

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, March 10, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Anthony Pogoda, Vice-Chairman
(via telephone until 8:45 p.m.)
Elaine Matto, Secretary
Jimmy Tickey
Charles Kelly
Peter Laskos, Alternate (sat in for Comm. Widomski)
John Uysal, Alternate

PZC Commissioners Excused: Mark Widomski

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer
Kenneth Nappi, Coordinator of Downtown
Development
Anthony Panico, Consultant (via telephone)
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 #4183: SignLite, Inc., 702 Bridgeport Ave, for a sign.
Mr. Mark DeTulio of SignLite identified himself on behalf of Urban Greek Kitchen. He indicated that the sign will be between two columns. He then noted that the sign is internally illuminated and there are two layers of it.

Mr. O'Neill mentioned that the restaurant was previously approved by Staff and Mr. Nappi stated, "for the past 20 months Staff has approved business occupancies as long as they fit in the Statement of Use, square footage and is a permitted use in that particular zone." Comm. Harger said that the Commission would like confirmation that the restaurant / business occupancy was previously approved by Staff.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign contingent upon confirmation by Staff that the particular business use was approved on a Staff level for Appl. #4183. On a voice vote, the PZC voted unanimously to approve the motion.

2. Application #4190: Archer Signs, 30 Huntington Street, for a sign.

Mr. Bryan Vasser identified himself on behalf of State Farm. He indicated the wall signs will be illuminated and located in the same place (i.e. right of the door and on the side). Comm. Pogoda stated that there are to be no telephone numbers or an individual's name on the sign.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to approve the sign without the individual name and telephone number for Appl. #4190. On a voice vote, the PZC voted unanimously to approve the motion.

3. Application #4195: Archer Signs, 899-905 Bridgeport Ave, for a sign.

Mr. Bryan Vasser identified himself on behalf of Strong Start Early Care Center. He mentioned that the sign will be centered, the letters will be dark grey and the logo is face lit.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the sign for Appl. #4195. On a voice vote, the PZC voted unanimously to approve the motion.

4. Application #4198: Joe Pereira, 502 Howe Ave, for a temporary structure.

Mr. Joe Pereira identified himself and spoke to the Commissioners about Webster Bank's temporary walk-up ATM. He stated that this temporary ATM will be removed once Webster Bank has permanently relocated into the building. He then noted that the ATM should be open to the public in about three months. Comm. Harger mentioned it will need Fire Marshal approval.

Motion made by Comm. Tickey, seconded by Comm. Matto, to approve the temporary structure contingent upon Fire Marshal approval for Appl. #4198. On a voice vote, the PZC voted unanimously to approve the motion.

V. Old Business

A. Application #19-24, PDD #98, 502 Howe Ave., LLC., at 502 Howe Ave., for approval of Detailed Development Plans with banking services, a coffee shop, on-site parking and 56 market-rate rental residential units above. Accept for review, discussion and final resolution.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review of the Final Detailed Development Plans for Appl. #19-24. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Joe Pereira identified himself on behalf of the applicant. He noted that the floor plans do not have any changes to them. He then reviewed the proposed changes of the front, right-side and rear elevations. He mentioned that the Commissioners should already have the color rendering which was previously presented.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He mentioned that the quoins are similar in size to the Pierpont building. He noted that there is brick on the first floor, siding for two floors and shingles for the fourth floor of the building.

Mr. Panico inquired about the visibility of the exiting vehicles. Mr. Pereira said they could place a speedbump and Comm. Pogoda stated a Stop Sign would help as well. Comm. Harger stated she would appreciate it if Mr. Panico would review the Final Detailed Development Plans and present his comments and/or concerns at a later time.

B. Application #19-22, PDD #67. Bridge Street Commons II, Bridge Street Partners, LLC., at 427 Howe Ave., for approval of Detailed Development Plans with 72 units, two retail spaces and on-site parking. Accept for review, discussion and final resolution.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review of the Final Detailed Development Plans for Appl. #19-22. On a voice vote, the PZC voted unanimously to approve the motion.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He said they have made some interior changes and “gained some additional parking on the lower level”. He mentioned that the building footprint has remained the same as well as the plaza level for parking. Comm. Kelly noted he would like the materials for the patios to be uniform and inquired about charging stations for electric vehicles.

