

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, January 8, 2019  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman  
Anthony Pogoda, Vice-Chairman (Absent)  
Elaine Matto, Secretary  
Jimmy Tickey  
Charles Kelly  
Mark Widomski  
Ned Miller, Alternate  
Nancy Dickal, Alternate (Absent)

Also Present: Kenneth Nappi, Provisional, Planning and  
Zoning Administrator  
Anthony Panico, Consultant (Telephone Conference)  
Tom Dingle, Zoning Enforcement Officer  
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. Harger called the meeting to order at 7:05 p.m.

II. Pledge of Allegiance

III. Roll Call

Chairman Harger identified members present.

Side Note

Comm. Harger acknowledged and congratulated Comm. Tickey on his appointment with the Lieutenant Governor Elect's staff.

Motion made by Comm. Kelly to add on to accept the Letter of Extension until January 24, 2019 and to continue the public hearing, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to add on to accept the Letter of Extension and to continue the public hearing for Appl. #18-26.

*Stephanie D. Pogoda*  
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CITY OF SHELTON  
TOWN CLERK

Motion made by Comm. Kelly to add to accept the Appl. #19 –1, Jack and Josephine Guider, Brookfield Heights for Initial Development Concept Plans and PDD Zone Change, under New Business and to set a public hearing date of February 27, 2019, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to add on to accept Appl. #19-1 and to set a public hearing under New Business.

#### IV. 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.

Comm. Harger opened the public hearing with Appl. #18-26 with the request that the Secretary read the Letter of Extension.

A. Appl. # 18-26 – (Continuation) S & G of Shelton, LLC for Initial Development Plans and Planned Development District Zone Change; 96 Long Hill Cross Roads (Assessor's Map #51, Lot #13), "The Crossroads – An Active Adult Community", 15 Duplex Residential Homes (Planned Age Restricted Community); Receipt of Reports/Correspondence – Close Public Hearing.

Motion made by Comm. Kelly to accept the Letter of Extension for Appl. #18-26, seconded by Comm. Miller. On a voice vote, the PZC unanimously voted to accept the Letter of Extension for Appl. #18-26.

The Secretary then read the correspondence with regard to the public hearing.

Motion made by Comm. Widomski to continue the public hearing until January 23, 2019 seconded by Comm. Kelly. On a voice vote, the PZC unanimously voted to continue the public hearing for Appl. #18-26.

#### V. Applications for Certificate of Zoning Compliance

1. Appl. #2808 – Daryl Miller, 45 Maltby Street (Hewitt-Apple Rehab) for a resubmission of a sign replacement. Kenneth Nappi reviewed the previously approved conditions of the application from the PZC meeting of December 11, 2018. Darryl Miller, Director of Maintenance at Hewitt – Apple Rehab, spoke to the Commission members about the conformity of the 25 convalescent rehab centers' standard signs.

Motion made by Comm. Matto to table the sign replacement for Appl.#2808, seconded by Comm. Widomski. On a voice vote, the PZC unanimously voted to table Appl.#2808.

2. Appl. #2787 – Brian Foley, 172 Rocky Rest Road (Gardner Heights) for a resubmission of a sign replacement.

Motion made by Comm. Matto to table the sign replacement for Appl. #2787, seconded by Comm. Widomski. On a voice vote, the PZC unanimously voted to table Appl.#2787.

3. Appl. #2832 – Alfride Gjekishi, 507 Howe Ave for a business occupancy. Kenneth Nappi indicated that Aroma J.S. went out of business and is now being replaced by the European grocery store.

Motion made by Comm. Tickey to approve the business occupancy for Appl. #2832, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2832.

4. Appl. #2826 – Louis Fournier, 415 Howe Ave., Ste. 175 for a business occupancy. Kenneth Nappi indicated that a recording studio is moving into the Conti Building.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2826, seconded by Comm. Miller. On a voice vote, the PZC unanimously voted to approve Appl. #2826.

5. Appl. #2724 – R.D. Scinto, 2 Corporate Drive for a business occupancy. Kenneth Nappi indicated that an investment advisory office is moving in and will have normal business hours from Monday – Friday.

Motion made by Comm. Widomski to approve the business occupancy for Appl. #2724, seconded by Comm. Kelly. On a voice vote, the PZC unanimously voted to approve Appl. #2724.

6. Appl. #2723 – R.D. Scinto, 2 Corporate Drive for a business occupancy. Kenneth Nappi indicated that this is for a Life Insurance Holding Company with four employees.

Motion made by Comm. Matto to approve the business occupancy for Appl. #2723, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to approve Appl. #2723.

7. Appl. #2814 – Loni Lymus, 415 Howe Ave., Ste. 311 for a business occupancy. Kenneth Nappi indicated that this a non-profit company (educational, health and welfare Veteran's service) that is open seven days per week with two employees.

Motion made by Comm. Tickey to approve the business occupancy for Appl. #2814, seconded by Comm. Kelly. On a voice vote, the PZC unanimously voted to approve Appl. #2814.

8. Appl. #2817 – Anna Zanfardino, 1 Corporate Drive for a business occupancy. Kenneth Nappi indicated that this for a salon and spa which needs approval from Naugatuck Valley and Health and is an owner transfer.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2817, seconded by Comm. Miller. On a voice vote, the PZC unanimously voted to approve Appl. #2817.

9. Appl. #2815 – Luis McClain, 784 River Road for a business transfer. Kenneth Nappi indicated that this for a transfer of ownership of Juice World inside the Ice Rinks.

Motion made by Comm. Tickey to approve the transfer of ownership for Appl. #2815, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2815.

10. Appl. #2820 – Dave Polifka, 111A Center Street for a business occupancy. Kenneth Nappi indicated that this for internet sales with one employee and Comm. Harger mentioned she would like Tom Dingle to periodically check in on it.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2820, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to approve Appl. #2820.

11. Appl. #2825 – Schuyler Tackach, 66 Center Street for a business transfer. Kenneth Nappi indicated that Jeff's Appliance was bought by one of the previous owner's employees.

Motion made by Comm. Kelly to approve the transfer of ownership for Appl. #2825, seconded by Comm. Miller. On a voice vote, the PZC unanimously voted to approve Appl. #2825.

12. Appl. #2818 – Vincent Caprio, 4 Research Drive, Ste. 402 for a business occupancy. Kenneth Nappi indicated that this is for an established tax preparation office and Tom Dingle said he needs a trade name certificate for the bank.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2818, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to approve Appl. #2818.

13. Appl. #2725 – R.D. Scinto, 3 Enterprise Drive for a business occupancy. Kenneth Nappi indicated that this is a distribution and marketing company with three employees.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2725, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2725.

14. Appl. #2831 – Vincent Artese, 415 Howe Ave. for a business occupancy. Kenneth Nappi indicated that this is a non-profit religious company in the Conti Building.

Motion made by Comm. Kelly to approve the business occupancy for Appl. #2831, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2831.

15. Appl. #2833 – Jenna Intelisano Lupo, 917 Bpt. Ave. for a business occupancy.

Kenneth Nappi indicated that this is a dog grooming / dog daycare place called “All My Loving”. The Applicant, Jenna Intelisano Lupo, then spoke to the Commissioners with Renee Salomon, her Manager, and said this is an indoor facility and does not want to exceed 25 dogs per day. Comm. Widomski inquired about Jenna’s licensing and she replied that she will comply with the requirements.

Motion made by Comm. Tickey to approve the business occupancy contingent upon obtaining licenses and certificates for Appl. #2833, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2833.

16. Appl. #2823 – Kathleen Soderholm, 5 Wellington Court for a home office. Kenneth Nappi indicated that this is a bookkeeping office called “The Good Bookkeeper.”

Motion made by Comm. Tickey to approve the home office for Appl. #2823, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2823.

17. Appl. #2811 – Salvatore Martino, 48 Stendahl Dr., for a home office. Kenneth Nappi indicated this is a self-employed accountant.

Motion made by Comm. Kelly to approve the home office for Appl. #2811, seconded by Comm. Matto. On a voice vote, the PZC unanimously voted to approve Appl. #2811.

18. Appl. #2830 Brianna M. Trzcinski, 23 Carley St., for a home office. Kenneth Nappi indicated this is a part-time computer consulting office.

Motion made by Comm. Kelly to approve the home office for Appl. #2830, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to approve Appl. #2830.

#### VI. Old Business

A. Appl. #18-32, Resubmission, Nancy’s Tree Service for Minor Modification of PDD #2 (parking expansion and curb modifications), 850 Bridgeport Avenue (Map 18 Lot 23); Review, Discussion and Action.

Kenneth Nappi indicated he met with the Applicant, John Totis, with regard to the modifications and the Commission members reviewed the photograph copies. John Totis spoke with the Commissioners regarding the proposed changes. Comm. Harger mentioned there was a site visit with Comm. Pogoda and Kenneth Nappi.

Motion made by Comm. Miller to approve the Resubmission for the Minor Modification of PDD #2, seconded by Comm. Kelly. On a voice vote, the PZC voted unanimously to approve Appl. #18-32.

B. Appl. #18-22, GNK, LLC, Initial Development Plan, Request to Withdraw Application, (30-unit multi-family development), 301 Old Bridgeport Avenue (Map 91, Lot 17), RB District (Public Hearing closed 11/13/18); Accept Letter of Withdrawal.

The Secretary then read the correspondence with regard to the application.

Motion made by Comm. Kelly to approve to accept the Letter of Withdrawal, seconded by Comm. Tickey. On a voice vote, the PZC voted unanimously to approve Appl. #18-22.

Short recess from 7:55 p.m. – 8:00 p.m.

D. Appl. #18-37, 62 Center Street, LLC, Detailed Development Plans – PDD #90, 62-66 Center Street/325 Coram Avenue, (Resubmission of Appl. #18-34); (Awaiting Inland Wetlands & DEEP Response to Applicant), Review and Discussion.

Jim Swift, the Professional Engineer and Landscape Architect, gave a presentation and reviewed their proposed changes. He noted there will be inside trash and will use the alleyway behind Porky's. He also reviewed the floor plans, redesign of the building and mentioned they are waiting for DEEP's approval of the water diversion unit. Tony Panico noted that they cannot take any action without Inland Wetlands response as well.

C. Appl. #18-17, Calandro and Guerrero, LLC, for Initial Development Plan Approval and PDD Zone Change (five (5) story mix use development: 27 residential units and commercial) 509 Howe Avenue, (Map 129D, Lots 27 and 29) (Public Hearing closed 10/9/18), Resolution, Review, Discussion and Possible Action.

The Secretary read the Resolution with regard to Appl. #18-17 as per Comm. Harger's request and the Commissioners then voiced their opinions regarding the Resolution.

Motion made by Comm. Kelly to approve the Resolution, seconded by Comm. Matto. On a Roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 1 for Appl. #18-17 with Comm. Miller not eligible to vote.

## VII. New Business

Appl. #19 –1, Jack and Josephine Guider, Brookfield Heights for Initial Development Concept Plans and PDD Zone Change.

Kenneth Nappi indicated they just came in today and application has been submitted to Inland Wetlands.

Motion made by Comm. Kelly to accept the Application for review and set a public hearing date for February 27, 2019, seconded by Comm. Tickey. On a voice vote, the PZC voted unanimously to approve the motion.

## VIII. Public Portion

On a motion made by Comm. Kelly, seconded by Comm. Tickey, it was unanimously voted to close the public portion.

## IX. Other Business

B. Payment of Bill: Motion made by Comm. Tickey, seconded by Comm. Kelly, for the payment of the one noted bill was unanimously approved.

C. Rosa Lane: Request for release of site Bond - Motion made by Comm. Miller, seconded by Comm. Kelly, it was unanimously voted to release the Bond of \$62,500.

### D. Staff Report

Kenneth Nappi indicated that they received a complaint from a resident with regard to the Commission's preapproval of the car wash's modifications. Ken noted that the complainant had several valid points and told him that he will get back to him after the Commission's discussion. Comm. Harger said the complainant is a long time Shelton resident and the Commission members were appreciative of his points.

Ken then noted that he checked into 9 Research Drive at Comm. Pogoda and Comm. Widomski's request regarding the auxiliary building in the back. Ken met with Robert Scinto and the engineer and Robert Scinto apologized and said he will file a corrected site plan.

Ken also mentioned that he checked into the Stratford Sewer Project at Comm. Widomski's request and will prepare written comments on his findings.

### E. Comments from PZC Chairman and Subcommittee Chairman

Comm. Harger noted that the ZBA will have a meeting on Tuesday regarding Fairmount Place and there is a lot of controversy about the three-story building and proposed parking. She also mentioned that 62 Congress Avenue is on their Agenda and an

exterior entryway was erected on the side of the house without any proper permits and feels that the homeowner developed it into a two-family house.

Comm. Widomski inquired about the rescheduling of the PDD special meeting. Tony Panico will prepare a review of the PDD history and current regulations prior to their meeting on January 29, 2019. Comm. Widomski also inquired about the search for the permanent Planning and Zoning Administrator and Comm. Harger will discuss with Attorney Basher.

#### X. Adjournment

Motion made by Comm. Kelly to adjourn, seconded by Comm. Tickey. On a voice vote, the PZC unanimously voted to adjourn at 9:15 p.m.

Respectfully submitted,

Sarah Vournazos  
Recording Secretary