

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, May 22, 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 (left at 8:40 p.m.)  
Charles Kelly  
Mark Widomski

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

Also Present: Francis Teodosio, Attorney  
Kenneth Nappi, Provisional, Planning and  
Zoning Administrator  
Anthony Panico, Consultant  
Alexander Rossetti, PZC Assistant  
Josh O'Neill, PZC Assistant  
Sarah Vournazos, Recording Secretary

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.

IV. Old Business

A. Time Extension: Huntington Village: Extension of time for Public Hearing to commence on June 26, 2019 – Dominick Thomas.

Secretary Matto read the letter requesting an extension of time for 14 days from Attorney Dominick Thomas dated May 17, 2019 and addressed to Chairman Virginia

Harger.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept the applicant's request for extension of time for 14 days for a public hearing to commence on June 26, 2019. On a voice vote, the PZC voted unanimously to approve the motion.

B. Affordable Housing: General Discussion – Commission and Staff.

Mr. Nappi indicated that they have an application for affordable housing at 16 Ripton Road for 84-units. He also mentioned that they have received some press at 223 Canal Street which was a project that the PZC approved for affordable housing and \$1.3 million dollars in tax credits. He then handed out a package regarding Huntington Village, "the narrative for the project at 16 Ripton Road."

Mr. Rossetti spoke to the Commissioners regarding affordable housing. He explained the following two definitions: 1) Area Median Income, (AMI), which is the midpoint of the region or state's income distribution, where half of the families make more, half of the families make less and that is the point where it is determined that the rest of the income allocates for affordable units. 2) Supportive housing is where there are people suffering from mental illnesses and substance use disorders who are benefiting from supportive services to get back on their feet.

Mr. Rossetti indicated that there will be 68-units of mixed income apartment units and he stated that River Breeze, the specific project, will include 23 one-bedroom units and 45 two-bedroom units. He also mentioned that 17 units will be earning 25% of the Area Median Income, 14 units will be Supportive Housing, 14 houses will be market rate and the remaining units will be designated at 50% - 60% of AMI.

Mr. Rossetti reiterated that Mr. Michael C. Santoro, Acting Director, Connecticut Office of Housing Development, Department of Housing, said at the PZC April 4, 2019 meeting that there are other ways to incorporate affordable housing in the city's dwellings portfolio and developers may voluntarily include affordable units for which the city can receive credits or points. Mr. Rossetti explained that this is important because when you earn enough points you can earn a moratorium for affordable units but it does have to be "deed restricted."

Comm. Widomski inquired, "can you call something affordable housing without having § 8-30g?" Attorney Teodosio replied "correct" but he noted that "there will be a zoning issue if you use the CT Gen Stat § 8-30g to modify the zoning regulations to make the construction profitable for the developer." Mr. Panico then asked "how do the units get administered and who owns those units" regarding Canal Street. Mr. Nappi answered, "this particular project was sold to an outfit in New Haven who will manage those units."

Attorney Teodosio explained that § 8-30g is designed to "foster affordable housing when they have them." Comm. Matto asked "what is the problem if someone comes in with a project that we have approved ... and they then decide they want some of these

units to be affordable housing?” Comm. Widomski said that his concern with affordable housing is “that the density in the neighborhood is where it never intended to be.” Mr. Rossetti noted that this information can be found on his handout regarding Affordable Housing Land Use Appeals.

Mr. Nappi concluded that the purpose of this meeting was to have Attorney Teodosio explain § 8-30g and other alternatives regarding affordable housing. He said that he will find out if “there is any monitoring by the state of where these projects go and how does the city get any notification of them.” Acting Chairman Pogoda said the PZC will have more meetings regarding affordable housing and that Mr. Nappi will be providing further information.

#### V. Executive Session

Motion made by Comm. Widomski, seconded by Comm. Kelly, to go into Executive Session including inviting Mr. Nappi, Mr. Panico, Mr. Rossetti, Mr. O’Neill and Attorney Teodosio to participate at 8:05 p.m. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Kelly, seconded by Comm. Matto, to come out of Executive Session at 8:55 p.m. with no votes taken. On a voice vote, the PZC voted unanimously to approve the motion.

#### VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto to adjourn at 9:00 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos  
Recording Secretary