

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, February 11, 2020  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman  
Anthony Pogoda, Vice-Chairman  
(via telephone until 8:40 p.m.)  
Elaine Matto, Secretary  
Jimmy Tickey  
Charles Kelly  
Mark Widomski  
Peter Laskos, Alternate  
(sat in for Comm. Pogoda beginning at 8:40 p.m.)  
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  
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 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 #984: Archer Signs, 899 Bridgeport Ave for a sign.

Mr. O'Neill reminded the Commissioners that they previously requested site line information and to make sure the sign is far enough away from the stop line.

Mr. Bryan Vaser identified himself and he then reviewed the elevations, site plan and colors regarding the proposed sign.

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

2. Application #4144: Sky Wells, 200 Leavenworth Rd, for a sign.

Mr. O'Neill indicated that this is for a directional sign located at White Hills Shopping Center on the Maple Avenue side. Mr. Wells identified himself and he mentioned that the only name on the sign will be Adams Hometown Market. However, Comm. Widomski reminded the Commissioners that they have previously opposed "redundant" signs along Commerce Avenue and he said that this "is the same thing."

Mr. Nappi stated that he spoke with the Wells family about their two monument signs. He said, "they are going to take it down but leave it as a light fixture to illuminate the intersection."

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve the sign for Appl. #4144. On a voice vote, the PZC voted to approve the motion with Comm. Widomski opposing.

The motion passed 5 to 1.

3. Application #4142: La DeChello, 530 Shelton Ave, for a sign.

Mr. O'Neill indicated this is for a panel and monument sign located in Huntington Center on the lower level.

Motion made by Comm. Tickey, seconded by Comm. Widomski, to approve the sign for Appl. #4142. On a voice vote, the PZC voted unanimously to approve the motion.

4. Application #4158: Carmelo Delmoral, 488 Howe Ave, for a sign.

Mr. O'Neill indicated this is for a new barber shop and that there will be some temporary lettering on the window. Mr. Delmoral then identified himself and he noted that his hours of operation are from 10:00 a.m. – 6:00 p.m., Monday – Saturday.

Motion made by Comm. Tickey, seconded by Comm. Matto, to approve the sign for Appl. #4158. On a voice vote, the PZC voted unanimously to approve the motion.

5. Application #4157: Tyler Llewellyn, 862 Bridgeport Ave, for a sign.

Mr. O'Neill indicated this is for The Edge Fitness Club located in the Shelton Square Shopping Center. He mentioned they have a brand change and they are replacing their existing sign. Ms. Llewellyn then identified herself and she stated that the current sign is "old technology".

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve the sign for Appl. #4157. On a voice vote, the PZC voted unanimously to approve the motion.

6. Application #4163: Steve Bellis, 399 Bridgeport Ave, for a patio enclosure. Mr. O'Neill reminded the Commissioners about their previous discussions regarding the Taco Co. debris exiting the patio area through the ropes. He mentioned that they are proposing to place black netting between the ropes to help. Comm. Harger stated that she prefers Matto Wine Bar's enclosure screening versus the Taco Co. proposal.

Attorney Bellis identified himself on behalf of the applicant. He mentioned that the Taco Co. is located in the middle of the shopping center whereas Matto is on the end. He further stated that the landlord and tenant agree on the motif but the Commissioners preference is uniformity with Matto.

Motion made by Comm. Kelly, seconded by Comm. Widomski, to accept the withdrawal of the patio enclosure for Appl. #4163. On a voice vote, the PZC voted unanimously to approve the motion.

#### 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 #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 Modification 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. Review, discuss and possible action.

Attorney Thomas identified himself on behalf of the applicant and he mentioned their proposed changes for the parking, landscaping and updated Statement of Uses and Standards. He then reiterated to the Commissioners that "this is probably the most pedestrian friendly development along Bridgeport Avenue and it has the greatest number of internal sidewalks."

