

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, June 10, 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)
Charles Kelly
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski)

PZC Commissioners Excused: Mark Widomski
Peter Laskos, 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)
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. Applications for Certificate of Zoning Compliance

1. Application #4278: Suneet Sharma, 20 Huntington St., for a sign.

Mr. Sharma identified himself via telephone and he mentioned that Gulf Oil has a new, national image. He then stated they are requesting to reface the canopy, dispensers and existing sign.

Stephanie G. Ryan
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CITY OF SHELTON
TOWN CLERK

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve the sign for Appl. #4278. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Note:

Comm. Harger stated that the PZC will be discussing Agenda Item, 3. Appl. #4323 before 2. Appl. #4320.

3. Application #4323: Midland Development LLC., 320 Howe Ave., for a sign. Mr. Don Stanziale, Jr., applicant and owner, identified himself and he clarified that the ground sign “will be in line with the front two wings of the building.” Comm. Harger noted she would like to see consistency with other future signs. Mr. Stanziale, Jr., stated he would like the columns to be 24 inches instead of 18 inches and that the sign will be illuminated externally “if needed.” Mr. Panico requested that Mr. Stanziale, Jr., bring an elevation of the entire front of the building so the Commissioners can see how everything relates.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl. #4323. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

2. Application #4320: T Lines, 99 Bpt. Ave., for a sign.

Mr. Naim, the contractor, identified himself via telephone and he stated this sign is for “Recharge Yourself”, a “marketing tool” inside the convenience store where beverages can be purchased. He noted the individual letters will be illuminated. Comm. Harger requested that the letters be resized to be consistent with the US Postal Service sign in accordance with their regulations and the Commissioners concurred. Mr. O’Neill indicated the applicant is actually applying for three signs, Recharge Yourself, US Postal Service and Shell Logo. Comm. Harger mentioned she would like the Sign Subcommittee to review them as well and the Commissioners concurred.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to table the sign for Appl. #4320. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0

V. New Business

A. Application #20-12, Good Guys Development, LLC., at Petremont Lane, for a Planned Development District in an R-3 zone on 2.1 acres for a 56-unit apartment building with 10% affordable housing units, and on-site parking. Accept, review, and set public hearing.

Motion made by Comm. Matto, seconded by Comm. Uysal, to accept Appl. #20-12 and set a public hearing at a later time. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Application #20-13, 153 Bridgeport Ave., LLC., at 153 Bridgeport Ave., for a Site Plan approval in a CB-2 zone on .95 acres, to allow for the commercial use of a nursery and necessary equipment. Accept, review and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-13. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Attorney Dominick Thomas identified himself on behalf of the applicant. He mentioned that Nancy's Tree Planting Inc., the commercial nursery, is a permitted use according to the regulations. He read from the Statement of Use (see attached) that the "proposed use is for a commercial nursery with a 950 square foot building, outside storage of plants, and equipment and storage of landscaping material in three-sided bins" and he said there are nine parking spaces.

Mr. James DeMaio, P.E., with Juliano Associates, identified himself on behalf of the applicant. He reviewed the site development plans and he noted they are proposing seven bins on site to "house materials such as top soil, mulch, sand, gravel, woodchips, and firewood." He mentioned there will be a 6-foot high chain-link fence that will border the property and they are going to construct a swale to capture the water "before it hits the slope." He then stated there will be a "pretty substantial rock cut" of 42-feet.

Mr. Panico requested a full-size copy of the drawings be provided to him so he may view the necessary details. He stated he would like to know why the storage bins are so large (27 feet wide), where is the dumpster and the outdoor plant storage area, and he would like to receive a report from the city engineer and the Department of Transportation. He said, "a variety of things need a lot more detail before I would be able to fully understand what they are proposing to do."

Motion made by Comm. Matto, seconded by Comm. Kelly, to table Appl. #20-13. 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.

VI. Public Portion: Anyone wishing to address the Commission on any item, not on the agenda.

Mr. Michael Pavia, Stratford, CT identified himself and began to speak about Langanke's and Comm. Harger mentioned the public hearing is still open.

Motion made by Comm. Kelly, seconded by Comm. Matto, to close the public portion. 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.

VII. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger thanked her fellow Commissioners for their continued participation and no Subcommittee comments were made at this time.

B. Staff Comments

i. 2019 Yearly Report

Mr. O'Neill briefly reviewed their 2019 Yearly Report (see attached) to the PZC and he provided an overview of the activities from January 1, 2019 through December 31, 2019. He noted they issued 401 Certificates of Zoning Compliance and investigated 65 complaints.

C. Approval of Minutes

i. April 23, 2020 – Special Meeting

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC special meeting minutes of April 23, 2020 with the correction to the listing of the count for the motion for the minutes on page 4. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Uysal – Aye	Comm. Parkins – Abstain	Comm. Matto – Aye
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Comm. Tickey – Aye

Comm. Kelly – Aye

Comm. Harger – Aye

The motion passed 5 to 0 to 1.

D. Distribution of Minutes and Motions:

- i. May 12, 2020 – Special (Regular) Meeting
- ii. May 20, 2020 – Special Meeting
- iii. May 27, 2020 – Special Meeting

VI. Adjournment

Motion made by Comm. Matto, seconded by Comm. Kelly, to adjourn at 11:29 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye

Comm. Tickey – Aye

Comm. Uysal – Aye

Comm. Matto – Aye

Comm. Kelly – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary