

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MOTIONS  
Wednesday, February 27, 2019  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman  
Anthony Pogoda, Vice-Chairman (Phone Conference)  
Elaine Matto, Secretary  
Jimmy Tickey (Arrived at 7:20 p.m.)  
Charles Kelly  
Mark Widomski  
Ned Miller, Alternate (Absent)  
Nancy Dickal, Alternate

Also Present: Kenneth Nappi, Provisional, Planning and  
Zoning Administrator  
Anthony Panico, Consultant (Telephone Conference)  
Tom Dingle, Zoning Enforcement Officer  
Sarah Vournazos, Recording Secretary

MOTIONS

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](http://www.cityofshelton.org).

I. Call to Order

Comm. Harger called the meeting to order at 7:07 p.m.

II. Pledge of Allegiance

All those present rose and recited the Pledge of Allegiance.

III. Roll Call

Chairman Harger identified members present.

IV. Public Hearing

A. Application #19-01: "Brookview Heights": Dominick Thomas on behalf of Jack and Josephine Gaida, 405 Long Hill Avenue (Assessor's Map #78, Parcel 5), petition for a Planned Development District (PDD) Zone Change and Site Development Plan. The intent of the PDD is to accommodate the construction of a four-lot, single family housing development. The Initial Development Concept Plans titled "Brookview Heights" were prepared by D'Amico Associates, surveying and engineering, dated the 17<sup>th</sup> of

September 2018.

Motion made by Comm. Widomski to keep the public hearing open with the condition that the public can comment on any new material presented, seconded by Comm. Tickey. On a voice vote, the PZC voted unanimously to approve the motion for Appl. #19-01.

B. Application #19-04: Mike Ballaro and Son, 415 River Road (Assessor's Map #66, Parcel #7), petition for a Special Exception approval in a CA-2 Zone, for a 607 square-foot mix-use development – additional apartment and storefront. This Special Exception intends to recognize the existing retail space with apartments and to accommodate the construction of an adjacent store-front / retail space and apartments. The Initial Development Concept Plans titled "Commercial Development" were prepared by James R. Swift, Engineering and Landscape Architect, dated the 22<sup>nd</sup> of January 2019.

Motion made by Comm. Kelly to close the public hearing, seconded by Comm. Matto. On a voice vote, the PZC voted unanimously to approve the motion for Appl. #19-04.

C. Application #19-06: Key Development LLC., 85-97 River Road (Assessor's Map #94, Parcels #89, #91, and #92), petition for a Special Exception approval in a R-3 Zone, for nine (9) buildings, thirty-six (36) units condo development, encompassing an area of 12.39 acres. This Special Exception intends to recognize the existing residential zoning and allow for the construction for a condominium development with thirty-six units. The Initial Development Concept Plans, depicting the proposed development are titled "River Rd. Townhouse Development," prepared by Rose Tiso & Co., LLC dated the 2<sup>nd</sup> of October 2018.

Motion made by Comm. Tickey to keep the public hearing open with the condition that the public can comment on any additional information received, seconded by Comm. Kelly. On a voice vote, the PZC voted unanimously to approve the motion for Appl. #19-06.

#### V. Adjournment

Motion made by Comm. Widomski to adjourn, seconded by Comm. Kelly. On a voice vote, the PZC unanimously voted to adjourn at 10:26 p.m.

Respectfully submitted,  
Sarah Vournazos  
Recording Secretary