

RECEIVED

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, August 28, 2019  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

SEP 05 2019

PLANNING & ZONING

TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZI

PZC Commissioners Present: Virginia Harger, Chairman  
Elaine Matto, Secretary  
Jimmy Tickey  
Charles Kelly  
Mark Widomski  
Ned Miller, Alternate (sat in for Comm. Pogoda)

PZC Commissioner Excused: Anthony Pogoda, Vice-Chairman  
Nancy Dickal, Alternate

Also Present: Francis Teodosio, Attorney (left at 7:50 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

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 7:00 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 – pending legal matters.

Motion made by Comm. Kelly, seconded by Comm. Widomski, to go into Executive Session at 7:05 p.m. including inviting Mr. Nappi, Mr. Panico, Mr. Rossetti, Mr. O'Neill, and Corporation Counsel Francis Teodosio. On a voice vote, the PZC voted unanimously to approve the motion.

*Stephanie Charboneau*

2019 SEP -5 P 4: 03

CITY OF SHELTON  
TOWN CLERK

Motion made by Comm. Kelly, seconded by Comm. Tickey, to come out of Executive Session at 7:45 p.m. with no votes taken. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Matto, seconded by Comm. Widomski, to correct the record that the PZC went into Executive Session to discuss pending legal matters of Hush It Up vs. City of Shelton. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to respond to the Superior Court, Hiller J. regarding Hush It Up vs. City of Shelton. On a voice vote, the PZC voted unanimously to approve the motion.

Attorney Teodosio read aloud the response regarding Hush It Up vs. City of Shelton.

Motion made by Comm. Kelly, seconded by Comm. Matto to move the response motion. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Widomski – Aye	Comm. Kelly – Aye	Comm. Miller – Aye
Comm. Matto – Aye	Comm. Tickey – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

#### V. 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 #19-16, PDD #26 "United Methodist Welcome Center."  
United Methodist Homes Inc., at 572 Long Hill Ave., petition for a Major Modification of PDD #26 and alteration to the Statement of Uses and Standards, 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 six administrative offices with 41 parking spaces. Review, discuss and possible action.

Comm. Harger opened up the public portion and the following two members of the audience spoke regarding Appl.#19-16:

Gary Tuccio stated that he opposes this application and he would like to "protect the integrity of Spoke Drive and Long Hill Avenue."

John Anglace said he wants to be sure that the previously verbally "agreed issues of an 8-foot privacy fence, a landscaping plan that will be developed to slope the water away from the neighbors and the lighting plan selection of the parking lot will not illuminate the neighbors" will be followed through upon.

Mr. David Lawlor, President and CEO of United Methodist Homes, identified himself and reiterated his reasons for the Welcome Center. He indicated that this Welcome Center would "help visitors navigate our campus and gather families interested in learning more about the options they have." He stated that they have had many conversations with their neighbors and have already taken action regarding the fence, landscaping and will use 10 ft. drop lights. He noted they would like to use small receptacles for their waste. Mr. Nappi said that the landscape plans will need to be part of the PZC plan for approval.

Mr. Jim Swift, the Professional Engineer, identified himself on behalf of the applicant. He indicated that he is aware of all of the applicant's agreements with their neighbors and they "can all be accomplished." He mentioned the "Detailed Development Plans will be very specific on the fence, landscaping and will be reviewed by staff to make sure that they are in compliance."

Motion made by Comm. Miller, seconded by Comm. Kelly, to close the public hearing for Appl. #19-16. On a voice vote, the PZC voted unanimously to approve the motion.

B. Initiation of Application #19-19, PDD #7 Fairfield Realty Group, LLC. at 1000 Bpt. Ave., on 6.27 acres petition for a Modification to the Statement of Use and Standards of PDD #7 to accommodate the use of an esthetician business occupying 1600 sf. located on the third floor, with appointment only service. Review, discuss and possible action.

Mr. Davis Owen identified himself on behalf of the applicant. He indicated that Winc Eyelashes is for facials, semi-permanent make-up, eyelashes and eyebrows, and will be by appointment only.

Juliette Mathias identified herself on behalf of the applicant. She indicated that an esthetician is someone who "performs eyelash services, facial enhancements and I-e-d therapy." Comm. Widomski read the definition of an esthetician as "an esthetician is a person who specializes in the beautification of the skin. Estheticians are not medical doctors; instead, they perform cosmetic skin treatments, such as facials, superficial chemical peels, body treatments, and waxing." Mr. Panico said that he feels the PZC should define the word esthetician for their zoning regulations.

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

C. Initiation of Application #19-18, PDD #68 Dominick Thomas and NOK. at 122 Buddington Road 2.55 acres, petition for a Major Modification to Detailed Development Plans, to revise the PDD density from six, single-family units to two, single-family units and permit limited farming on Lot 2 in accordance with the Shelton Zoning Regulations. Review, discuss and possible action.

Attorney Dominick Thomas identified himself on behalf of the applicant and gave a brief presentation showing the original approved site plan, the original approved sub-division

plan and the revised plan. He indicated that the six lot PDD cluster development will be reduced to two lots. He stated that the set-backs from the public road go from 30 ft to 50 ft. He then mentioned that "there will be an existing property in the front lot, and the property in the rear lot being preserved by a covenant and the conservation easement will remain in it's natural state."

Comm. Harger opened up the public portion and the following member of the audience spoke regarding Appl.#19-18:

Bill Collins conveyed his concern about blasting and farming, and he would like to have a buffer for their swimming pool.

Attorney Thomas addressed Mr. Collins' concerns. A.J. Grasso said that there would be some trench blasting and that "we would meet the town requirements."

Motion made by Comm. Widomski, seconded by Comm. Matto, to close the public hearing for Appl. #19-18. On a voice vote, the PZC voted unanimously to approve the motion.

#### VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Widomski, 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