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PLANNING & ZONING

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, February 26, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Anthony Pogoda, Vice-Chairman (via phone)
Elaine Matto, Secretary
Jimmy Tickey
Charles Kelly
Peter Laskos, Alternate (sat in for Comm. Widomski
beginning at 7:15 p.m.)
John Uysal, Alternate

PZC Commissioners Excused: Mark Widomski (via phone Executive Session only)

Also Present: Mark Lauretti, Mayor (Executive Session only)
Attorney Francis Teodosio, Corporation Counsel
(Executive Session only)

Kenneth Nappi, Provisional Planning and
Zoning Administrator
Anthony Panico, Consultant (via phone)
Alexander Rossetti, PZC Assistant
Josh O'Neill, PZC Assistant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

CITY OF SHELTON
TOWN CLERK
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[Signature]

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 6:30 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. Executive Session: Personnel staffing, legal updates, Great River Water Club, Hush
It Up and Valero Service Station.

Motion made by Comm. Kelly, seconded by Comm. Matto, to go into Executive Session

at 6:45 p.m. to first discuss personnel staffing including inviting Mayor Lauretti, Corporation Counsel Francis Teodosio, Comm. Pogoda, Mr. Nappi, Mr. Panico and Comm. Widomski, then to discuss legal matters, including inviting Mr. Rossetti and Mr. O'Neill.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to come out of Executive Session at 7:15 p.m. with no votes taken. On a voice vote, the PZC voted unanimously to approve the motion.

Comm. Harger proudly announced the new Planning and Zoning Administrator, Mr. Alexander Rossetti.

Motion made by Comm. Kelly, seconded by Comm. Matto, to recommend the appointment of the new Planning and Zoning Administrator, Mr. Alexander Rossetti. On a voice vote, the PZC voted unanimously to approve the motion.

Comm. Harger then happily announced the new Provisional Assistant Administrator, Zoning Enforcement Officer, Mr. Josh O'Neill. She also mentioned that Mr. Nappi will assist as the Coordinator of Downtown Development.

V. Old Business

A. Application #20-03, PDD #91, Fountain Square LLC and Attorney 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. Review, discuss and possible action.

Comm. Harger provided some background information regarding Appl. #20-03. She stated they first accepted the application at their regular meeting on January 14, 2020 and then set a public hearing for their special meeting on January 29, 2020. She mentioned that on January 29th they heard the proposed changes with the inclusion of Goddard School and DQ Grill and Chill, and kept the public hearing open to review the traffic study revisions. She then indicated that at their regular meeting on February 11, 2020 they heard proposed changes to parking and landscaping and the PZC then voted unanimously to close the public hearing.

Mr. Panico pointed out that in the proposed resolution regarding Appl. #20-03, he would like the dead-end parking lot around the Goddard School connected with a one-way exit in order to minimize getting around the entrance to the school. Comm. Tickey stated he would like to see signs indicating a one-way exit and Mr. Panico said they might lose a couple of parking spaces.

Secretary Matto then read aloud the proposed resolution regarding Appl. #20-03.

Motion made by Comm. Kelly, seconded by Comm. Matto, to move the resolution for Appl. #20-03. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Laskos – Aye
Comm. Matto – Aye

Comm. Kelly – Aye
Comm. Tickey – Aye

Comm. Pogoda – Aye
Comm. Harger – Aye

The motion passed 6 to 0.

Comm. Kelly indicated that ~ 25,000 to 30,000 people drive into Shelton daily for work and that there is a need for child daycare. He stated he likes the location of the Goddard School and feels “it is a great idea.” Comm. Laskos pointed out the wording of “it may be desirable” on page 2 in the proposed resolution stating that it is open to interpretation and he would like it changed to “it will be necessary to modify.” However, Mr. Panico mentioned that it says “it may be desirable” because he wants to be sure that “it is doable” and if it is not “doable” then he would give an explanation to the Commissioners. Mr. Nappi then reminded the Commissioners that the signage plan will be submitted to the Signage Committee which will then be voted on by the full committee.

