

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, July 31, 2019  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

REVIEWED OR APPROVED BY SPZC  
TRANSCRIBED, BUT NOT YET

PZC Commissioners Present: Virginia Harger, Chairman  
Anthony Pogoda, Vice-Chairman  
Charles Kelly  
Mark Widomski  
Ned Miller, Alternate (sat in for Comm. Matto)  
Nancy Dickal, Alternate (sat in for Comm. Tickey and  
left at 9:45 p.m.)

PZC Commissioner Excused: Elaine Matto, Secretary  
Jimmy Tickey

Also Present: Mark Lauretti, Mayor (left at 7:35 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  
Stephanie Charboneau, Stenographer

*Stephanie Charboneau*

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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. Harger called the meeting to order at 7:04 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 – Legal Matters

None.

Add On

Mayor Lauretti addressed the Commissioners regarding the issue of downtown parking. He referenced the 8-24 Referral from the May 14, 2019 PZC meeting and he stated that

deal with on this building, everything had to shift over ... and the rock cut got a little bit larger which shifted into the hill more." Mr. Panico noted that if Mr. Silva would take the "proposed grading from Plan B and put it on Plan A then you would have more room to pull that whole section away from the houses you are concerned about." Mr. Silva replied, "we are taking away 60 feet of the actual cross section that is required to cut through there, so that reduces the amount of rock that needs to be removed." Mr. Silva also noted that he is presenting the "better alternative due to the consideration for moving rock and the proximity of these units here."

Mr. Silva passed around a sample of sedimentary rock found in the Wells Hollow area along Bridgeport Avenue as well as a sample of metamorphic rock found behind Shelton Car Care. He also passed around an original molted rock found in front of their property. He stated that they will reduce the amount of land development "by reducing a footprint of the disturbance". He noted that they have an approval from the engineering office, they reduced that amount of runoff and the landscaping plan is similar to the other one.

Attorney Thomas indicated that his applicant has received Inland Wetlands approval and that they submitted their approved traffic report. Mr. Panico conveyed that there are concerns of the environment that is going to be created with the limited amount of grading. Comm. Widomski said that he is concerned with the general safety of the residents if the rock falls.

Mr. James Mandel indicated to the Commissioners that the DEEP has verified that there is an active Bald Eagles nest on this property and his wife provided the Commissioners with an email containing pictures.

Attorney Thomas stated that his applicant mentioned that he would consider the removal of the two units in the middle, creating two five-unit buildings as Comm. Pogoda suggested. The Commissioners have a favorable consensus for Plan B with the elimination of the two-units in the 12-unit building.

Motion made by Comm. Kelly, seconded by Comm. Miller to close the public hearing for Appl. #19-06. On a voice vote, the PZC voted unanimously to approve the motion.

B. Initiation of Application #19-17, PDD #63. R.D Scinto and Pereira Engineering, 899 & 905 Bpt. Ave. R.D. Scinto and Pereira Engineering, 899 & 905 Bpt. Ave. (Assessor's Map 8, Lot's 15 & 16) petition for a Major Modification to the Site and to the Statement of Use and Standards to allow for the possible development of a day care, physical fitness center, take-out food service, banking with remote service and other related services. The "Proposed Site Development Plans" were prepared by Pereira Engineering. Review, Discuss and Possible Action.

Mr. Robert Scinto indicated that he did not previously mention their day care center as one of their uses/tenants which is expanding from Trumbull, Conn. He noted they added a 5,000 sq. ft. playground area but no new parking. Comm. Harger reiterated that "any

Pierpont building's elevation is 123.44.

Mr. Ruffalo reviewed the site plan. In addition, he gave a break down of the bedrooms on floors two through five saying "there are three studio apartments, nine two-bedroom apartments and 23 single bedroom units."

Mr. Perry Pettas, the developer, identified himself and addressed the trash concerns raised by Comm. Pogoda and Comm. Widomski. Mr. Ruffalo noted that there is a dumpster which the Commissioners then discussed.

Motion made by Comm. Widomski, seconded by Comm. Pogoda to keep the public hearing open for Appl. #18-01 and add to August 13, 2019 Agenda along with receiving the appropriate reports and for the public to comment. On a voice vote, the PZC voted unanimously to approve the motion.

#### VI. Adjournment

Motion made by Comm. Pogoda, seconded by Comm. Kelly to adjourn at 10:04 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos  
Recording Secretary