

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, June 24, 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 until 12:00 p.m.)
Charles Kelly
Mark Widomski (via telephone until 10:40 a.m.)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski beginning at 10:40 a.m.)

PZC Commissioners Excused:

Peter Laskos, Alternate

PZC Staff Excused:

Josh O'Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer

Also Present:

Attorney Francis Teodosio, Corporation Counsel (via
telephone and Executive Session only)
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.

IV. Executive Session: Legal Updates – 303 Old Bpt. Ave.

Motion made by Comm. Kelly, seconded by Comm. Matto, to go into Executive Session

at 10:05 a.m. inviting Mr. Rossetti, Mr. Nappi, Mr. Panico and Corporation Counsel Francis Teodosio. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Motion made by Comm. Kelly, seconded by Comm. Matto, to come out of Executive Session at 10:40 a.m. with no votes taken. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 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. Continuation 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 the 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 dated April 4, 2020. Review, discuss and possible action.

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

1. Ms. Peggy Corella expressed her concerns about the traffic flow and the impact on the parking, stating “there is not ample parking in the area to support having the potential of 60 more cars on our streets.”
2. Mr. Krogen Carreno expressed his concern about the numerous car accidents at the intersection of Coram Avenue and Hill Street. He referenced the CT DOT Guidelines which note that one should be able to see 280 feet in both directions from the driveway and he stated “this intersection is 140 feet from the proposed driveway.” He then said, “I oppose this project as currently proposed as it will have a negative impact to my property, the health and safety of my family and neighbors, it’s not in harmony with the neighborhood and is not consistent with the Plan of Conservation and Development for the city of Shelton.” Furthermore, he asked the Commissioners to “deny the zone change on Coram Avenue and Hill Street for the building height and architectural style to be in harmony with the surrounding neighborhood.”

3. Mrs. Robin Fazekas stated, "I oppose Phase Two of this project." She then spoke about the many car accidents and asked for a "proper traffic study" to be completed.
4. Mr. Joseph Marcinczyk mentioned that he and his wife have had five cars totaled on Coram Avenue in the past 10 – 12 years. He then noted that the intersection of Hill Street and Coram Avenue should be a 4-way stop sign intersection. He also stated that the height of the building "will not be consistent with the neighborhood."
5. Mr. Richard Norko expressed his concerns about changing the parking requirements and allowing the height of Phase Two. He then said, "it does not belong in this neighborhood."
6. Ms. Judith Gura asked the Commissioners if they could "please stand on the corner and look up and visualize a structure that will probably be a little short of St. Paul." She then asked the Commissioners to "please, please reject the project as it is proposed."
7. Ms. Liz Gjaci described her car accident with her daughter at Coram Avenue. She stated she does not want anyone else to experience this as well and said, "I would like for nobody to have my story."
8. Mr. Richard Bulcken expressed his concern about the proposed new driveway and its incline. He said, "there's potential for people to be hit by a car." He also noted his concern of service vehicle deliveries and said "that's a traffic hazard right there."
9. Mrs. Francesca Scarpa noted she has been a Shelton resident for 36 years. She stated she feels "strongly that Phase Two would impact our neighborhood in a way that would be detrimental to us." She also mentioned that she and her husband did not move out of the area because "of the quality of life we enjoy in this neighborhood."
10. Ms. Lori Lichtenberg expressed her concerns about parking and traffic. She said, "I think it's very dangerous to add all of those cars." She also mentioned her infrastructure concern noting there is flooding and it is difficult to remove snow.

Mr. James R. Swift, P.E., identified himself on behalf of the applicant. He referenced the letter from the city engineer. Also, he indicated that the driveway will have a retaining wall of 1 ft – 7.5 ft tall and he noted there are 32 parking spaces. Additionally, he stated the parking levels are not enclosed structures and "are open to air." He then mentioned they have resubmitted a traffic report which "has been brought up to date" and he requested the Commissioners read the traffic report "especially since it relates to the comments made by the general public."

Mr. Don Stanziale, Jr., applicant and owner, identified himself and he spoke to the Commissioners. He addressed some of the residents' concerns with Phase Two and he thanked the audience members for speaking. He then mentioned he is listening to them and said, "I wouldn't ever build anything that didn't look nice or fit in place with this town." He also stated "there will be plenty of parking."

Motion made by Comm. Kelly, seconded by Comm. Matto, to continue the public hearing for Appl. #20-08 to a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

B. Initiation of Public Hearing Application #20-14 (previously #20-06), A.J. Grasso, 413 Nichols Avenue (Assessor's Map 15, Lot 2), applying for a Special Exception for a Designed Residential District encompassing an area of 15.6 acres. The proposal includes 18 lots accessed by private roadways and 4.24 acres of open space. Plans entitled "Nichols Place" by James R. Swift, P.E., dated January 30, 2020. As advertised, Application #20-06 on 413 Nichols Avenue, is renumbered to Application #20-14 due to a clerical mistake. Review, discuss and possible action.

Attorney Dominick Thomas identified himself on behalf of the applicant. He mentioned he was advised this morning of an issue with the publication in the Connecticut Post "to permit notice to be on the website." He requested the Commissioners to reset the public hearing and the PZC obliged. Mr. Rossetti indicated the public hearing for Appl. #20-14 will be held on July 22, 2020.

VI. Adjournment

Motion made by Comm. Matto, seconded by Comm. Kelly, to adjourn at 12:18 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

Respectfully submitted,

Sarah Vournazos,
Recording Secretary