

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 12, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

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

PZC Commissioners Excused: Anthony Pogoda, Vice-Chairman
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 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. Commission Positions – Update

Secretary Matto read aloud Comm. Pogoda's resignation letter of regret (see attached).

A. Resignation

Stephanie M. Harger
2020 MAY 21 P 12:00
CITY OF SHELTON
TOWN CLERK

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Comm. Pogoda's resignation letter of regret. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Comm. Harger expressed her gratitude for Comm. Pogoda's many years of service on the PZC. She then appointed Comm. Matto for the position of Chair of the Zoning Subcommittee.

B. Election of Vice-Chairperson

Motion made by Comm. Matto, seconded by Comm. Harger, to nominate Comm. Kelly for acting Vice-Chairman. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Comm. Harger mentioned that there was a caucus for Ruth Parkins to be seated as Vice-Chairman and Ms. Parkins will be sworn in "sometime today."

V. Applications for Certificate of Zoning Compliance

1. Application #4303: Archer Signs, 110 Commerce Drive, for a sign.

Mr. Bryan Vasser identified himself on behalf of CX Pharmacy. He noted that there are two signs, both consisting of channel lettering. Comm. Harger stated that the business occupancy was approved on January 31, 2020.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl. #4303. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

2. Application #4240: Darcie Roy, 876 Bridgeport Avenue, for a sign.

Mr. O'Neill mentioned that this is for an insurance company, ConnectiCare. The signs consist of a wall sign, overhang sign, panel sign and a monument sign.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl.

#4240. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

3. Application #4241: ABC Sign Corp, 865 River Road, for a sign.

Comm. Harger indicated that this is for a pediatric dentistry office. Mr. O'Neill mentioned that there are three sections consisting of pediatric, orthodontist and a family dentistry. He noted there are two wall signs being proposed.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve the sign for Appl. #4241. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

4. Application #4242: ABC Sign Corp, 865 River Road, for a sign.

Comm. Harger indicated this is for My Smile Orthodontics. Mr. O'Neill mentioned there is one wall sign. Mr. Panico noted that he would like the My Smile sign width reduced to be consistent with the edges of the windows.

Mr. Larry Bork identified himself on behalf of the applicant and he reviewed the rendering. Comm. Harger stated she would like the applicant to work with staff and bring a new rendering that shows a width reduction and the Commissioners concurred.

Motion made by Comm. Kelly, seconded by Comm. Matto, to table the sign for Appl. #4242. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

5. Application #4224: ADCO Sign Co, 874 Bridgeport Avenue, for a sign.

Comm. Harger indicated this is for Palm and Able which is replacing Roz & Ali in Shelton Square. She mentioned that Palm and Able is affiliated with the Kennedy Center. Mr. O'Neill noted this is for a wall sign and that the business occupancy was approved on May 8, 2020.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl. #4224. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye
Comm. Tickey – Aye
The motion passed 6 to 0.

Comm. Matto – Aye
Comm. Laskos – Aye

Comm. Uysal – Aye
Comm. Harger – Aye

VI. Old Business

A. Application #19-21. 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 340 market-rate and affordable units with parking, offices, light industry, and warehousing uses are also present on site. Review, discuss and possible action.

Comm. Harger indicated that the applicant reduced their proposed units from 340 to 272. She mentioned that some of the Commissioners said they would like to preserve the current zone for a future opportunity for future non-residential development. She expressed some of her concerns, including that “this site is not suitable for intensive multi-family residential development because as currently proposed, it may actually result in pedestrian conflicts with on-site traffic serving the occupant of the current site, as well as occupants in the adjacent commercial development.” She further noted that she and the Commissioners are concerned about the “potential negative impact that significant additional apartment development in the Bridgeport Avenue corridor may have on apartments proposed elsewhere in the city, especially in the downtown area.”

The Commissioners also expressed their concerns about Appl. #19-21. Comm. Tickey said, “I feel it’s too dense” and “takes our focus away from downtown Shelton development.” Comm. Matto noted she went on the site visit and said, “it does not have a feel at all for housing.” Comm. Kelly voiced his concern over traffic, Comm. Laskos called the design “disconnected” and Comm. Uysal stated that the two different buildings are “ill conceived.”

The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution for denial of Appl. #19-21 to vote on at a different meeting.

Comm. Matto – Aye for Favorable
Comm. Tickey – Aye for Favorable
Comm. Uysal – Aye for Favorable

Comm. Kelly – Aye for Favorable
Comm. Laskos – Aye for Favorable
Comm. Harger – Aye for Favorable

VII. New Business

A. Outdoor Seating Guidelines. Shelton Planning and Zoning Commission proposes a temporary six-month series of guidelines for the P&Z Administration to authorize outdoor seating in response to COVID-19. Review, discuss and possible action.

Comm. Harger read aloud the draft of the outdoor seating guidelines (see attached).

Comm. Harger then stated, “It is important that the city of Shelton do everything

possible to assist our local businesses in their recovery in the days ahead.” Comm. Harger also noted that “the entire PZC only has the best for our local businesses, as what impacts each of them individually impacts all of Shelton’s residents.”

Motion made by Comm. Tickey, seconded by Comm. Laskos, to approve the outdoor seating guidelines. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VIII. Other Business

A. 8-24 Referrals:

i. 68 Cornell Street: Recommendation for sale of the property at 68 Cornell Street, Assessor’s Map 117B, Lot 68, owned by the City of Shelton.

Mr. Rossetti indicated that 68 Cornell Street is a vacant piece of property, over a tenth of one acre and located in an R-3 Zone. Comm. Harger mentioned that this property is used for off-street parking. Comm. Kelly said he would like to have more information from the city.

Motion made by Comm. Kelly, seconded by Comm. Matto to table the 8-24 Referral. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

ii. 0 Long Hill Avenue: Recommendation for sale of the property at 0 Long Hill Avenue, Assessor’s Map 41, Lot 38, owned by the City of Shelton.

Mr. Rossetti indicated this property is 50 feet wide, 411 feet in length, and located in a residential zone. Comm. Tickey stated he would like more information about this property and he would like the Conservation Committee to provide some guidance.

Motion made by Comm. Tickey, seconded by Comm. Matto to table the 8-24 Referral. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

iii. 45 and 0 Grove Street: Recommendation for purchase of 45 and 0 Grove Street, Assessor's Map 106, Lots 21 and 32 respectively, currently owned by Henry Joseph Lepri.

Mr. Rossetti indicated that these properties will be used for additional parking.

Motion made by Comm. Kelly, seconded by Comm. Matto to report favorably for the 8-24 Referral. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Comments from Chairwoman and Subcommittee Chairman

Comm. Kelly indicated he would like to wait one month to hold a Subcommittee meeting due to COVID-19. Comm. Harger noted she would like Comm. Kelly to confer with staff and Mr. Rossetti regarding Mr. Guedes' property and Mr. Nappi stated they have had a site visit with the building official and fire marshal.

C. Staff Comments

i. Daybreak Ridge - update

Mr. Rossetti mentioned that the DEEP have inspected the Eagle's nest and multiple agencies are monitoring it as well. He also noted that Mr. Schaible will not blast until the Eagles have left their nest.

D. Approval of Minutes

i. March 10, 2020 – Regular Meeting

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC regular meeting minutes of March 10, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

E. Distribution of Minutes and Motions:

i. April 23, 2020 – Special Meeting

IX. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 11:40 a.m. On

a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Tickey – Aye

Comm. Laskos – Aye

The motion passed 6 to 0.

Comm. Matto – Aye

Comm. Kelly – Aye

Comm. Uysal – Aye

Comm. Harger – Aye

Respectfully submitted,

Sarah Vournazos,
Recording Secretary