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PLANNING & ZONING

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, January 14, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present:

Virginia Harger, Chairman
Anthony Pogoda, Vice-Chairman (via telephone)
Elaine Matto, Secretary
Jimmy Tickey
Charles Kelly
Mark Widomski
Peter Laskos, Alternate
John Uysal, Alternate

Also Present:

Kenneth Nappi, Provisional Planning and
Zoning Administrator
Anthony Panico, Consultant (via telephone)
Alexander Rossetti, PZC Assistant
Josh O'Neill, 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.

IV. Applications for Certificate of Zoning Compliance

1. Application #4069: David Melanson, 30 Blueberry Lane, for an in-law.
Mr. Rossetti indicated that the applicants previously provided the PZC more detailed drawings, which included elevations, floor plans and an affidavit.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve the in-law for Appl. #4069. On a voice vote, the PZC voted unanimously to approve the motion.

2. Application #4124: Soan H Jung Joor, 837 River Road, for a sign.

Virginia Harger
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CITY OF SHELTON
TOWN CLERK

Mr. Rossetti indicated that this sign is for the new sushi restaurant. He noted the sign is exactly the same as the already existing one but the name is changing on both the monument sign and on the hanging sign in the entrance way. Mr. Kyle Osberg identified himself on behalf of the applicant. Comm. Pogoda reiterated that business signs should not contain any telephone numbers or any abstract things on them and the Commissioners concurred.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the sign with the condition of removing the telephone number, for Appl. #4124. On a voice vote, the PZC voted unanimously to approve the motion.

3. Application #4127: Bryan Vaser, 110 Commerce Drive, for a sign.

Mr. Bryan Vaser identified himself and he stated that this sign is for directional purposes and for traffic safety. Comm. Widomski reminded the Commissioners that Mr. Scinto is supposed to install a sidewalk and Mr. Vaser said he will discuss further with Mr. Scinto.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve the sign with the condition that the sign be at least 10 ft from the curb, for Appl. #4127. On a voice vote, the PZC voted to approve the motion with Comm. Widomski opposing.

The motion passed 5 to 1.

4. Application #983: Archer Signs, 110 Commerce Drive, for a sign.

Mr. Bryan Vaser indicated that this sign is a faceplate and existing wall sign for Gaetano's. He mentioned the lettering is illuminated from the inside and that it "looks a little like Spotted Horse's sign."

Motion made by Comm. Widomski, seconded by Comm. Matto, to approve the sign for Appl. #983. On a voice vote, the PZC voted unanimously to approve the motion.

5. Application #984: Archer Signs, 899 Bridgeport Avenue, for a sign.

Mr. Bryan Vaser indicated that this is a new monument sign but he does not know who the tenants are yet. He noted that it is similar to the CX sign they built but it is a "smaller version." The Commissioners would like to have more definitive information and that it does not interfere with the site line.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to table the sign for Appl. #984. On a voice vote, the PZC voted unanimously to approve the motion.

6. Application #4026: Brian Hayes, 330 Bridgeport Avenue, for a sign.

Mr. Brian Hayes identified himself and he indicated that he added the term Orthopedic on the sign. Mr. Nappi mentioned that they previously met and it is acceptable.

Motion made by Comm. Tickey, seconded by Comm. Widomski, to approve Option Two of the sign for Appl. #4026. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Brian Hayes inquired about their request for a sign facing Route 8 which was previously tabled by the PZC and Mr. Rossetti said, "signs facing Route 8 are prohibited."

Motion made by Comm. Widomski, seconded by Comm. Matto, to deny a sign that would be erected on the building facing Route 8 for Appl. #4026. On a voice vote, the PZC voted unanimously to approve the motion.

V. New Business

A. Application #20-01, Vista Apartments 2, Vista Apartments LLC. and Steve Bellis, at 1030 Howe Avenue, in a CA-3 zone, on 1.93 acres, applying for a Special Exception to construct 29 units with 58 parking spaces. Accept, review and set public hearing.

Mr. Nappi read aloud the letter of withdrawal from Mr. Jim Swift (see attached).

Motion made by Comm. Kelly, seconded by Comm. Pogoda, to accept the letter of withdrawal for Appl. #20-01. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Nappi indicated that it was verbally requested to have the original application fee be taken for the new application that will be filed shortly.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve that the original application fee be held for the resubmission for Appl. #20-01. On a voice vote, the PZC voted unanimously to approve the motion.

B. Application #20-03, PDD #91, Fountain Square and Dominick Thomas, at 801 Bridgeport Avenue, applying for a Major Modification to the Modified Initial Concept Development Plans and to amend the Statement of Uses and Standards. The scope of the Site Plan Modifications is to replace the proposed bank building with a daycare center, reduce pad size of Restaurant #3 to add a drive-thru and increase the space of Retail #1 by 4,000 sf. The SOUS modification is to include the use of a daycare facility. Accept, review and set public hearing.

Attorney Dominick Thomas identified himself on behalf of the applicant. He indicated to the Commissioners that the city engineer department changed the address to 745 – 795 and there is no longer 801.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to accept Appl. #20-03 for review and set a public hearing date on January 29, 2020. On a voice vote, the PZC voted unanimously to approve the motion.

C. Application #20-02, Meghan Riccio and Dominick Thomas, 30 Fairmont Place, applying for Site Plan Approval, in an R-4 zone, on .37 acres, for a 5-unit house with 9 bedrooms and 10 onsite parking spaces. Accept, review, discuss and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-02 for review. On a voice vote, the PZC voted unanimously to approve the motion.

Attorney Dominick Thomas identified himself on behalf of the applicant. He indicated that the property is adjacent to the St. Joseph's Church parking lot. He said, "when you make renovations to properties like these, you increase the value of the properties within the neighborhood." He then reviewed the site plan, landscape plan and floor plan and he mentioned that the onsite parking spaces will relieve the off-street parking on Union Street.

Comm. Pogoda inquired where the snow removal will go and Attorney Thomas replied that the "plowed snow will be put onto the grass." Comm. Widomski noted his concern about cars parking in the St. Joseph's parking lot when it snows.

Mr. Nappi reminded the Commissioners that they are waiting for the drainage plan for Appl. #20-02.

Motion made by Comm. Widomski, seconded by Comm. Matto, for site plan approval subject to approval by the city engineer of the drainage plan for Appl. #20-02. On a voice vote, the PZC voted unanimously to approve the motion.

D. Application #15-23, PDD #72, Bishop Development of Shelton LLC., 762 River Road, requests the releases of their \$20,000 Performance Bond for site development and their \$20,000 Soil Erosion and Sediment Control Bond.

Motion made by Comm. Tickey, seconded by Comm. Matto, to approve the release of the \$20,000 Performance Bond for site development and their \$20,000 Soil Erosion and Sediment Control Bond for Appl. #15-23. On a voice vote, the PZC voted unanimously to approve the motion.

VI. Public Portion: Anyone wishing to address the Commission on any item, not on the agenda.

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

VII. Other Business

A. Comments from Chairwoman and Subcommittee Chairman.

Mr. Nappi indicated that the Downtown Subcommittee will meet on Friday, January 17, 2020 at Caloroso's Eatery and Bar, time TBD. He stated they will discuss two topics: signage for downtown parking and the proposal for a trolley service.

B. Staff comments

Comm. Widomski inquired about the sign at Stormy's Bull and Barley and Mr. O'Neill said he spoke with the owner about the solar panels.

C. Approval of Minutes

i. November 12, 2019 – Regular Meeting

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the PZC regular meeting minutes of November 12, 2019. On a voice vote, the PZC voted unanimously to approve the motion.

D. Distribution of Minutes and Motions

i. December 10, 2019 – Regular Meeting

VIII. Adjournment

Motion made by Comm. Widomski, seconded by Comm. Kelly, to adjourn at 8:45 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos,

