

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, June 26, 2019  
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  
Mark Widomski  
Nancy Dickal, Alternate  
Ned Miller, Alternate (sat in for Comm. Kelly)

PZC Commissioner Excused: Charles Kelly

Also Present: Francis Teodosio, Attorney (left at 8:05 p.m.)  
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](http://www.cityofshelton.org).

I. Call to Order

Comm. Harger 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. Harger identified members present.

IV. Executive Session

None.

V. Old Business

A. Letter of Extension: Application #18-01, PDD #65, "Riverwalk Place Apartments"  
located at 356-358 Howe Avenue, John Ruffalo and Perry Pettas, petition for

Modification of PDD #65.

Secretary Matto read the letter requesting an extension of time for 15 days from John Ruffalo dated June 21, 2019 and addressed to the PZC.

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to accept the applicant's request for a 15-day extension of time and for a public hearing to commence on July 31, 2019 for Appl. #18-01. On a voice vote, the PZC voted to approve the motion with Comm. Widomski opposing.

B. Letter of Extension: Application #19-12, located at 1039 Howe Avenue, by Vista Apartments LLC., Steve Bellis and James Blakeman, petition for a Zone Change from R-1 to CA-3.

Secretary Matto read the letter requesting an extension of time for 15 days from Attorney Bellis dated June 21, 2019 and addressed to Mr. Nappi.

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to accept the applicant's request for a 15-day extension of time and for a public hearing to commence on July 31, 2019 for Appl. #19-12. On a voice vote, the PZC voted unanimously to approve the motion.

#### Side Note

Mr. Nappi briefly explained a couple of public hearing legal notices that were published in the Connecticut Post as per Comm. Harger's request. He noted that there were four public hearings which were originally scheduled, 1) Pettas property, 2) Huntington Village, 3) Day Break Condominiums, and 4) United Methodist Homes. He stated that staff issued a retraction notification that those two public hearings had been postponed since two applicants were not ready to proceed.

Mr. Nappi then briefly explained the error caught by Comm. Widomski as per Comm. Harger's request. He stated that one of the advertisements contained incorrect information which was then corrected and republished in the Connecticut Post.

C. Letter of Extension: Application #19-13, "Huntington Village" located at 16 Ripton Road, Huntington Village LLC., Dominick Thomas and John Guedes, applying for an 8-30g Application.

Secretary Matto read the letter requesting an extension of time for 91 days from Attorney Thomas dated June 21, 2019 and addressed to Chairman Harger. A brief discussion then ensued as per Comm. Widomski's request regarding Appl. #19-13. Comm. Harger indicated that she is "uncomfortable with the applicant's paperwork and its errors."

Motion made by Comm. Pogoda, seconded by Comm. Miller, to accept the applicant's request for a 91-day extension of time but will not designate a specific date for a public

hearing to commence at this time for Appl. #19-13. On a voice vote, the PZC voted to accept the motion with Comm. Widomski opposing.

## VI. Public Hearing

Commissioner Harger advised copies of the Agenda were on the podium, how the public who wished to comment on the proposals being presented will be called to the podium, and read the guidelines for the public hearing.

A. Continuation of Application #19-06, "Day Break Ridge" Key Development LLC., 85-97 River Road (Assessor's Map #66, Parcel 7), petition for Special Exception approval in an R-3 Zone, for a 9 building, 36-unit condo development encompassing an area of 12.39 acres. The Initial Development Concept Plans, depicting the proposed development titled "River Rd. Townhouse Development" was prepared by Rose-Tiso & Co. LLC. Review, Discuss and Possible Action.

Mr. Pat Rose, Architect and owner of Rose Tiso & Co., LLC., identified himself on behalf of the applicant and gave his presentation. He stated the layout of the roadway did not change but he noted that they made some changes based on a previous meeting with Mr. Panico and staff. He said they reconfigured some of their units and added more parking spaces to "provide more parking amongst the buildings." He stated that in total they now have 36 grade parking spaces outside of all the garages.

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, identified himself on behalf of the applicant. He indicated that they have a gravel trench at the base of the rock cut to collect water for when it rains, and at the bottom of that there is a perforated pipe to collect that water. He said, "there is less water going to come off of this site than there is today." He stated that the DOT engineers have provided their comments about their water storage system and he is waiting for their encroachment permit from the Connecticut DOT since they are accessing it through the state road Route 110.

Mr. Silva mentioned that their steepest grade is in the esplanade area and said that is going up 10% which is similar to the Walmart driveway. He said that "benching is when they are blasting the rock" and they are not proposing to eliminate the benches. Comm. Widomski conveyed his concerns with the rock cut and Mr. Silva said, "I do not think that there will be any sustained water exfiltrating out of this rock face."

Motion made by Comm. Widomski, seconded by Comm. Tickey, to accept the applicant's verbal extension of time with it then being confirmed in writing on June 27, 2019 and for a public hearing to commence on July 31, 2019 for Appl. #19-06. On a voice vote, the PZC voted unanimously to approve the motion.

B. Initiation of Application #19-16, PDD #26, "United Methodist Welcome Center."  
United Methodist Homes Inc., located at 572 Long Hill Ave. (Assessor's Map 52, Lot 88), petition for a Major Modification of PDD 26 and alteration to the Statement of Uses and Standards, for a welcoming center on 1.09 acres. This petition intends to accommodate the development of a 6,000 sf. "Welcome Center" to include a multi-

purpose hall and 6 administrative offices with 41 parking spaces. The “Initial Development Plans” prepared by EGA, architects, James R. Swift, engineer & landscape architect, Lewis Associates, surveying. Review, Discuss and Possible Action.

Secretary Matto read the letter from Lisa Williams dated June 19, 2019 and addressed to the PZC.

Mr. David Lawlor, President and CEO of United Methodist Homes, identified himself and indicated that “people know us as Wesley Village.” He reviewed their campus of Bishop Wicke Health and Rehabilitation Center on Long Hill Avenue, which is a skilled nursing care facility. He noted that there are two independent living neighborhoods made up of 45 “cottages” a.k.a. units. He mentioned Crosby Commons, which is a 68 unit assisted living facility, and Wesley Heights Apartments which has 112 units. He stated that their entire campus is made up of over 600 seniors.

Mr. Lawlor then gave his presentation. He indicated that they help close to 1,000 families per year and that having a welcome center would “reduce the confusion to the public that we serve about what their needs are and where they can be best served on our campus.” He noted that it would give them a place to gather people for educational purposes and informational sessions and “would help us present to the public what we offer in an organized way.”

Mr. Jim Swift, the Professional Engineer, identified himself on behalf of the applicant. He reiterated that “everything that is to occur in the proposed building is an event, function or something that already occurs on the campus.” He then gave a presentation regarding the site plan for the proposed building and noted that they are adding “sufficient parking”. He mentioned that the grading is “simple” and that the storm drainage will all be collected into a system. He reviewed their erosion control plan and said “we will meet all of the requirements for erosion control.” He stated that their utilities are underground and reviewed their landscape plans.

Mr. Al Crepeau of EGA Architects, identified himself on behalf of the applicant. He reviewed his “artistic rendering of the project” and said that the building is one story tall. He said the design is “intended to connect the architectural features that are found throughout the campus.” He then explained their floor plan and roof plan.

Mr. Lawlor reiterated that this “welcome center would be able to help people navigate the care and evaluate the resources in one location without having to self-navigate the complex which is pretty complex.” Comm. Tickey stated that he feels that a welcome center can direct people in the right direction. Comm. Harger noted it is very well defined in Mr. Swift’s letter dated June 6, 2019, “building created specifically for the purpose of consolidation of existing uses as well as organizing, coordinating and informing residents and potential residents of the facility.”

Comm. Harger opened up the public portion and the following members of the audience

all spoke in opposition to Appl.#19-16:

Jamie Balocca  
Greg Tetro  
Greg Tuccio  
Tom Shamaly  
Tom Harbinson  
Mary Jane Zvonek

Motion made by Comm. Matto, seconded by Comm. Widomski, to keep the public hearing open for Appl. #19-16. On a voice vote, the PZC voted unanimously to approve the motion.

VII. Adjournment

Motion made by Comm. Matto, seconded by Comm. Widomski to adjourn at 10:05 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos  
Recording Secretary