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He showed the "ample sidewalks" of the development. He then reviewed their proposed features such as the patio with outdoor seating at DQ, their parking spaces at Goddard School and another dumpster. Attorney Thomas mentioned they are moving in a different direction by eliminating the extra restaurant and replacing it with a "low-traffic" generating retail space. Comm. Harger stated she would like them to think about adding a couple of pull-through spaces for when the order is not ready.

Mr. John Whitco, Architect, identified himself on behalf of the applicant. He indicated they worked on the color palette and he reviewed the brick changes of their prototype. He stated their prototype is the "building that is designed for the site" and Comm. Pogoda said "I think it's a great looking building."

Mr. David Sullivan of Milone & MacBroom, identified himself on behalf of the applicant. He briefly reviewed his traffic study and the volume comparisons. He noted the "small increases" of traffic and said, "the operations will not be impacted by the small increase in traffic." He mentioned the timing of the signals and stated, "many times when you recommend small timing changes of a state highway, sometimes they don't do it."

Comm. Harger opened up the public portion and the following members of the audience spoke regarding Appl.#20-03:

Ms. Maureen Magner stated she would like to see more trees, which are better for the environment, and she noted her concern about the site lines along Bridgeport Avenue.

Mr. Rose then briefly reviewed their landscape plan which is in the Commissioners' packets. Attorney Thomas mentioned the developments in Shelton are built to grades.

Comm. Widomski inquired about the Goddard School and its history. Ms. Kim Murray identified herself and she stated that the Goddard School has been around for 30 years and has 500 locations throughout the US. She is pleased with their overall track record as well.

Motion made by Comm. Tickey, seconded by Comm. Widomski, to close the public hearing for Appl. #20-03. On a voice vote, the PZC voted unanimously to approve the motion.

A two-minute recess was observed at 8:05 p.m. and the meeting resumed at 8:07 p.m.

## VI. Old Business

A. Application #19-26. The City of Shelton, at 248-260 Howe Avenue, petitions for a three-lot zone change from CB-2 to R-3 incorporating an area of .45 acres. This intent of this zone change is to bring the existing multi-family units into further compliance with the Shelton Planning and Zoning Regulations and increase the likelihood of future development to align with the Plan of Conservation and Development. Review, discuss and possible action.

Mr. Nappi provided some background information and he relayed to the Commissioners that the property was vacant after the fire because the DOT and the city of Shelton were investigating the possibly of constructing a Southbound ramp onto Route 8. Comm. Widomski said, "it seems odd that we're selecting this only property" and he reiterated that one neighbor is against the proposed zone change. Mr. Nappi then mentioned that the gentleman wants to purchase the lot and build on the CB-2 zone but it is explained in the resolution that those types of developments such as garage, manufacturing, restaurants, should not be in the area.

Secretary Matto read aloud the resolution regarding Appl. #19-26 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the zone change for Appl. #19-26, with an effective date of February 21, 2020 at 8:00 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 1.

Comm. Harger suggested that Commissioners discuss the 8-24 Referrals before the New Business section of the agenda.

#### IX. Other Business

A. 8-24 Referral: Four parcels on Canal Street formerly owned by Chromium Process (Assessor's Map 130, Lots 3, 4, 5 & 6), 1.63 acres total, recommendation for the sale of the properties for development in line with current riverfront development downtown.

Mr. Nappi stated a copy of the revised 8-24 Referral was then distributed from Mr. Basher. Mr. John Basher, Administrative Assistant to Mayor Lauretti, identified himself and he noted one of his responsibilities is drafting the 8-24 Referrals. He then conveyed his displeasure that one of the PZC Commissioners made an "irresponsible comment" over the weekend on social media saying they are going to sell the Slab. He indicated that this property is not the Slab but is the old Chromium Process property.

Mr. John Anglace, President of the Board of Aldermen, identified himself and stated "we have had a serious and ethical breach of trust in the matters relating to the 8-24 Referral process." He also expressed his displeasure about Comm. Widomski's Facebook remarks that the Mayor will soon be proposing to sell the Slab in downtown Shelton. He then stated that there was no conversation between the Mayor and the Board of Alderman about selling the Slab and that is "absolutely untrue." He asked the Commissioners to assure Shelton citizens that "such unethical postings of misleading information not be repeated by taking a formal action to condemn such conduct as clearly not in the best interest of the city of Shelton."

Motion made by Comm. Kelly, seconded by Comm. Matto, to report favorably for the 8-24 Referral. On a voice vote, the PZC voted unanimously to approve the motion.

B. 8-24 Referral: Meadow Street (Assessor's Map 137, Lot 6), 1-acre parcel, recommendation for the purchase of the property to give the city owned property in the rear greater frontage on Meadow Street.

Mr. Basher indicated the Mr. and Mrs. Maybeck own the property and the city of Shelton owns a small strip of property next to it.

Motion made by Comm. Matto, seconded by Comm. Kelly, to report favorably for the 8-

24 Referral. On a voice vote, the PZC voted unanimously to approve the motion.

C. 8-24 Referral: Property adjacent to 35 Saginaw Trail (Assessor's Map 12.A, Lot 3), 0.16-acre parcel, recommendation for the sale of the property for which the city has no use of.

Mr. Basher indicated that this is a vacant piece of property located in the Pine Rock area.

Motion made by Comm. Widomski, seconded by Comm. Tickey, to report favorably for the 8-24 Referral. On a voice vote, the PZC voted unanimously to approve the motion.

## VII. New Business

A. Application #20-06. A.J. Grasso, 413 Nichol's Avenue (Assessor's Map 15, Lot 2), applying for a Special Exception for a Designed Residential District encompassing an area of 15.6 acres. The proposal includes 18 lots accessed by private roadways and 4.24 acres of open space. Plans entitled "Nichols Place" by James R. Swift, P.E., dated January 30, 2020. Accept, review and set public hearing.

Motion made by Comm. Tickey, seconded by Comm. Widomski, to accept Appl. #20-06 for review and set a public hearing date on March 25, 2020. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Nappi mentioned that a parcel of open space has been approved and they will forward it on to the Conservation Commission.

B. Application #20-07. Langanke's Landing, LLC and Dominick Thomas, 1055 Bridgeport Avenue (Assessor's Map 2, Lot 8), petition for a Planned Development District zone change on a site of 1.73 acres with frontage on Huntington Street as well as Bridgeport Avenue. Proposal is for a commercial and mixed-use site including retail gasoline sale, a convenience store, two retail/office buildings and onsite parking. Initial development plans by Alan B. Shepard, P.E., dated January 29, 2020. Accept, review and set public hearing.

Motion made by Comm. Widomski, seconded by Comm. Tickey, to accept Appl. #20-07 for review and set a public hearing date on March 25, 2020. On a voice vote, the PZC voted unanimously to approve the motion.

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

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

## IX. Other Business

### D. Comments from Chairwoman and Subcommittee Chairman.

Comm. Kelly stated that there is a Downtown Subcommittee meeting on Friday, February 14, 2020. Comm. Harger mentioned that the Dunkin Donuts downtown is under demolition and Cedar Village at Carroll's is progressing.

### E. Staff Comments

Mr. Nappi indicated that the Downtown Subcommittee will continue to have discussions about parking and the administration has approved the use of signs to inform the public about where to park.

Comm. Matto stated that they should have a discussion about their social media "expectations and standards" and Comm. Harger suggested that the PZC look at the BOE policy about posting on social media. She also indicated that they should update their By-laws.

### F. Approval of Minutes

#### i. December 10, 2019 – Regular Meeting

Motion made by Comm. Widomski, seconded by Comm. Kelly, to approve the PZC regular meeting minutes of December 10, 2019. On a voice vote, the PZC voted unanimously to approve the motion.

### G. Distribution of Minutes and Motions

- i. January 14, 2020 – Regular Meeting
- ii. January 29, 2020 – Special Meeting

## X. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Tickey, to adjourn at 9:05 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary

