

TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZC

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, May 14, 2019  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Anthony Pogoda, Vice-Chairman  
Elaine Matto, Secretary  
Jimmy Tickey (arrived at 7:20 p.m.)  
Charles Kelly  
Mark Widomski  
Nancy Dickal, Alternate

PZC Commissioner Excused: Virginia Harger, Chairman  
Ned Miller, Alternate

Also Present: Mark Lauretto, Mayor (left at 7:23 p.m.)  
Francis Teodosio, Attorney (left at 8:28 p.m.)  
Kenneth Nappi, Provisional, Planning and  
Zoning Administrator  
Anthony Panico, Consultant (via telephone)  
Alexander Rossetti, PZC Assistant  
Josh O'Neill, PZC Assistant  
Sarah Vournazos, Recording Secretary

*Stephanie D. Vournazos*  
2019 MAY 28 A 11:10  
CITY OF SHELTON  
TOWN CLERK

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. Pogoda called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

All those present rose and recited the Pledge of Allegiance.

III. Roll Call

Comm. Pogoda identified members present.

ADD ON

Motion made by Comm. Kelly, seconded by Comm. Widomski, to add on IX. Other Business, E. Approval of Minutes, F. Special Meeting of January 13, 2019 to the Agenda. On a voice vote, the PZC voted unanimously to approve the motion.

Secretary Elaine Matto read aloud the following:

- A letter from Mr. Angelo Milici, dated May 8, 2019 addressed to Mr. Ken Nappi.
- A letter from Mr. Robert Scinto, dated May 13, 2019 addressed to Chairman Virginia Harger.
- A letter from Sergeant Mark Petak, dated May 14, 2019 addressed to Mr. Ken Nappi.

#### IV. Executive Session

Motion made by Comm. Kelly, seconded by Comm. Widomski, to go into Executive Session including inviting Mr. Nappi, Mr. Panico and Corporation Counsel Francis Teodosio to participate at 7:23 p.m. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Kelly, seconded by Comm Widomski, to come out of Executive Session at 8:28 p.m. with no votes taken. On a voice vote, the PZC voted unanimously to approve the motion.

#### V. Applications for Certificate of Zoning Compliance

1. Application #3013: R.D. Scinto, 100 Commerce Drive, for a business occupancy. Mr. Nappi indicated this is the meeting and training center for Barnum Financial.

Motion made by Comm. Kelly, seconded by Comm. Dickal, to approve the business occupancy for Appl. #3013. On a voice vote, the PZC voted to approve the motion with Comm. Widomski abstaining.

2. Application #2816: Noy Sibonben, 495 River Road, for a business occupancy. Mr. Nappi indicated this is for a Thai restaurant replacing Marisa's Deli & Bakery and he noted that it is contingent upon Naugatuck Valley Health approval.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the business occupancy for Appl. #2816. On a voice vote, the PZC voted unanimously to approve the motion.

3. Application #3060: Jenna Intelisano, 165 Center Street, for a business occupancy. Mr. Nappi indicated that this is for a cancellation of a dog grooming business called All My Lovin'.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the cancellation for Appl. #3060. On a voice vote, the PZC voted unanimously to approve the motion.

4. Application #3061: Heather Bennette, 188 Rocky Rest Road, for a business occupancy. Mr. Nappi indicated that this is for a daycare called Home Away from Home and he noted it is awaiting state licensing.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to approve the business occupancy pending state approvals and inspections for Appl. #3061. On a voice vote, the PZC voted unanimously to approve the motion.

5. Application #3094: Danisha Lawrence, 917 Bridgeport Avenue, for a business occupancy – sign pending. Mr. Nappi indicated that this for a daycare / learning center called Pieces of the Puzzle.

Motion made by Comm. Dickal, seconded by Comm. Kelly, to approve the business occupancy only for Appl. #3094. On a voice vote, the PZC voted unanimously to approve the motion.

6. Application #3066: Joseph Grasso, 865 River Road, for a business occupancy. Mr. Nappi indicated that this is for a family dentistry business.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to approve the business occupancy for Appl. #3066. On a voice vote, the PZC voted unanimously to approve the motion.

9. Application #3110: Philip Segneri, 768 Bridgeport Avenue, for a sign and a business occupancy. Mr. Nappi indicated this is for a restaurant called Fire Engine Pizza, Co. #3 replacing Bertucci's and pending Valley Public Health.

Motion made by Comm. Kelly, seconded by Comm. Dickal, to approve the business occupancy and with the condition of adding the numeric addition to the sign for Appl. #3110. On a voice vote, the PZC voted unanimously to approve the motion.

10. Application #3038: Robert James, 470 Howe Avenue, for a sign and a business occupancy. Mr. Nappi indicated this is for a Latin restaurant.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to approve the business occupancy only for Appl. #3038. On a voice vote, the PZC voted unanimously to approve the motion.

11. Application #3088: Michael Romeo, 55 Bridge Street, for a business occupancy and a temporary sign. Mr. Nappi indicated that this is for Romeo's Deli & Grill.

Motion made by Comm. Widomski, seconded by Comm. Dickal, to approve the business occupancy and the temporary sign, no more than 30 days, for Appl. #3088. On a voice vote, the PZC voted unanimously to approve the motion.

## VI. New Business

A. Application #19-14, PDD #24, "CVS Pharmacy". 701 Bridgeport Ave., LLC. Propose a Major Modification to PDD #24 for a Retail / Pharmacy Development with a drive-thru

located at 705 Bridgeport Avenue. Site Development Plans prepared by VHB, engineers and William Stark, architect. Review, Discuss and Set Public Hearing Date.

Ms. Andrea Kowalczyk spoke on behalf of VHB and stated they are proposing to demolish the 25,000 sq. ft Sears Hardware building and construct a 13,000 sq. ft CVS building with a drive-thru. She mentioned that at the public hearing she will be able to discuss their site design, architecture, signage and traffic with her full team present.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept Appl. #19-14. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Kelly, seconded by Comm. Matto, to set the public hearing date to 5/29/19 for Appl. #19-14. On a voice vote, the PZC voted unanimously to approve the motion.

B. Application #19-15, PDD #91, "Fountain Square, Phase IV". Fountain Square, LLC. Petition for a Minor Modification of Mixed-Use Development located at 801 Bridgeport Avenue. Phase IV Detailed Development Plans and Signage Plan prepared by Rose-Tiso & Company, LLC., architects, surveyors and engineers. Review, Discuss and Possible Action.

Attorney Dominick Thomas identified himself on behalf of the applicant and gave his presentation. He stated that Phase IV consists of the construction of the main fountain and the pedestrian walkways and he noted that there will be a lot-line adjustment with the sub-division of lots #4, #5 and #7. He distributed a letter regarding parking which Mr. Panico previously requested.

Mr. Pat Rose, Architect and owner of Rose Tiso & Co., LLC., identified himself and he noted that they are "moving the hotel and the office building 65 feet to the south." He stated that they will "shift" some parking and there will be a "connection along the back of the building." He then reviewed their site plan showing the hotel and office building and the connection to the fountain.

Mr. David G. Sullivan, PE at Milone and MacBroom, identified himself on behalf of the applicant. He stated that he spoke with OSTA (Office of the State Traffic Administrator) and they feel that "each of these sites have their own access and the interconnection is a convenience to both sites." However, OSTA said if there is any increase in parking then they would need a revision to their respective OSTA certificates. He reiterated that "it is a small amount of traffic with minimal impact."

Mr. Pat Rose also reviewed the fountain and he said there will be colors associated with it. He noted he will provide a cross section of the guard rail based on Mr. Panico's request. He showed the signage they are proposing as well and he stated that the pile on sign "will not block the view of the fountain."

Motion made by Comm. Widomski, seconded by Comm. Kelly, to direct staff to prepare a favorable resolution for Appl. #19-15. On a voice vote, the PZC voted unanimously to approve the motion.

## VII. Old Business

A. Application #18-29, PDD #77, "Hawks Ridge". Hawks Ridge Luxury Rentals, LLC., petition for a luxury apartment development located at 60 Beard Saw Mill Road, to accommodate the construction of 89 market rate apartments. Modification of Statement of Uses and Standards and Modification of Initial Development Concept Plans. Resolution, Review, Discuss and Possible Action.

Secretary Elaine Matto read aloud the Resolution for Appl. #18-29.

Motion made by Comm. Kelly, seconded by Comm. Tickey to accept the resolution for Appl. #18-29. On a voice vote, the PZC voted unanimously to approve the motion. On a Roll call vote taken by Comm. Pogoda, the PZC voted as follows:

Comm. Pogoda – Aye	Comm. Widomski – Aye	Comm. Kelly – Aye
Comm. Matto – Aye	Comm. Tickey – Aye	Comm. Dickal – Aye

The motion passed 6 to 0.

B. Application #18-01, PDD #65, "Riverwalk Place Apartments". Perry Pettas for Minor Modification of PDD #65 located at 356-358 Howe Avenue, to accommodate the conversion of storage space to two studio apartments. Riverwalk Place New-Retail Apartment Building plans prepared by NOK, civil engineering and surveying and John Ruffalo, architects. Review, Discuss and Possible Action.

Mr. Nappi indicated that the PDD was previously approved. He also noted that the applicant has taken some storage space and decreased the square footage of an existing apartment.

Motion made by Comm. Kelly, seconded by Comm. Widomski to accept Appl. #18-01 and to set the public hearing date to 5/29/19. On a voice vote, the PZC voted unanimously to approve the motion.

## VIII. Public Portion

Anyone wishing to address the Commission on any item, not on the agenda.

Motion made by Comm. Tickey, seconded by Comm. Widomski, to close the public portion. On a voice vote, the PZC voted unanimously to approve the motion.

## IX. Other Business

A. 8-24 Referral: Recommendation for sale of vacant property owned by the city, at 113 Canal Street. Mr. Nappi indicated that it is 4,500 sq. ft and equivalent of 12 parking spots. The Commissioners discussed that this space would be for private parking which was previously "unusable".

On a voice vote, the PZC voted 5 to 1 unfavorably with the 8-24 Referral at 113 Canal Street.

B. 8-24 Referral: Recommendation for sale of vacant property owned by the city, at 252-254 Howe Avenue. Mr. Nappi indicated that the city originally purchased this lot and there are two people who have expressed an interest in purchasing it.

Motion made by Comm. Kelly, seconded by Comm. Dickal to report favorably for the 8-24 Referral at 252-254 Howe Avenue.

C. Comments from PZC Chairman and Subcommittee Chairman.  
Comm. Pogoda indicated that the subcommittee will meet in June.

### D. Staff Comments

Mr. Nappi indicated that the traffic unit will monitor Starbucks traffic. He also noted that Russell Speeders Car Wash is going to reduce the height from 13 feet to 5 feet and offer free vacuuming, and will also plant trees. He said he asked Sperry Rail to submit an updated landscaping plan with "special concentration on the side that faces Huntington Street."

### E. Approval of Minutes

Motion made by Comm. Widomski, seconded by Comm. Matto, to approve the PZC meeting minutes of 1/8/19, 1/13/19, 1/29/19, 2/13/19, 2/19/19 and 2/27/19 with the corrections. On a voice vote, the PZC voted unanimously to approve the motion.

## X. Adjournment

Motion made by Comm. Dickal, seconded by Comm. Kelly to adjourn at 10:50 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos  
Recording Secretary