Comm. Harger stated that the tenant will have to enforce a protocol where delivery vehicles will have to park in the back of the building. Mr. Nappi requested that Mr. Rose look into the trash enclosure. Comm. Harger said she would appreciate it if Mr. Panico would review the Final Detailed Development Plans and present his comments and/or concerns at a later time. Comm. Harger then requested that Mr. Rose submit his section of review of the design and layout for the Fire Marshal’s review.

C. Application #20-03, PDD #91. Fountain Square, Fountain Square LLC and Attorney Dominick Thomas, at 801 Bridgeport Avenue, for part of Phase 5 approval of the Detailed Development Plans for the 4,000 sq. ft. addition attached to the Retail 1 building. Review, discuss and possible action.

Attorney Thomas identified himself on behalf of the applicant. He then distributed a “slightly revised packet that has in it a corrected floor plan of the restaurant” but Comm. Pogoda stated he does not have it for review. He indicated that the tenants are reviewing the sign comments from their meeting with the Sign Committee.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He then reviewed the site plan and elevations. Mr. Panico inquired whether there will be a requirement of an emergency egress from the patio area and Mr. Rose said “there will probably be a gate towards the front of the parking lot.”

Chef Sam DeVellis identified himself and stated that “our intention is to both do cocktails and food service out on the patio.” He noted that it will be a wood fired Italian specialty restaurant and that there may be some entertainment inside as well as outside.

Secretary Matto read aloud the resolution regarding Appl. #20-03 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve the Detailed Development Plans for Phase 5 subject to concerns and stipulations set forth as read by Comm. Matto in the resolution, relative to the intended restaurant occupancy and related outdoor seating area for Appl. #20-03. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

D. 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 from an Office Park District to a Planned Development District. Development of 272 market-rate and affordable units with parking, offices, light industry and warehousing uses are also present on site. Review, discuss, consensus and possible action.

Comm. Harger requested that the Commissioners get together for a site walk for this particular property. Mr. Rossetti stated that Staff has contacted Attorney Thomas and are waiting for dates for the site walk.

Motion made by Comm. Kelly, seconded by Comm. Matto, to table the petition for a zone change for Appl. #19-21. On a voice vote, the PZC voted unanimously to approve the motion.

VI. New Business

A. P&Z Fee Schedule. The Planning and Zoning Department is applying to change the Fee Schedule to cover the costs of consultants, publishing and state fees. Review, discuss and possible action.

Mr. Nappi mentioned that the last time the Fee Schedule was revised was in 2014. He said, “the schedule has been developed to be fair to the developers, the businesses and residential home owners.” Mr. Rossetti then reviewed the proposed fee schedule (see attached) to the Commissioners.

Motion made by Comm. Matto, seconded by Comm. Kelly to recommend approval of the Fee Schedule upon action of the Board of Aldermen. On a voice vote, the PZC voted unanimously to approve the motion.

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

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

VIII. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Kelly mentioned that the Downtown Subcommittee will meet on Friday, March 20, 2020 at 9:00 a.m. at the SEDC office. Comm. Tickey noted that he would like the meetings to be held at 8:30 a.m. in order to accommodate working citizens.

Comm. Harger requested that Staff look into writing a summary of the applications for 2019 and Mr. Nappi stated that Mr. O’Neill has been working on it.

B. Staff Comments

None.

C. Approval of Minutes

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

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the PZC regular meeting minutes of January 14, 2020. On a voice vote, the PZC voted unanimously to approve the motion.

Motion made by Comm. Kelly, seconded by Comm. Matto, to table the PZC special meeting minutes of January 29, 2020. On a voice vote, the PZC voted unanimously to approve the motion.

D. Distribution of Minutes and Motions:

- i. February 11, 2020 – Regular Meeting
- ii. February 26, 2020 – Special Meeting

IX. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Laskos, to adjourn at 9:22 p.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary