

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, July 8, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

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

PZC Commissioners Absent: Mark Widomski

PZC Commissioners Excused: John Uysal, Alternate

Also Excused: Kenneth Nappi, Coordinator of Downtown
Development

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer
Anthony Panico, Consultant (via telephone)
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Stephanie Charboneau
2020 JUL 15 A 9:31
CITY OF SHELTON
TOWN CLERK
TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

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. New Business:

A. Application #20-10. Dominick Thomas for Stormy's LLC., "Stormy's Bull and Barley"

at 350 Bridgeport Ave., applying for a Site Plan Modification for PDD #57, to expand outdoor dining operations. Review, discuss and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-10 for review. 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.

Attorney Dominick Thomas identified himself on behalf of the applicant. He mentioned that Stormy’s Bull and Barley would like to permanently expand their patios as well as their fencing. Comm. Harger inquired about patrons entering the restaurant through the swinging gate of the fence on SK-2 (see attached) and the architect, Mr. David Elias (via telephone), clarified that those shown are two exits from the patio.

Mr. Panico expressed his concern that the applicant would be eliminating the curb that presently defines the travel path for vehicles with the expansion of the side patio towards the rear, and the “result would be a sharp 90 degree turn with no radius which could be problematic.” Also, Comm. Parkins stated that entries are only available to the patio from inside of the restaurant and Comm. Harger would like staff to make sure the applicant is in accordance with the PZC regulations. Furthermore, Comm. Kelly and Comm. Harger noted they would like there to be a sidewalk in front of the west side patio.

Motion made by Comm. Kelly, seconded by Comm. Matto, to table Appl. #20-10 until a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Tickey – Aye	Comm. Parkins – Aye	Comm. Matto – Aye
Comm. Laskos – 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 #20-09. “Elevate at Shelton,” Shelton Parrott Associates, at 1 Parrott Drive (Assessor’s Map 18, Lot 16) applying for a zone change from IA-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.

Mr. David Sullivan of Milone & MacBroom, identified himself via telephone on behalf of the applicant. He reviewed their Traffic Study (see attached) noting the existing traffic conditions. He indicated they performed a series of analyses to determine what the traffic impact will be, stating they estimate approximately 75 new vehicle trips (20 enter and 55 exit) during the morning peak hour as well as approximately 90 new vehicle trips (55 enter and 35 exit) during the afternoon peak hour. He then mentioned they have some recommendations with the intersections of the site. For example, they would like the "traffic timing improved" at the intersection of Bridgeport Avenue and Commerce Drive/Old Stratford Road and the new signal at the intersection of Bridgeport Avenue and Parrott Drive/Fairchild Drive "should be refined as it comes into its operation."

Mr. Sullivan reviewed their Parking Study (see attached) suggesting that the one-bedroom units have 1.5 spaces per unit and the two-bedroom units have two spaces per unit. Comm. Matto inquired about guest/visitor parking and Attorney Rizio stated "we have 411 spaces, more than adequate parking."

Mr. Arthur Collins, President, Collins Enterprises, LLC. identified himself on behalf of the applicant. He indicated they are proposing one building with approximately 90 units and another building with approximately 110 units along with parking available underneath as well. He noted the maximum building height will probably be in the 55 feet range and the building materials will be mixed of shingles and clapboard. He further stated that the tenants will have designated parking spaces and Mr. Rosetti reiterated that "we just want to be sure the in-ground parking is utilized." Attorney Rizio replied, "we'll agree to a conditional approval to be no separate charge for parking."

Attorney Raymond Rizio identified himself on behalf of the applicant. He stated, "we're looking to service people who are looking to downsize but not downgrade." He also noted that even though it is an industrial zone, it will not have an industrial feel. Comm. Harger asked how the applicant arrived at their unit count and Mr. Collins replied that the parking dictated it.

Attorney Rizio noted they are still waiting to receive a report from Inland/Wetlands. He mentioned their walkability and stated "we're going to put sidewalks the entire length of our property on Parrott Drive." He then indicated that there are no conflicts of uses and "will not have any negative impact on your services."

Motion made by Comm. Matto, seconded by Comm. Kelly, to continue the public hearing for Appl. #20-09 to a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 12:00 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Laskos – Aye
Comm. Matto – Aye

Comm. Kelly – Aye
Comm. Tickey – Aye

Comm. Parkins – Aye
Comm. Harger – Aye

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary