

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 27, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

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

PZC Commissioners Excused: Mark Widomski
Peter Laskos, Alternate

Also Excused: Josh O'Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer

Also Present: Mayor Mark Lauretti (10:10 a.m. – 10:35 a.m.)
Alexander Rossetti, Planning and Zoning
Administrator
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.

Note:

Comm. Harger stated that the PZC will be discussing Agenda Item, Section V, Other Business, 8-24 Referrals before the public hearing.

Stephanie Charboneau
2020 JUN -5 P 1:23
CITY OF SHELTON
TOWN CLERK

V. Other Business

A. 8-24 Referral:

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

Mr. Rossetti mentioned that the Mayor's office indicated an 8-24 Referral was already approved at this location a number of years ago. He then stated that no action is needed at this time.

ii. Recommendation for the sale of the property at 0 Long Hill Ave., Assessor's Map 41, lot 38, owned by city of Shelton.

Comm. Harger read aloud an email from Mr. Tom Tall dated May 14, 2020 (see attached) regarding the 8-24 Referral. She then mentioned that Thomas Harbinson, Chair of the Conservation Commission, emailed the PZC this morning requesting them to table this 8-24 Referral.

Mayor Lauretti indicated that this property was first purchased in the year 2005. He then mentioned that this property was in eminent domain because it was being sold to a developer for housing but the PZC felt that housing was not a good idea. He also said that when it was originally purchased, the Tall family requested to keep some of the land in their possession in order to maintain some characteristics of the houses they owned on the property. He further stated that the city of Shelton put a 50-foot right-of-way from Long Hill Avenue through the middle of the property to the back 29 acres. Finally, he then relayed to the PZC that the Tall family has agreed upon deed restricting the property as part of the sale.

Mayor Lauretti requested that Mr. Rossetti forward a copy of the 8-24 Statute to the Commissioners. He would also like the Commissioners to ask themselves, "what is the purpose of the city owning these small pieces, wouldn't we be better served by making them part of the overall economic plan for the downtown area and put these properties back on the tax roll?" He then clarified that the Board of Aldermen needs to receive written correspondence from the Conservation Commission as well as the Parks and Recreation Commission prior to taking any buy/sell action.

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

Comm. Kelly – Aye

Comm. Matto – Aye

Comm. Parkins – Aye

Comm. Tickey – Aye

Comm. Uysal – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

IV. 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 #20-08, PDD #94. “Cedar Village – Phase II,” Midland Development, LLC., 310 Howe Ave./275 Coram Ave./30 Hill St. (Assessor’s Map 118A, Lots 13 & 14, and Map 117B, Lot 72.) This proposal plans for an expansion of PDD #94 to include 30 apartment units with sub-grade parking encompassing an area of .30 acres. The plans titled “Initial Development Plans Phase Two PDD Cedar Village at Carroll’s” prepared by Rose Tiso and Co., LLC., architects date April 4, 2020. Review, discuss and possible action.

Secretary Matto read aloud the following items regarding Appl. #20-08.

- Legal Notice (see attached)
- Letter from Robin and Robert Fazekas (see attached)
- Letter from Mr. Krogen Carreno (see attached)
- Letter from Comm. Harger to Mr. Krogen Carreno (see attached)
- Letter from Comm. Harger to Robin and Robert Fazekas (see attached)

Mr. Don Stanziale, Jr., applicant and owner, identified himself and he spoke to the Commissioners. He expressed his appreciation of the PZC as well as the public for their time.

Mr. James R. Swift, P.E., identified himself on behalf of the applicant. He then made his presentation while reviewing the site plans. He mentioned that Phase I is currently under construction. He then stated that the number of the dwelling units has been reduced to 30 in Phase II and that the proposed driveway has been relocated to the North of Coram Avenue. He indicated that there are two interior parking levels and there is a total of 32 parking spaces available. He further noted there is an interior trash disposal method.

Mr. James R. Swift, P.E., said they are requesting a minor modification to the Statement of Uses and Standards in order to accomplish the redevelopment and he said, “we do have some overhanging pertinences that are coming closer to Hill Street that had previously been proposed.” He then reviewed their landscaping plan, conceptual plant list and stated “we are open to modifying the sorts of details in the Final Detailed Development Plans.”

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He then made his presentation while reviewing the parking plan. He also explained their floor plan consisting of six studios and four one-bedroom units on each floor. He went over their elevations and Comm. Harger asked Mr. Rose to provide their “specific building heights” at their next meeting.

Comm. Harger opened up the public portion and the following members of the audience spoke in opposition regarding Appl.#20-08:

1. Mr. Krogen Carreno read aloud his letter to the Commissioners (see attached) and he noted his traffic concerns.
2. Mr. Richard Bulcken stated he is “not a fan” of Phase II and he also has traffic concerns.
3. Mrs. Catherine LeStrange spoke about the numerous car accidents and she also has traffic concerns.
4. Ms. Judith Gura mentioned that although she and her husband, Howard are in favor of Phase 1, they are now opposing Phase II saying, “having a building that is three stories tall ... is totally out of character with the existing neighborhood.”
5. Mr. Joseph Marcinczyk stated he is in favor of Phase I but he is also opposing Phase II saying, “it is difficult to envision the impact of the building, considering its setback to the road and the elevation in what has always been a residential neighborhood.”

Motion made by Comm. Matto, seconded by Comm. Kelly, to continue Appl. #20-08 until June 24, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Staff Report

i. Senior Care Housing – 62 Dogwood Drive

Mr. Rossetti indicated that last Fall, an applicant requested to establish a living facility for senior citizens and that the home would be rented to up to six unrelated seniors. He said, “this is an unorthodox use, and it was discussed amongst staff and corporation counsel over many months.” He then stated, “to be clear, this is not a convalescent home, as it will not be state-certified.” He also noted that the P&Z will make sure residents are complying with the regulations governing similar housing options.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 12:07 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary