

CITY OF SHELTON
TOWN CLERK

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 20, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

2020 MAY 29 A 9:09

Margaret S. Fitzgerald

PZC Commissioners Present: Virginia Harger, Chairman
Ruth Parkins, Vice-Chairman (via telephone)
Elaine Matto, Secretary
Jimmy Tickey (via telephone)
Charles Kelly
Peter Laskos, Alternate (via telephone and sat in for
Comm. Widomski beginning at 10:10 a.m.)

PZC Commissioners Excused: Mark Widomski
John Uysal, Alternate

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)
Stephanie Charboneau, Stenographer
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. New Business

A. Application #20-11, USS Shelton Solar, LLC., at 866 River Road, (Assessor's Map 5, Lot 2) applying for a special exception permit in a CA-2 zone on 5.9 acres, to construct,

own and operate a 975kWac project as part of the CT Shared Clean Energy Facility program. Plans prepared by Standard Solar, titled "USS Solar – Shelton Landfill," and dated January 14, 2020. Accept, review and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-11 for review and to set a public hearing date at a later time. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye Comm. Kelly – Aye Comm. Tickey – Aye
Comm. Parkins – Aye Comm. Harger – Aye
The motion passed 5 to 0.

V. Public Hearing

Comm. Harger read aloud the new guidelines for the public hearing reviewed by Corporation Counsel, who indicated that they are compliant with the executive orders from Governor Lamont.

A. Initiation of Public Hearing for Application #20-07, Langanke's Landing, LLC., and Dominick Thomas at 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. The 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. Review, discuss and possible action.

Secretary Matto read aloud the following items regarding Appl. #20-07.

- Legal Notice (see attached)
- Letter from Mark Rempfer (see attached)
- Letter from Dan Martin (see attached)
- Letter from Al da Silva (see attached)

Attorney Dominick Thomas identified himself on behalf of the applicant. He then made his presentation, titled "PowerPoint Site Plans and Elevations" (see attached) to the Commissioners. He mentioned the site is an R-1 zone surrounded by two PDDs and that Langanke's Florist and Greenhouses "will remain on the site." He noted there is a front and back entrance as well as "sufficient parking."

Mr. Alan Shepard, P.E., Nowakowski, O'Bymachow, Kane and Associates, identified himself on behalf of the applicant. He reviewed the preliminary site plans and he mentioned there are 45 parking spaces. He discussed the letter from Rimyas J. Balsys, Shelton City Engineer (see attached) and said "we are in agreement with it." Comm. Harger asked about the drainage system and Mr. Shepard replied there is "good soil" and catch basins on either side of the property.

Comm. Harger inquired about the size of the site and Attorney Thomas replied that there are two buildings for either retail or office uses. He also reiterated that the amount

of parking is "quite substantial."

Craig Yannes, P.E. of Tighe & Bond, Inc., identified himself via telephone on behalf of the applicant. He reviewed their Traffic Impact Analysis Summary (see attached). He then noted their observations during peak traffic time periods of 7:00 a.m. – 9:00 a.m. and 4:00 p.m. – 6:00 p.m. He mentioned they are proposing a 4,400 square-foot convenience market and gas station with 10 fueling positions along with two buildings (retail and office) and including full access driveways. He also explained their trip generation methodology. He noted there would be 130 morning new vehicle trips and 138 afternoon new vehicle trips based upon their counts and data.

Comm. Tickey inquired about the bus stops at the site and its foot traffic and Mr. Shepard stated they could provide a walkway. Mr. Yannes then reviewed the phases of their proposed signal retiming and noted they do not expect to have a significant impact to the traffic operations.

Comm. Harger opened up the public portion and the following member of the audience spoke regarding Appl.#20-07:

Ms. Jan Girard stated she is in favor of this proposal but would just like it to be safe for children.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to continue Appl. #20-07 to a later date. 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. Parkins – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 11:35 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary