

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, October 8, 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
Charles Kelly
Mark Widomski

PZC Commissioners Excused: Ned Miller, Alternate
Nancy Dickal, Alternate

Also Excused: Josh O'Neill, PZC Assistant

Also Present: Kenneth Nappi, Provisional Planning and
Zoning Administrator
Anthony Panico, Consultant
Alexander Rossetti, 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.

I. Call to Order

Comm. Harger called the meeting to order at 7:00 p.m.

II. Pledge of Allegiance

All those who were present rose and recited the Pledge of Allegiance.

III. Roll Call

Comm. Harger identified members present.

Add On

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to add the 2020 PZC Meeting Schedule as Item C under New Business. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to add sub-sections D1 (to accept a letter of extension) and D2 (staff report, discuss, review and consensus) under Old Business for Appl. #19-06. On a voice vote, the PZC voted unanimously to approve the motion.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY PZC

2019 OCT 15 10 31 36
CITY OF SHELTON
TOWN CLERK

IV. Applications for Certificate of Zoning Compliance

1. Application #4015: Dave – Outback Steakhouse, 698 Bridgeport Ave for repainting the exterior.

Comm. Harger indicated the Outback Steakhouse restaurant exteriors are not the same in the towns of Orange, Wilton, Manchester, North Haven, Southington, Danbury, Newington, New London and Enfield. She also noted that they are proposing to use earth tones in the Shelton location.

Motion made by Comm. Tickey, seconded by Comm. Matto, to approve repainting of the exterior for Appl. #4015. On a voice vote, the PZC voted unanimously to approve the motion.

2. Application #3265: Western Remac Inc., 385 Bridgeport Ave for a sign.

Ms. Ashley Andrews and Mr. Christian Roy identified themselves and stated that HSS (Hospital for Special Surgery) has been the number one orthopedic surgery hospital in the country for the past nine years. The Commissioners are in favor of Option C (one sign instead of separate signs) for the sign.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to approve Option C as the sign for Appl. #3265. On a voice vote, the PZC voted unanimously to approve the motion.

3. Application #4019: David Elias, 350 Bridgeport Ave for a sign.

Attorney Dominick Thomas identified himself on behalf of the applicant, Stormy's Bull and Barley. Mr. David Elias identified himself, described the sign and stated that the "actual sign itself would be placed on top of the existing sign".

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the sign for Appl. #4019. On a voice vote, the PZC voted unanimously to approve the motion.

4. Application #4028: Standard Petroleum, 429 Shelton Ave for a sign.

Attorney Dominick Thomas identified himself on behalf of the applicant. He noted the monument sign will have two sides and they have added the address on top of the sign.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to approve the sign for Appl. #4028. On a voice vote, the PZC voted unanimously to approve the motion.

5. Application #4023: Marissa Papa, 6 Huntington St., Bldg. 1 for a sign.

Ms. Marissa Papa identified herself on behalf of Preston Gray Real Estate. She said, "my logo is white with grey" but the Commissioners conveyed their preference is to keep the building signs consistent with white and blue coloring.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to table the sign for Appl. #4023. On a voice vote, the PZC voted unanimously to approve the motion.

6. Application #4026: Brian Hayes, 330 Bridgeport Ave., for a business occupancy and a sign.

Mr. Brian Hayes identified himself on behalf of COS (Connecticut Orthopedic Specialists). He stated they began demolition and "cleaned up an environmental issue". He noted they are going through a brand change throughout their privately owned 21 locations. He then mentioned they are requesting a total of three signs.

Mr. Chip Caney identified himself and stated that he will provide more information such as the colors and size of the letters at a later date to the PZC.

Motion made by Comm. Pogoda, seconded by Comm. Widomski, to table the business occupancy and the sign for Appl. #4026. On a voice vote, the PZC voted unanimously to approve the motion.

V. Old Business

A. 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 6 administrative offices with 41 parking spaces. Review, discuss, resolution and possible action.

Mr. Panico read aloud the resolution regarding Appl. #19-16 (see attached).

Motion made by Comm. Matto, seconded by Comm. Kelly, to move the resolution for Appl. #19-16. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0 and the resolution has been adopted.

The Commissioners discussed the neighbors' concerns about the possibility of evening activities in the main building other than the stated use of the "Welcome Center". Comm. Tickey said, "on page two, it was noted that the proposed activities at the center are activities currently being conducted throughout the complex and not new activities."

