

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Thursday, April 23, 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 (via telephone until 11:00 a.m.)
Charles Kelly
Mark Widomski (via telephone)
Peter Laskos, Alternate (via telephone)
John Uysal, Alternate (via telephone and sat in for
Comm. Tickey beginning at 11:00 a.m.)

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 10:00 a.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. Old Business

A. Application #19-24, PDD #98: 502 Howe Ave, LLC., at 502 Howe Ave., for an approval of Detailed Development Plans with banking services, a coffee shop, on-site parking, and 56 market-rate rental residential units. Review, resolution and possible action.

Secretary Matto read aloud the proposed resolution (see attached) regarding Appl. #19-24.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to move the resolution for Appl. #19-24. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Mr. Panico and the Commissioners discussed A201. Mr. Panico indicated that he requested the quoin treatment be installed regarding the front elevation. The Commissioners then discussed A202. Mr. Panico noted the brick work has now been reinserted over the entryway as per the Commissioners' request.

Mr. Joe Pereira identified himself on behalf of the applicant. He spoke about the slope of the grade and he said that the "DOT does not want anything other than 2% across the sidewalk." He reviewed the drawing and he indicated that there is a change in elevation between their sidewalk and DOT's sidewalk. He then reviewed the three sections of commercial grade fencing on the site drawing.

Mr. Panico reminded the Commissioners about the garage area and the open space in the walls creating a natural ventilation. He expressed his concern about pedestrians looking into the five-foot opening of the garage at White Street and falling in. He noted he spoke with the architect and engineer and he said that the architect would "reexamine it during construction" but is not concerned.

Mr. Nappi stated that he wants to be sure that the exterior colors of the half-brick and full-brick are similar and the samples should be shown soon. He also indicated that he would like the Commission to address the "look" of all four sides of any downtown building.

Mr. Pereira replied that there are four materials being used all around the building (two types of brick, eephus and clapboard siding). Mr. Panico mentioned that there are no "loose ends" and the Commissioners are in agreement with the materials, railing treatment and elevation.

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. Review, resolution and possible action.

Secretary Matto read aloud the proposed resolution (see attached) regarding Appl. #19-22.

Motion made by Comm. Kelly, seconded by Comm. Matto, to move the resolution for Appl. #19-22. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Widomski – Aye	Comm. Kelly – Aye	Comm. Pogoda – Aye
Comm. Matto – Aye	Comm. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

Comm. Widomski expressed his concern about the aesthetics of the architectural design of the parking garage and Mr. Panico replied that the PZC will have the opportunity to review it more when the final detailed development plans are presented.

V. New Business

A. Application #20-08, PDD #94. Cedar Village – Phase II., Midland Development, at 320 Howe Ave. for 30 residential units and on-site parking. Accept application.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to accept Appl. #20-08. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 1.

B. Application #20-09. Shelton Parrot Associates, at 1 Parrot Drive for a zone change from IA-2 to a Planned Development District for the development of 206 residential units with on-site parking. Accept application.

Motion made by Comm. Kelly, seconded by Comm. Matto, for Appl. #20-09. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 1.

VI. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger thanked her fellow Commissioners and staff for attending today's meeting.

B. Staff Comments

Mr. Nappi and Comm. Harger thanked Dan Bednarsky, Information Technology, for his help with today's meeting. Mr. Rossetti informed the Commissioners of a run-off along

Nell's Rock Road at the Holy Ghost Park. They have issued a Cease and Desist order and he noted that there were yards of fill being brought in without permits. He noted that the Mr. O'Neill is going to do a site visit today as well.

C. Approval of Minutes

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

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC regular meeting minutes of February 11, 2020 with the word change from "their" to "its" on the last page under Subsection E in the last paragraph. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Widomski – Abstain	Comm. Pogoda – Aye	Comm. Kelly – Aye
Comm. Uysal – Aye	Comm. Matto – Aye	Comm. Harger – Aye

The motion passed 5 to 0.

Motion made by Comm. Pogoda, seconded by Comm. Kelly, to approve the PZC special meeting minutes of February 26, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Widomski – Abstain	Comm. Pogoda – Aye	Comm. Kelly – Aye
Comm. Uysal – Aye	Comm. Matto – Aye	Comm. Harger – Aye

The motion passed 5 to 0.

D. Distribution of Minutes and Motions:

- i. March 10, 2020 – Regular Meeting

IX. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 11:34 a.m. On a voice vote, the PZC unanimously voted to approve the motion.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary