

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING ~~MOTION~~ **MINUTES**  
Thursday, June 4, 2020  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZC

PZC Commissioners Present: Virginia Harger, Chairman  
Ruth Parkins, Vice-Chairman (via telephone)  
Elaine Matto, Secretary  
Jimmy Tickey (via telephone beginning at 11:05 a.m.)  
Charles Kelly  
John Uysal, Alternate (via telephone)  
Peter Laskos, Alternate (via telephone and sat in for  
Comm. Widomski)

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)  
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](http://www.cityofshelton.org).

I. Call to Order

Comm. Harger called the meeting to order at 11:00 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. 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.

*Stephanie Charboneau*  
2020 JUN 19 P 12:17  
CITY OF SHELTON  
TOWN CLERK

A. Initiation of Public Hearing for 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 975 kWac solar project. The Initial Development Plans are titled "USS Solar – Shelton Landfill," and dated January 14, 2020. Review, discuss and possible action.

Secretary Matto read aloud the legal notice (see attached) regarding Appl. #20-11.

Mr. Peter Schmitt, Manager, New Markets, identified himself on behalf of the applicant. He indicated this project would allow them to promote renewable energy in the community. He then mentioned they are actively pursuing various permits and the "project will generate enough electricity to power approximately 225 homes." He also noted that the Shelton public school district and the Shelton Sports Center have expressed interest with becoming subscribers of USS Shelton Solar LLC.

Mr. Peter Schmitt mentioned that residents, businesses and public entities in and around the city of Shelton who are United Illuminating customers may subscribe to a portion of the electricity generated and receive bill credits on their United Illuminating bills. He indicated that local residents and businesses would receive a direct economic benefit from the project. Comm. Parkins asked Mr. Schmitt what is the economic benefit and Mr. Schmitt replied that Connecticut has a dual tax structure and the taxes would be approximately \$4,000 - \$5,600 annually.

Mr. Nappi referenced a previous landfill methane explosion in Shelton, CT. He then noted he is concerned of disruption to the methane collection system, interference with the wells and the vegetation. Mr. Schmitt replied that they are working closely with TRC and DEEP. Mr. Schmitt indicated he will be speaking with the fire marshal and city engineer regarding the project as well.

Mr. Carl Stopper, P.E., TRC Environmental Corporation, identified himself on behalf of the applicant. He then mentioned that TRC provides management and monitoring support to the DEEP as the operator of the closed landfill site. Comm. Parkins inquired about the use of the solar panels once they have expired and Mr. Schmitt replied that the main components are recyclable. He also noted they are hoping to break ground in the Fall.

Comm. Harger opened up the public portion and Alderman John Anglace spoke in regarding Appl.#20-11:

Alderman John Anglace identified himself and mentioned he is generally in favor of the solar panels "provided there is no impact to the methane collection system." He then noted he and his constituents would like "technical assurance." He also stated he would like to have more information about the maintenance plan, special benefits and how this will impact the future use plan.

Motion made by Comm. Kelly, seconded by Comm. Matto, to continue Appl. #20-11 to a

later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:  
Comm. Laskos – Aye      Comm. Kelly – Aye      Comm. Parkins – Aye  
Comm. Matto – Aye      Comm. Tickey – Aye      Comm. Harger – Aye

The motion passed 6 to 0.

A five-minute recess was observed at 12:05 p.m. and the meeting resumed at 12:10 p.m.

B. Initiation of Public Hearing for Application #20-09. “Elevate at Shelton,” Shelton Parrott Associates, at 1 Parrott Drive (Assessor’s Map 18, Lot 16) applying for a zone change from 1A-2 to a Planned Development District on 8.178 acres for the development of 206 residential units with onsite parking. The Initial Concept Development Plans titled “Elevate at Shelton, 1 Parrott Drive” prepared by Spath-Bjorklund Associates, Inc., engineers dated May 3, 2019. Review, discuss and possible action.

Secretary Matto read aloud the legal notice (see attached) regarding Appl. #20-09.

Attorney Raymond Rizio identified himself on behalf of the applicant. He mentioned the property consists of two levels with the top level being industrial use. He said the intention would be to build 206 units across two separate buildings. He then stated this project offers connectivity, walkability and mixed use. He also noted these one-and two-bedroom apartments would have amenities, parking and there is 10% allocated for affordable housing.

Mr. David Bjorklund, P.E., Spath-Bjorklund Associates, Inc., identified himself on behalf of the applicant. He indicated that the site has access to Parrott Drive as well as the utility connections to Parrott Drive. He said, “the proposal is to remove the existing warehouse ... and utilize the viable 47,000 square feet.” He mentioned they have a pending application with Inland Wetlands which has not been ruled upon yet.

Comm. Harger opened up the public portion and the following two members of the audience spoke regarding Appl.#20-09:

Mr. John Venables identified himself and is the owner of Naiad Dynamics US Inc. located on Parrott Drive. He mentioned the Renaissance Apartments are luxury units and he inquired whether there is really a need for more luxury units nearby. He then stated that he would like the sidewalk extended for the walkers’ safety.

Mrs. Susan Venables identified herself and she mentioned she has an architectural background. She then stated she is concerned about the aesthetics of the u-shaped building. She further noted that she is concerned about the parking layout, asking, “are the parking spaces double duty, people working and renting in the building?”

Motion made by Comm. Kelly, seconded by Comm. Tickey, to continue Appl. #20-09 to

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

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

The motion passed 6 to 0.

#### VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 12:50 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary