

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 29, 2019
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Anthony Pogoda, Vice-Chairman (acting Chairman)
Elaine Matto, Secretary
Jimmy Tickey (arrived at 7:22 p.m.)
Charles Kelly
Mark Widomski
Nancy Dickal, Alternate

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

Also Present: Kenneth Nappi, Provisional, Planning and
Zoning Administrator
Anthony Panico, Consultant
Alexander Rossetti, PZC Assistant
Josh O'Neill, PZC Assistant
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. 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.

IV. Public Hearing

A. Continuation of Hearing, Application #19-07, "Cedar Village at Carrolls," Cedar Village Development LLC., 310 Howe Ave / 275 Coram Ave / 30 Hill St., petition for a Mixed-Use Development with 63 apartment units, 8,000 sf. of commercial space, with a sub-grade parking applying for a Planned Development District encompassing an area of .97 acres. The Initial Development Plans titled "Cedar Village at Carrolls" prepared by

Rose Tiso and Co. LLC, Architects Jim Swift, Engineer and Landscape Architect, dated April 2, 2019.

Secretary Elaine Matto read aloud the call of the public hearing for Application #19 – 07. Mr. Nappi indicated that they have received reports from the fire marshal, the engineer and the Shelton Traffic Unit and Control.

Mr. Pat Rose, Architect and owner of Rose Tiso & Co., LLC., identified himself, distributed information to the Commissioners and gave a brief presentation on behalf of the applicant. He then stated that there will be 15 one-bedroom units and 18 studios.

Mr. Jim Swift, the Professional Engineer, identified himself on behalf of the applicant. He mentioned the letter from Sergeant Ptak of the Shelton Traffic Division and said “when we go to District 3 for all of our issues located on Howe Ave, which is a state highway, the District 3 has a traffic division, drainage division and the same review capabilities that the State Traffic Control (STC) has.” Mr. Nappi then read the letter of reference from Sergeant Ptak. Comm. Widomski stated that he would like to receive in writing that “it’s ok to use the local DOT office versus the STC” and Comm. Pogoda concurred.

Comm. Pogoda opened up the public portion and the following members of the audience all spoke in opposition to Appl.#19-07:

Krogen Correno
Robin Fazekas (read her own letter and letters from Robin Gurra and Howard Gurra)
Joseph Marcinek
Peggy Corella
Rich Norko
Richard Balkin
Kristen Reilly

Mr. Swift indicated that one of the areas of concern is the proximity of the building next to the project site and stated that their “setback from the property line is about 10 feet until you reach the parking area and about 15 feet to the building.” He then addressed the other areas of concern such as distance, safety issues, sprinklers and height, and he referred the Commissioners to read the fire marshal’s letter. He also addressed the traffic concerns and suggested that the Commissioners review their traffic report and recommendations. He reiterated that there are 63 units with 69 parking spaces, “which is six spaces more than are required for this number of dwellings in the downtown area.”

The Commissioners strongly expressed that they would like to see a “better view” of what the people are speaking about and Mr. Rose said he can take a photograph of the side of the street and impose the rendering into it to show the “correct perspective.”

Motion made by Comm. Tickey, seconded by Comm. Kelly, to close the public hearing for Appl. #19-07. On a voice vote, the PZC voted unanimously to approve the motion.

A five-minute recess was observed at 8:25 p.m. and the meeting resumed at 8:30 p.m.

B. Continuation of Hearing Application #19-06, “River Road Townhouse Development,” Key Development LLC., 85-97 River Road (Assessor’s Map #66, Parcel 7), petition for Special Exception approval in a R-3 Zone, for a 9 building, 36-unit condo development encompassing an area of 12.39 acres. The Special Exception intends to recognize the existing retail space with apartments and to accommodate the construction of adjacent store-front / retail space and apartments. The Initial Development Concept Plans, depicting the proposed development titled “River Rd. Townhouse Development” was prepared by Rose Tiso & Co., LLC.

Secretary Elaine Matto read aloud the call of the public hearing for Application #19 – 06. Mr. Nappi indicated that they have received a letter from the applicant asking for a time extension until June 14, 2019.

Motion made by Comm. Kelly, seconded by Comm. Dickal, to accept the request for extension for Appl. #19 – 06. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Dickal, seconded by Comm. Kelly, to keep the public hearing open until June 14, 2019 for Appl. #19 – 06. On a voice vote, the PZC voted unanimously to approve the motion.

C. Initiation of Hearing for Application #19 – 14, PDD #24, “CVS Pharmacy,” located at 705 Bridgeport Avenue (Assessor’s Map 28, Lot #22) Bridgeport Ave. LLC., propose a Major Modification of PDD #24 for a retail / pharmacy development, clinic, with a drive-thru, on 4.12 acres. This proposal intends to demolish an existing 25,068 sq. ft. retail building and build a 13,111 sq. ft. retail store with 24-hour operation, a Minute Clinic, pharmacy and drive-thru. The Final Detailed Development Plans are titled “Site Development Plans for CVS Pharmacy” prepared by VHB, engineers and William Stark, architect dated May 8, 2019.

Secretary Elaine Matto read aloud the call of the public hearing for Application #19 – 14.

Attorney Daniel E. Kleinman, from Hinckley Allen, identified himself on behalf of the applicant. He spoke to the Commissioners and he introduced the following; Paul Vitaliano, Civil Engineer, Nick Palazzo, Architect, Gary McCoy, Signage Consultant, along with Al and Alexandra Dasilva, the property owners, Andrea Kowalczyk from VHB and Tracey Roll from T.M. Crowley & Associates. Attorney Kleinman indicated they would like to construct a retail pharmacy of 13,000 sq. ft. with a 1,712 sq. ft. mezzanine.

Mr. Vitaliano identified himself and reviewed the proposed site plan. He also spoke about the two previously submitted traffic memos. He mentioned that the analysis showed that “CVS itself is not generating a lot more traffic and the numbers were pretty small”. He said, “there are 108 new trips during the weekday peak hour and 93 new

trips during the Saturday peak hour”, which is conservative because it does not factor in the Sears itself.

Comm. Widomski inquired about putting a sidewalk in front of the shopping center on Bridgeport Avenue and Mr. Dasilva replied, “I’d be happy to put a sidewalk along Bridgeport Avenue in front of our property if Bob Scinto will do the same.” He then noted that he feels it is a “very heavy traffic and a dangerous situation for people walking along Bridgeport Ave.” Comm. Widomski asked Mr. Dasilva if he is willing to “prep his property for the sidewalk” and Mr. Dasilva said, “I’m giving you a commitment, it can be on record, that whenever they do it, I will do it.” Mr. Vitaliano mentioned that doing so may involve DOT permits.

Mr. Palazzo identified himself and distributed some sample materials. He indicated that the building is composed of four different materials. He also mentioned that “all of the colors are fairly similar to each other and they do compliment each other very well.” He addressed the fence and Comm. Pogoda said that the PZC “generally ask their applicants to use masonry and not wood.”

Mr. McCoy identified himself and noted they provide all of the signage for CVS. He mentioned they are proposing a sign on the west elevation and south elevation. He also noted the sign at the grand entrance, two signs for the Minute Clinic and a sign for the drive-thru. He stated they would like to replace the monument sign and Mr. Dasilva said it would be a “more clean-looking sign.”

Attorney Kleinman indicated that the contract has been signed and the CVS would be ready to open by the end of the year upon PZC’s approval. Mr. Dasilva said, “we’re ready to knock the [Sears] building,” along with noting that the project would require minimum site work.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to close the public hearing for Appl. #19 – 14. On a voice vote, the PZC voted unanimously to approve the motion.

D. Initiation of Hearing for Application #18 – 01, PDD #65, “Riverwalk Place Apartments,” located at 356-358 Howe Avenue (Assessor’s Map 117B, Lot #60), Perry Pettas Petition for Minor Modification of PDD #65 a Mixed-Use Development on .18 acres. This petition intends to accommodate the conversion of storage and apartment space for two additional studio apartments, for a total of 27 units and provide additional parking for a total of 27 spaces. The “Riverwalk Place New-Retail Apartment Building” plans prepared by NOK, civil engineering and surveying, and John Ruffalo, architects, dated January 9, 2018.

Secretary Elaine Matto read aloud the call of the public hearing for Application #18 – 01.

Motion made by Comm. Kelly, seconded by Comm. Dickal, for a 65-day extension for Appl. #18 – 01. On a voice vote, the PZC voted unanimously to approve the motion.

V. Other Business

A. 8-24 Referral: Recommendation for lease of roof located on City Hall for antennas. Mr. Nappi indicated that there is an antenna going up on the roof by a mobile provider which will be approximately 10 feet.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to report favorably with the condition that it meets the zoning requirements and regulations. On a voice vote, the PZC voted unanimously to approve the motion.

VI. Adjournment

Motion made by Comm. Dickal, seconded by Comm. Kelly, to adjourn at 9:25 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos
Recording Secretary