VI. 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 #19-21, Attorney Dominick Thomas for SEP Shelton, LLC., AA Shelton, LLC., AA Shelton Investor LLC., 710 Bridgeport Avenue petition for a zone change to a Planned Development District. Development of 340 market-rate and affordable units with parking, offices, light industry and warehousing uses also present on site. Review, discuss and possible action.

Attorney Dominick Thomas identified himself on behalf of the applicant. He distributed some exhibits (see attached) to the Commissioners and he then addressed some concerns noted in the Weitzman report and in Attorney Klein’s report. He stated that Appl. #19-21 is “not in a residential zone, not removing office or industrial property or not knocking down the building but are repurposing unused areas.” He mentioned that two items are missing from the Weitzman report, the effect of the lifestyle on the people who are choosing the apartments and that the boomer generation is generating a demand for apartments with amenities along Bridgeport Avenue.

Attorney Thomas then made his PowerPoint presentation to the Commissioners. He pointed out that the sale of Merion Riverwalk Apartments (formerly Avalon Shelton Apartments), and the sale of Avalon Huntington will affect the revaluation in 2021 and further increase the value of Shelton’s Grand List. He noted that people are spending more for apartments on Bridgeport Avenue that have amenities and are close to Route 8. He also passed out a Shelton Herald Article dated February 3, 2020 (see attached). He then stated, “we’re proposing voluntary 27 units of affordable housing.”

Mr. Stanley Gniazdowski, President of Realty Concepts, Inc., identified himself on behalf of the applicant. He mentioned that the focus of his analysis was to concentrate on the impact of the municipal services, budget and schools to the city of Shelton. He then reiterated that the void of Weitzman's analysis is lifestyle, which has impacted residential demand. He said, "the amenities in the apartments are critical in making the decision whether to rent or not."

Attorney Joseph Hammer of Day Pitney LLP., identified himself on behalf of Perkin Elmer. He stated that Perkin Elmer has been operating on the property for almost 20 years and has a long-term lease. He said, "Perkin Elmer has no current intention of leaving the site."

Comm. Harger opened up the public portion and the following members of the audience spoke regarding Appl.#19-21:

Mr. Anthony Simonetti thanked Mr. Nappi for his service on the PZC and he congratulated Mr. Rossetti and Mr. O'Neill on their new roles. He said, "at this time I do not agree that this project should go forward."

Attorney Jason Klein of Carmody Torrance Sandak and Hennessey LLP identified himself on behalf of Shelton Properties LLC (The Mark). He reiterated that they remain opposed to this project as well and for two reasons. 1) Incompatibility with Shelton's Plan of Conservation and Development and 2) questions about marketability.

Mr. Peter Bazeli, Principal and Managing Director of Weitzman Associates, LLC., identified himself. He noted that he conducted research about the viability of this project and feels that the development should be downtown instead. He stated that the fundamentals of the market are critical to what the positive impact could be. He then mentioned he reviewed the fiscal impact analysis and noted they prepared their own marketability study. He said, "cities grant approvals based upon a clear benefit to the community from a viable project...and I would encourage you to stand up for your community and demand quality of development."

Mr. Eric McPherson reiterated he is opposed to this project because "it doesn't fit, we have more than enough housing and it takes away from what we're doing here in the downtown."

Ms. Jan Girard stated she is opposed to this project as well. She stated she would like to know more about the "trucks going in a residential area" and "visually it makes no sense."

Attorney Thomas stated that there are residential apartments placed in light industrial parks which will bring people closer to where they work. He mentioned that the Mark has been very successful and "believes there is a demand" for apartments. He reminded the Commissioners that the PDD is for high density residential and "that's its purpose."

Motion made by Comm. Matto, seconded by Comm. Tickey, to close the public hearing for Appl. #19-21. On a voice vote, the PZC voted unanimously to approve the motion.

VI. Adjournment

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

Respectfully submitted,

Sarah Vournazos,
Recording Secretary

