickal. On a voice vote, the PZC unanimously voted to approve the addition of Appl. #18-30 onto the Agenda.

C. Appl. #18-30, 2 Lot Sub-Division 189-191 Huntington Street, R1 District, Map 60, Lot 71. Corner of Huntington Street and Roaring Brook.

On a motion made by Comm. Pogoda, seconded by Comm. Kelly, it was unanimously voted to accept Appl. #18-29 for review.

VIII. Public Portion
On a motion made by Comm. Pogoda, seconded by Comm. Kelly, it was unanimously voted to close the public portion.

IX Other Business
A. Approval of Minutes
None

B. Payment of Bills
On a motion made by Comm. Pogoda, seconded by Comm. Matto, payment of bills, if funds exist, was unanimously approved.

C. 2019 Meeting Schedule for SPZC and Subcommittees
On a motion made by Comm. Pogoda, seconded by Comm. Matto to approve for scheduling meeting dates for SPZC and Subcommittees subject to final review.

D. Zoning Enforcement
1 64 Longmeadow Drive: Case #18-09 (illegal conversion of detached garage to living space).
Rick Schultz indicated that six months ago, work started on converting detached garage. Received complaint, checked into it and need to take legal action.

On a motion made by Comm. Pogoda, seconded by Comm. Matto, it was unanimously voted to authorize legal action for zoning enforcement.

Comm. Pogoda mentioned that he was informed this morning from Marty Caughlin that gentleman is putting large boulders around edge of the property next to Ripton Road and Cloverdale. Told Marty I would speak with Commission. Comm. Widomski said it looks like he is starting his landscaping and boulders do not block the view of anything.

E. Staff Report
Rick Schultz indicated that the ZBA is meeting on October 16, 2018. Only item is 30 Fairmount Place requesting to increase number of dorm units from four to five. Parking design is “inappropriate and unacceptable”. ZBA opened hearing last month and continued it. Comm. Harger said that the first-floor single apartment would be split into two and would like Rick to write a letter.

On a motion made by Comm. Widomski, seconded by Comm. Kelly it was unanimously voted to direct Staff to write a letter concerning the property of ZBA Agenda, Application #0918-01.

F. Comments from PZC Chairman and Subcommittee Chairman
Rick Schultz said he has a scheduling conflict from October 12, 2018 to October 19, 2018 and will send a letter. Will talk about Huntington Center special study at Special meeting on October 24, 2018. Up to 41 single-family dwellings for the calendar year and last year was 46.
Comm. Widomski indicated that he would like to schedule a public hearing to adopt a one-year moratorium on PDD Zone Changes. Over the past 10 months, he has observed a problem with language in Section 34 PDD Zone Changes and how it effects the way we process these types of applications. Also feels that PDDs are being submitted for places where they were not intended to be used, for example Huntington Village.

There is a legal issue with our regulation, statutory and corporation council that we have and needs subcommittee to look into it. We met with Corporation Counsel in January, Attorney Sousa, and he said our language and state statute is conflicted. Attorney Teodosio said he was leaving that rule in place. Now there is an issue with our regulation conflicting with the state law.

Comm. Harger recommends Commissioner Widomski put his proposal in writing along with his reasoning to her for Commission and subcommittee’s review. Comm. Panico said that with three or four simple amendments to our regulations, we should take out the word “site plan” anywhere it exists and change it to “concept plan.” Comm. Matto said she does not think a public hearing should be scheduled but believes an internal discussion is better.

X. Adjournment
On a motion by Comm. Dickal, seconded by Comm. Matto it was unanimously voted to adjourn at 10:10 p.m.

Respectfully submitted,

Sarah Vounazos
Recording Secretary