Comm. Widomski said he is in favor of this project but "my only concern is the creep of the PDD into an R-1 Zone." Mr. Panico mentioned the PZC previously discussed this and "we really should not delay the adoption of the PDD until that point in time because that point in time could be one year to 18 months down the road." He said, "the practical way is to put the zoning in place, give preliminary approval of their initial plans and then to proceed to the detailed development plans."

B. Application #18-01, PDD #65, "Riverwalk Place Apartments" located at 356-358

Howe Avenue, John Ruffalo and Perry Pettas, petition for a Modification of PDD #65 for a Mixed-Use development including 2 retail spaces, 36 apartments and necessary parking. Review, discuss and consensus.

Mr. Panico said, "we worked on a staff level with the architects and tried to change some additional details, some expansion of the brick work and I think the result was a very improved pictorial of it." Comm. Tickey stated, "the architecture, especially of our downtown buildings is very important as we're trying to create a cohesive look and vision to our downtown."

The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution to vote on at a different meeting.

C. Application #19-22, PDD #67, "Bridge Street Commons II". Bridge Street Partners LLC., at 427 Howe Ave for an expansion of PDD #67. The development intends to accommodate the addition of 72 units, 2 retail spaces, with onsite parking. Review, discuss and consensus.

Mr. Nappi indicated the applicant did submit the emergency egress easement for the Orzetti property. Comm. Pogoda mentioned he would like the applicant to speak with the owner about the removal of the eight garbage/recycle cans on the street for the Orzetti building and Comm. Harger concurred. Comm. Widomski said, "in the interest of rehabilitating the downtown, it would behoove both property owners to try and clean up the front of the properties to encourage people to come down there."

Comm. Tickey and Comm. Widomski would like the PZC to be mindful and cognitive of the building heights as well.

The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution to vote on at a different meeting.

D. Application #19-06, "Day Break Ridge", Key Development LLC., 85-97 River Road, petition for a Special Exception approval in an R-3 Zone, for a 9 building, 36-unit condo development encompassing an area of 12.39 acres. Staff report, discuss, review and consensus.

Comm. Harger read aloud the 65-day letter of extension dated October 4, 2019, addressed to PZC, from Mr. Kenneth M. Schaible regarding Appl. #19-06 (see attached).

D1. Motion made by Comm. Pogoda, seconded by Comm. Kelly to accept the 65-day letter of extension dated October 4, 2019 for Appl. #19-06. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Panico indicated they worked with the applicant's architect about creating a smaller building. In addition, he stated, "in combination with a stone wall and protective railing at

the top, they're able to minimize the grading impacts on this slope." He mentioned the applicant was cooperative and he provided the PZC with cross sections as previously requested. Comm. Kelly noted he is still concerned with the rock cut but "it is what it is."

The Commissioners are pleased that Mr. Schaible meets the code regarding parking spaces and Comm Widomski said, "I would like to congratulate Mr. Schaible for coming up with a plan that actually has more than enough parking spaces ... and I applaud him for that, for doing it the right way."

D2. The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution to vote on at a different meeting.

VI. New Business

A. Application #19-23, "Permar Grove". Stephen Permar at 605 Long Hill Ave, on 3.17 acres, applying for a sub-division to develop one additional residence. Accept, review and possible action.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to accept for review for Appl. #19-23. On a voice vote, the PZC voted unanimously to approve the motion.

Applicants Mr. Stephen Permar and Ms. Katlyn Permar, and Mr. Paul Reynolds of Stone Wall Boundaries identified themselves. They are proposing one new lot with an existing accessway. He stated "we would like to extend the accessway to 18 feet pavement and to supplement the existing accessway with some new geometry." Mr. Panico reiterated this is a sub-division and dividing the second lot into two lots.

Comm. Harger read aloud the letter dated October 4, 2019, addressed to Francis A. Teodosio, Corporation Counsel, from Attorney Richard J. Grabowski regarding Appl. #19-23 (see attached).

Also discussed were letters from Inland Wetlands Office and the City Engineer Office (see attached).

Motion made by Comm. Widomski, seconded by Comm. Kelly, to approve the sub-division to develop one additional residence for Appl. #19-23. On a voice vote, the PZC voted unanimously to approve the motion.

B. Application #19-24, 502 Howe Ave., LLC., at 502 Howe Ave, on .70 acres in a CA-3 zone, applying for a Planned Development District with banking services, a coffee shop, and 56 market-rate rental residential units above. Accept, review, and set public hearing.

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to accept for review for Appl. #19-24. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to withdraw the motion to accept for review for Appl. #19-24. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Al Da Silva identified himself and stated he is submitting 1.6 parking spaces per unit. Comm. Harger reiterated there are 24 studios, 28 one-bedrooms and four two-bedrooms for a total of 56 units. He indicated that Webster Bank will have a drive-up ATM and he also has a letter of intent regarding Dunkin Donuts residing in town. He noted he will confirm whether or not the affordable housing /work-force set asides will go forward at the public hearing on October 23, 2019 and "will try to work something out."

Motion made by Comm. Pogoda, seconded by Comm. Tickey, to accept for review and set the public hearing date to October 23, 2019 for Appl. #19-24. On a voice vote, the PZC voted unanimously to approve the motion.

C. 2020 PZC Meeting Schedule

Motion made by Comm. Kelly, seconded by Comm. Pogoda, to approve the 2020 PZC Meeting Schedule and Subcommittee Schedule as distributed. On a voice vote, the PZC voted unanimously to approve the motion (see attached).

VII. Public Portion – Anyone wishing to address the Commission on any item, not on the agenda.

Mr. Thomas Harbinson identified himself and inquired about the PZC's approval for Appl. #19-23 since the Conservation Commission did not receive a referral. He indicated he did not hear anything mentioned about a set aside of open space, a conservation easement or a fee in lieu of payment. Comm. Harger read aloud the letter from Mr. John R. Cook dated September 6, 2019, addressed to the PZC regarding Appl. #19-23 (see attached). Mr. Nappi said he would look into why the Conservation Commission did not receive a referral.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to close the public portion. On a voice vote, the PZC voted unanimously to approve the motion.

VIII. Other Business

A. Bond Release:

- i. Application #15-20, "The Marketplace." 714 LLC, 405-407 Bridgeport Ave., request release of the remaining \$25,000 Site Bond.

Mr. Nappi referenced the letter dated September 24, 2019, from Greensfee Landscaping (see attached).

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to authorize the release of

the remaining \$25,000 Site Bond. On a voice vote, the PZC voted to approve the motion with Comm. Widomski opposing. The motion passed 5 to 1 for Appl. #15-20.

B. Comments from PZC Chairman and Subcommittee Chairman

Comm. Harger indicated the next Subcommittee meeting is on Friday, October 11, 2019 at 9:00 a.m.

C. Staff Comments

Mr. Nappi reported that the applicants took the written test regarding the Planning and Zoning Administrator position and the next phase will be the oral test.

D. Approval of Minutes:

- i. August 13, 2019 – Regular Meeting
- ii. August 28, 2019 – Special Meeting

Motion made by Comm. Kelly, seconded by Comm. Pogoda, to approve the PZC meeting minutes of 8/13/19 with the noted correction. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to approve the PZC meeting minutes of 8/28/19. On a voice vote, the PZC voted unanimously to approve the motion.

E. Distribution of Minutes and Motions:

- i. September 11, 2019 – Special Meeting
- ii. September 25, 2019 – Special Meeting

X. Adjournment

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to adjourn at 9:45 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary

19-16

SHELTON PLANNING AND ZONING COMMISSION

October 7, 2019; Rev. 10/8/19

RESOLUTION

(Draft for consideration/action at Regular Commission meeting of 10/8/19)

**RE: Application #19-16. Petition of United Methodist Homes for Initial Development Plan approval and adoption of a minor Enlargement and Modification of Planned Development District #26 (PDD #26) and Adoption of a Minor Amendment of the Statement of Uses and Standards for PDD #26
580 Long Hill Avenue**

The petitioner, United Methodist Homes, proposes a minor expansion of PDD #26 which encompasses the variety of uses that taken together comprise all the facilities of the United Methodist Homes development on the 46.3 acre site. The proposed expansion would add a 1.09 acre parcel at the corner of Long Hill Avenue and Wesley Heights Road, a private road along the northern limits of the complex. The subject parcel has been owned by Methodist Homes for several years and is currently zoned Residence R-1 District. The parcel is adjacent to the residential neighborhood along Spoke Drive and is across Long Hill Avenue from Long Hill School. The site is rectangular in shape, essentially flat and at street level. The purpose of the expansion is to accommodate a proposed "Welcome Center", to direct visitors to their destination and to consolidate a variety of services currently scattered throughout the complex. The 6,000 square foot building will be served by a parking area with 41 spaces and the building is set back significantly from the adjacent residential property lines, being about 80 feet from the northerly property line and some 150 feet the easterly property line. The existing residence on the site will be demolished and the site has full utility services available to it. Other than the existing overhead utility lines in an easement along Wesley Heights Road, all utility service lines will be underground. The existing driveway access from Long Hill Avenue serving the house will be eliminated and site access will be provided solely from Wesley Heights Road. The design of the proposed building is residential in scale and attractive in design, with the use of several complimentary exterior materials. At the time of submission of Final Detailed Development Plans specifics and samples of proposed materials will be furnished for Commission review and approval.

The preliminary plans and application drawings submitted are entitled "Initial Development Plans, Proposed Addition to PLANNED DEVELOPMENT DISTRICT #26, 580 LONG HILL AVENUE, SHELTON, CONNECTICUT", prepared by James R. Swift, Professional Engineer and Landscape Architect dated June 5, 2019, architectural plans by EGA Architects dated 5/28/19 and property survey by Lewis Associates, Surveyors, dated 3-8-17. The application was accompanied by a request to modify the Statement of Uses and Standards (S.O.U.S.) for PDD

#26 by adding to Sec. V a new use line J specifically to accommodate the proposed consolidation of existing uses in the new building.

A duly noticed public hearing was convened on June 26, 2019, continued to and closed on August 28, 2019. At said hearings it was represented by the applicant that visitors to the various uses, services and facilities in the complex often experience confusion in trying to locate their destination. In addition, there was a need to consolidate other administrative offices currently scattered around the complex. The purpose of the proposed "Welcome Center" is to address those needs at a central location. At the hearings, neighborhood residents expressed comments and concerns relative to intrusion on a single family neighborhood, lighting glare from the parking area, loss of vegetation, traffic on Long Hill Avenue, construction activity impacts on the school, headlight glare, need for good landscaping and privacy fencing. At the continued public hearing, the applicant indicated he was already in contact with the neighbors about their concerns and that all of their concerns will be addressed. Perimeter privacy fencing will be provided together with strong landscaping to achieve screening to a height of eight (8) feet, light poles will be lowered to a height not to exceed 10 feet, lighting shall have house-side shields along adjoining properties, etc. The Commission discussed at length with the applicant and their engineer regarding the concerns expressed and the solutions proposed. It was noted that the proposed activities at the "Center" are activities currently being conducted throughout the complex. These are not new activities and there should be no additional traffic generation due to the proposal.

At the conclusion of the public hearing and after further discussion of the proposal, the Commission expressed a consensus in support of the proposal and directed staff to prepare a favorable RESOLUTION for review and action. On the basis of the findings and concerns noted above, the following RESOLUTION is offered for consideration:

RESOLUTION

WHEREAS the Applicant has submitted a complete petition for the modification of PDD #26 by expanding said 46.3 acre site, adding to it a rectangular parcel of 1.09 acres to accommodate a proposed 6,000 square foot "Welcome Center" building with supporting parking for 41 cars, opposite the Long Hill School on Long Hill Avenue. The Applicant has also submitted Initial Development Plans, reflecting the proposal as well as a minor amendment to the S.O.U.S. for PDD #26, including preliminary site plans and architectural drawings, to provide the Commission with the information and details necessary to render an informed decision; and

WHEREAS the Commission held a duly noticed public hearing opened on June 26, 2019 continued to and closed on August 28, 2019 to consider said proposal; and

WHEREAS the Commission is familiar with the subject site and the applicable PDD #26 zoning requirements, has considered how the applicant intends to satisfy concerns of residents expressed

at the public hearing, has reviewed in detail the proposal and accompanying information thereto and subject to the comments set forth above the Commission notes the following:

- A. The application complies with the applicable PDD #26 requirements, as proposed to be amended.
- B. No approvals of the Shelton Inlands and Watercourses Commission is needed and conditional approvals have been received from the City Engineer and the Fire Marshall regarding their applicable areas of concern. The expressed need for additional detail will be customarily addressed with the submission of Final Detailed Development Plans for Commission review and approval. All outstanding concerns relative to property line privacy screening and fencing, lighting fixtures, drainage, Long Hill Avenue crosswalk relocation and design, etc will need to be addressed. The final landscape planting may require further attention and strengthening. The Commission is satisfied with respect to building location, access and parking adequacy as well as the preliminary architectural design. The Commission should be kept informed as architectural plans are finalized, especially with respect to specifics concerning exterior materials and finishes. Final approvals of the City Engineer, Fire Marshall and the WPCA will be required as part of the Final Detailed Development Plan approval process.
- C. Although the anticipated uses of the proposed "Welcome Center" are accommodated by the current Statement of Uses and Standards for PDD #26, the proposed S.O.U.S. amendment would specifically permit buildings created for the purpose of consolidating existing uses as well as for organizing and informing residents and potential residents of the facility.
- D. Existing utility services are adequate for the proposed building. The access/egress drive and internal circulation are adequate, the proposal should not result in any significant increase in traffic and will not adversely impact the surrounding road network.

NOW THEREFORE, on the basis of the above, the representations made at the public hearings and other discussions of the Commission, the Shelton Planning and Zoning Commission hereby takes the following actions:

- A. In accordance with the provisions of Section 34 of the Shelton Zoning Regulations, the subject Initial Development Plan for the expanded portion of PDD #26 is hereby approved subject to the following modifications, conditions and adjustments:
 - 1. Final approval of the Commission concerning modifications and revisions to said Initial Development Plans in response to all concerns noted above and satisfaction of all engineering concerns of the City Engineer and comments and concerns of the Fire Marshall as well as any and all other applicable municipal boards and commissions.
 - 2. Approval of proposed building design and details with particular attention to proposed exterior materials and finishes on all building elevations.

3. All utility services shall be located underground.
- B. On the basis of this conditional approval of Initial Development Plans as set forth above, the proposed expansion of PDD #26, including the amendment to the S.O.U.S. is hereby adopted for the reasons found in the discussions preceding the motion and shall continue to be identified as PDD #26.

Said PDD expansion, as adopted, shall become effective on Friday, October 18, 2019 at 8:00 a.m.



The above RESOLUTION was moved by Commissioner MARTO and seconded by Commissioner Kelly

Upon completion of all further discussion, on a roll call vote, Commissioners W. d, Kelly, Pogoda, MARTO and Ticket voted in favor. Hoyner

_____ voted in opposition.

The Chairman declared the RESOLUTION adopted

Key Development LLC
PO Box 246
Shelton, CT 06484

RECEIVED
OCT 08 2019
PLANNING & ZONING

October 4, 2019

Mr. Ken Nappi
Planning and Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06484

Dear Ken,

This letter serves as formal notice for 65 day extension for Application 19-06, 85-97 River Road, Special Exception, 36 Unit Condominium Development.

Very truly yours,



Kenneth M Schaible
Member

October 4, 2019 plus a
65 days extension terminates
on December 8, 2019



The Law Office of
Richard J. Grabowski

#19-23



RICHARD J. GRABOWSKI
RICHARD@GRABOWSKILAW.COM
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*ADMITTED IN CT & NY

3333 MAIN STREET, SUITE 200
STRATFORD, CT 06614
PHONE (203) 908-3678
FAX (203) 908-3679

October 4, 2019

Francis A. Teodosio
Corporation Counsel City of Shelton
54 Hill Street
Shelton, CT 06484

RECEIVED

OCT 08 2019

PLANNING & ZONING

RE: Stephen Permar/605 Long Hill Avenue, Shelton, CT

Attorney Teodosio:

As you are aware, I represent Stephen and Katlyn Permar with regard to their desire to split the property know as 605 Long Hill Avenue into two separate parcels. Their application to subdivide the subject property is being considered by the Planning and Zoning Commission and will be decided shortly.

It is my understanding that the City is concerned that the parties, may in the future, seek to further subdivide their land. This will confirm that the parties do not intend on doing so. Therefore, upon approval of their application to the Planning and Zoning Commission the parties will execute a covenant preventing any further subdivisions which will run with the land in perpetuity.

Please advise me as to whether you would like me to draft a proposed covenant for your consideration or if you will be doing so.

Again, thank you for your assistance in this matter. My clients are appreciative of your efforts.

Very truly yours,

Richard J. Grabowski



19-23

City of Shelton
Office of Inland Wetlands Commission
54 Hill Street
Shelton, CT 06484-3207

John R. Cook
Wetland Coordinator
203-924-1555 ext. 1353
Fax: 203-924-6980
j.cook@cityofshelton.org

September 6, 2019

Kenneth Nappi, Administrator
Planning & Zoning Commission
Shelton City Hall

Re: **Pemmar Grove Subdivision – 605 Long Hill Avenue**
1) Subdivision Map September 3, 2019
2) Supplemental Engineering Plan September 3, 2019 Rev. September 4, 2019

Dear Mr. Nappi:

This office has reviewed the proposed subdivision plan package identified above. The site plan for the above referenced development indicating a new home with associated grading as shown does not involve any regulated activities. The proper implementation of erosion and sediment controls based on the submitted plan and subsequent maintenance and long-term stabilization is required to assert that no regulated activities to offsite regulated areas could be involved.

The lot identified as "New Lot" does contain an Upland Review Area (URA), aka buffer, to a regulated wetland on land n/f City of Shelton. As such, as standard practice the Inland Wetlands Commission looks to have the following note added to the record subdivision map. The wording as follows:

"Lot number "New Lot" contain buffers to inland wetland or watercourse regulated areas. The following activities including but not limited to filling, or removing material, land clearing, tree cutting and developing the area is prohibited except by permit from the Shelton Agent or Inland Wetlands Commission. Please direct questions to Shelton City Hall, Wetlands Administrator."

Based upon the proper installation and maintenance of sediment controls and the addition of the above note to the record subdivision map; there is no necessity to process an application for an inland/wetlands permit before this office.

This office has no other concerns or comments.

Very truly yours,

John R. Cook
Wetlands Administrator

CC: Rimas J. Balsys, City Engineer
Kenneth Nappi, Administrator P&Z Commission
Gary Zahornasky, Chairman IW Commission
Paul Buckley Reynolds, LS



19-23

City of Shelton
Office of the City Engineer
54 Hill Street
Shelton, Connecticut 06484-3207

203-824-1555 ext 1509
Fax: 203-824-1136
Email: shelton.eng@cityofshelton.org

Rimas J. Balsys
City Engineer

September 5, 2019

Kenneth Nappi
Planning & Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: Permar Grove

- 1) Subdivision Map "Permar Grove" Land of Stephen Permar 605 Long Hill Avenue
- 2) Supplemental Engineering Plan for "Permar Grove" Dated Sept 3, 2019 Latest Revision Sept 4, 2019 Prepared by CW International

Dear Mr. Nappi:

The Office of the City Engineer has no concerns with the lot split at 605 Long Hill Avenue.

Very truly yours,

Rimas J. Balsys
City Engineer

Cc: Michael Maglione, Public Safety and Emergency Management Director
Fran Jones, Fire Chief
James Tortora, Fire Marshal
Sgt. Mark Ptak, Traffic Division
Sgt. Mark Siglinger, Traffic Division
John R. Cook, Wetlands Coordinator

File: 605 Long Hill Avenue

RJB:lv

2020

Planning and Zoning Commission Meeting Schedule

<u>Meeting Date</u>	<u>Submission Date</u>
January 14, 2020	January 8, 2020
February 11, 2020	February 5, 2020
March 10, 2020	March 4, 2020
April 14, 2020	April 8, 2020
May 12, 2020	May 6, 2020
June 9, 2020	June 3, 2020
July 14, 2020	July 8, 2020
August 11, 2020	August 5, 2020
September 8, 2020	September 2, 2020
October 13, 2020	October 7, 2020
November 10, 2020	November 4, 2020
December 8, 2020	December 2, 2020

Note: The Planning and Zoning Commission will meet at 7:00 p.m. in the auditorium unless otherwise noted.

October 8, 2019

**ZONING SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
2020 Calendar**

Note:

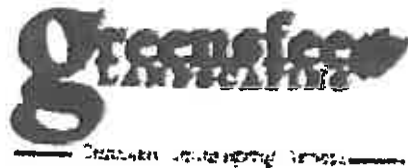
The Zoning Subcommittee will meet on an as needed basis. Room 104, City Hall, 54 Hill Street unless otherwise noted.

The Signage Subcommittee will meet on as needed basis. Room 104, City Hall, 54 Hill Street unless otherwise noted.

The Downtown Subcommittee will meet on as needed basis. SEDC, Howe Avenue Room 202

Meetings at City Hall will be held in room 104, City Hall, Shelton, unless otherwise noted.

15-20



September 24, 2019

RECEIVED

OCT 01 2019

PLANNING & ZONING

To whom it may concern,

We have been hired by 714, LLC to maintain the area near the guardrail located at Buddington Road in Shelton. We will prune, weed and weed whack this area as needed on weekly/monthly basis.

Please feel free to contact our office with any questions or concerns.

Thank you!



Tim Jagne
Greensfee Landscaping.