

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, July 15, 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)
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 #4043: George Chiodo, 51 Applewood Dr., for an in-law.
Mr. O'Neill indicated the applicant would like to use the existing space located inside the house and there will be no additions or changes to the exterior. Mr. Chiodo, identified himself and Comm. Harger stated the in-law is an existing room over the garage.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the in-law for Appl. #4043. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

2. Application #4360: Mission BBQ Shelton LLC., 745-801 Bridgeport Ave., for a sign. Attorney Dominick Thomas identified himself on behalf of the applicant. He stated the sign is now “within the peers as requested” by the Sign Committee and the “white letters with the black background are 19 inches high which is below the 24 inches requirement.”

Motion made by Comm. Matto, seconded by Comm. Parkins, to approve the sign for Appl. #4360. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

3. Application #3228: ABC Sign Corp., 760-762 River Rd., for a sign. Mr. O’Neill indicated this is a single wall sign for OSG located behind Parker’s.

Motion made by Comm. Uysal, seconded by Comm. Matto, to approve the sign for Appl. #3228. 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.

4. Application #4396: Three Bridges Coffeehouse, 415 Howe Ave., for a sign. Mr. O’Neill indicated he is waiting to receive the revised drawings to reflect the suggestions made by the Sign Committee. He noted that the suggestions are for the blade sign to be a directional sign and for the wall sign to be repositioned.

Motion made by Comm. Kelly, seconded by Comm. Matto, to table the sign for Appl. #4396. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

5. Application #4398: Mateusz Nogas, 55 Bridge St., for a sign. Mr. O’Neill indicated this sign is replacing the Romeo’s Deli and Grill sign. He noted this will be a hanging sign and it should match the sign of the next-door tenant, Leading Level Fitness LLC. He mentioned the Sign Committee would like the words “Established

2020” on the bottom of the blade sign to be removed. He then stated there will be a pierogi restaurant replacing Romeo’s Deli and Grill.

Motion made by Comm. Parkins, seconded by Comm. Tickey, to approve the sign for Appl. #4398 with the condition of removing “Established 2020” on the bottom of the blade sign. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

6. Application #4320: T-Lines, 99 Bridgeport Ave., for a sign.

Mr. O’Neill indicated the Sign Committee reviewed the three proposed signs and he is waiting to receive updated drawings from the applicant. He mentioned the Sign Committee would like the Post Office sign to be moved to the side door and for the small Shell sign to be completely removed. He then stated he is waiting to receive paperwork for the d/b/a Recharge Yourself.

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

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

The motion passed 6 to 0.

V. Old Business:

A. Application #20-11. USS Shelton Solar LLC., at 866 River Road applying for a special exception permit in a CA-2 zone on 5.9 acres, to construct, own and operate a 975 kWac project as part of the CT Shared Clean Energy Facility program. Review, discuss and possible action.

Comm. Harger stated that the special exception permit is for the installation of ground mounted solar panels. She also said, “this particular site was chosen for several reasons, such as its unobstructed access to natural sunlight, adequate space for setbacks and screening, no impact on wetlands or neighboring properties, appropriate soil composition to support the solar panels, an existing distribution line within the boundary of the parcel and an existing substation with adequate compacity relative close proximity to the project.”

Comm. Harger indicated the applicant submitted a letter dated July 13, 2020 (see attached) to the PZC in response to a concern expressed by the PZC during the public hearing to indicate the project would not hamper any future use plans for this site. Mr. Rossetti then referenced a letter (see attached) from TRC, engineer, addressing Alderman Anglace’s concern of the potential impact to the methane collection system. Comm. Kelly stated “I’m all for renewable energy...I think this is a very good project”

and the Commissioners concurred. Comm. Harger and Comm. Kelly then read aloud the draft motion (see attached) regarding Appl. #20-11.

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

Comm. Kelly – Aye Comm. Parkins – Aye Comm. Matto – Aye
Comm. Uysal – Aye Comm. Tickey – Aye Comm. Harger – Aye
The motion passed 6 to 0.

B. Application #19-21. Dominick Thomas for SEP Shelton LLC., AA Shelton LLC., AA Shelton Investor LLC., 710 Bridgeport Avenue petition for a zone change to a Planned Development District. Development of 340 market-rate and affordable units with parking, offices, light industry and warehousing uses also present on site. Review, discuss and possible action.

Comm. Parkins and Comm. Uysal recused themselves since they were not part of the Commission at that time. Comm. Harger then read aloud the draft resolution (see attached) regarding Appl. #19-21.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to disprove the Initial Concept Development Plans and to deny the zone change to a PDD for Appl. #19-21. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye for the denial Comm. Tickey – Aye for the denial
Comm. Matto – Aye for the denial Comm. Harger – Aye for the denial
Comm. Parkins – Abstain Comm. Uysal – Abstain
The motion passed 4 to 0 to 2.

VI. New Business:

A. Application #20-15. Vista Apartments LLC., applying for a Zoning Regulations Text Change of “Section 33.6 – Multi-Family Residential Development” for clarification of which zone this section applies to. Accept and set a public hearing.

Mr. Rossetti mentioned this text change is a technical detail and there are two regulations governing how a multi-housing development could occur in a zone. He also noted there will be a further discussion at a later time.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-15 and set a public hearing in August at a later time. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye Comm. Parkins – Aye Comm. Matto – Aye
Comm. Uysal – Aye Comm. Tickey – Aye Comm. Harger – Aye
The motion passed 6 to 0.

VII. Other Business:

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger, Comm. Matto and Comm. Kelly indicated they had no comments to make at this time.

B. Staff Comments

Mr. Rossetti mentioned the P&Z office is quite busy and thanked the Commissioners for their continued cooperation.

C. Approval of Minutes

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC special meeting minutes of April 23, 2020 with the correction on the last page where approval of minutes was documented for February 11, 2020 and February 26, 2020 and the motion count should be 5 for, 0 nay and 1 abstention for both. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye	Comm. Matto – Aye	Comm. Parkins – Abstain
Comm. Uysal – Aye	Comm. Tickey – 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. Kelly, seconded by Comm. Matto, to adjourn at 11:17 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary
