

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, June 17, 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
Peter Laskos, Alternate (via telephone and sat in for
Comm. Widomski)

PZC Commissioners Absent: Mark Widomski

PZC Commissioners Excused: 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. 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

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CITY OF SHELTON
TOWN CLERK

A. Continuation 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.

Mr. Peter Schmitt, Manager, New Markets, identified himself on behalf of the applicant. He first addressed the Fire Marshal's main concern of having an access key to the gate/system and he stated they are coordinating that with him. He also noted they are hoping to break ground in September 2020 and would like to have it fully operational by year end. He further stated that they have a revenue contract from the energy department of CT DEEP but are waiting for the environmental approval from CT DEEP.

Mr. Nappi mentioned that Alderman Anglace would like to have something in writing stating they are not going to interfere with the Future Use Plan and Mr. Schmitt replied, "we'd be happy to submit that as a condition of the building permit."

Motion made by Comm. Kelly, seconded by Comm. Matto, to close the public hearing for Appl. #20-11. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Continuation of Public Hearing for Application #20-07. "Langanke's Landing, LLC.," and Dominick Thomas, 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. 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.

Comm. Harger noted for the record that additional documents were posted on the city's website and Mr. Rossetti indicated they received correspondence from the public. Secretary Matto then read aloud a list of names of people who wrote letters in opposition to Appl. #20-07 (see attached). She noted they are concerned with the threat to the water quality of Beaver Dam Lake and to the Bald Eagle's nest.

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

1. Mr. Jack Terceno, Stratford, CT, identified himself and stated that he opposes this project and is concerned about the "nature of the business and harm to the environment".

2. Mr. Michael Pavia, Stratford, CT identified himself and said he “vehemently” opposes this gas station. He stated he is concerned about the water entering their water shed and the carcinogens contaminating the lake.
3. Mr. Steven A. Pastir, Stratford, CT identified himself and noted he is an owner and operator of a gas station in Trumbull, CT. He then mentioned he is concerned about the endangered species, especially the Bald Eagles confirmed by the Audubon Society. He also said that Beaver Dam Lake is being “inundated with storm water”.
4. Mr. William Pagano, Stratford, CT identified himself and mentioned he also sent an email regarding Appl.#20-07 and Mr. Rossetti asked Mr. Pagano to resend it to the PZC.
5. Ms. Kim Naci, CT; identified herself and stated there is another gas station close in proximity to the site.

Attorney Dominick Thomas identified himself on behalf of the applicant. He mentioned he received correspondence and an exhibit that was not on the website and Mr. Rossetti replied that he will check into the matter. He then spoke about the drainage system and he noted that there are catch basins and filtration ponds to catch water along Beaver Dam Lake. He also said he would like the Beaver Dam Association to “produce empirical evidence to support their conclusionary statements.”

Mr. Alan Shepard, P.E., Nowakowski, O’Bymachow, Kane and Associates, identified himself on behalf of the applicant. He reviewed their drainage system and noted the city of Shelton requires 2 inches of storage, “more than the state’s requirement.” Comm. Parkins requested clarification about Mr. Shepard stating they could provide a walkway from the May 20, 2020 meeting minutes. Mr. Shepard replied, “the sidewalk is smart for business and we are in agreement with that.”

Comm. Kelly and Mr. Nappi inquired about the gas tanks and Attorney Thomas stated that there is a substantial amount of information which he will present at a later time. Comm. Laskos asked about adding a swale and Mr. Shepard replied, “I can do that in the back of the property and have pipe storage in the front of the property.” Comm. Parkins mentioned she is concerned about people cutting through the site and Attorney Thomas replied there is a Stop sign and will also consider a speed bump.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to continue Appl. #20-07 to a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. Adjournment

Motion made by Comm. Matto, seconded by Comm. Kelly, to adjourn at 11:42 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary