

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, July 22, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

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

PZC Commissioners Excused: Elaine Matto, Secretary
Mark Widomski
Peter Laskos, Alternate

Also Present:

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

CITY OF SHELTON
TOWN CLERK
JUL 29 A 9:44
Stephanie Charboneau

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.

A. Application #20-14 (previously Appl. #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.

Mr. Rossetti stated that he received a petition with 60 signatures to "deny the application because they felt that this proposal does not conform to the Huntington section of the Shelton regulations."

Attorney Dominick Thomas identified himself on behalf of the applicant. He indicated that the Designed Residential Development (DRD) replaced the Planned Residential District (PRD) and he stated that the PRD was a zone change. He said, a DRD is a "special exception which is a permitted use within the zone subject to the extra requirements of the regulation itself and the standards you have set forth within your special exception section in the regulations." He then noted that the PRD exists within a couple of hundred feet of this parcel and that the DRD was adopted and replaced the PRD to provide the flexibility in residential single-family development.

Attorney Thomas stated that the number of lots was increased from 13 to 18 and the lot size in the PRD is reduced to a minimum of 20,000 square feet. He said, "the disturbed area for the 18 lots is less than what the disturbed area would be in a 13-lot conventional sub-division." He also referenced the Conservation Commission letter (see attached) and mentioned he would like to have a further discussion about the connection to the conservation easement open space along lot 9, but overall agrees with their proposed approval conditions.

Mr. James R. Swift, P.E., identified himself on behalf of the applicant. He made his presentation along with reviewing the sub-division drawings (see attached). He mentioned the storm drainage system as well as fulfilling the requirements of the Naugatuck Valley Health Department. He then stated they have 4.27 acres of open space. He described their soil and erosion control plan and said, "inland and wetlands are protected." He then said, "we are mindful and have protected any possibility of storm water impact."

Mr. A.J. Grasso, applicant, identified himself and he said he would expect the entire buildout to be approximately two years or slightly more. He then read aloud his letter (see attached) which he submitted to the Commissioners for their review. He further stated that "a DRD approval would protect and possibly enhance the land values of the surrounding 1-acre homes given the quality of the development, private roads, increased dedicated open space and a conservation easement."

Comm. Harger opened up the public portion and the following members of the audience spoke regarding Appl.#20-14:

1. Mr. Tony Minopoli stated he has known Mr. Grasso for 15 years. He said, "A.J. has a stellar reputation for building quality homes...and I think that Nichols Place will be a winning development for the city."
2. Mr. Gerry Baldyga inquired if a traffic survey has been conducted for Kazo Drive. He mentioned that it is cut-through between Route 108 and Isinglass Road and then stated that "this development will bring more traffic." He also noted he is concerned with the wildlife and said "a black bear walked through the property."
3. Mr. David Barvenik stated he opposes this project because of the disturbance of the wildlife corridor as well as the wetlands.
4. Mr. Doug Cooper, owner of Diversified Kitchens, stated he has known Mr. Grasso for 20 years. He mentioned that Mr. Grasso employs Shelton residents (sheet rockers, plumbers, etc.) which helps to keep the money spent in the town of Shelton. He said that Mr. Grasso is "customer focused," has a good work ethic and that "our city can't go wrong with any project built by A.J."
5. Mr. Ray Jakabcin stated he is not ok with 18 homes and said "I don't want that monstrosity behind my home." He also noted he is concerned about the water flowing into the brook during a "wet spring or the Winter."
6. Mr. Stu Pivovar said he is concerned with the increased run-off that could affect his septic system or water going into his basement. He noted would like a have a better buffer and he inquired about how many trees will be cut.
7. Ms. Lauren Casaveri said, "I am not in favor of this project as outlined" and has been a Shelton resident for 54 years. She noted that the project is out of character for the neighborhood, it would devalue surrounding properties and she stated that "it is wrong and unfair."
8. Mr. Tom Hanas presented the commission with a petition of 60 signatures in opposition to the project and he stated that "this does not fit our area."
9. Mr. Stephen Papp said, "I'm against this proposal" and asked if the city has a wetland proposal that can overlap these wetlands. He mentioned that he would like to have more information regarding the project.

Motion made by Comm. Tickey, seconded by Comm. Parkins, to continue the public hearing for Appl. #20-14 to a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye

Comm. Parkins – Aye

Comm. Tickey – Aye

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

B. 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 an 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 & Co., LLC, architects dated April 4, 2020. Review, discuss and possible action.

Mr. Rossetti read aloud a letter (see attached) from the fire marshal’s office and Mr. Nappi then read aloud an email (see attached) from the Shelton traffic authority. In addition, Comm. Harger read aloud a letter from Ms. Lori Lichtenberg (see attached).

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

1. Mr. Krogen Carreno stated that he would like his previous parking and traffic concerns he noted at the June 24, 2020 PZC meeting addressed.
2. Ms. Judith Gura said “I oppose Phase II...and it is detrimental to our neighborhood.” She then asked the Commissioners to “please consider you have only heard opposition, not one word of approval.”
3. Mrs. Robin Fazekas said “I oppose Phase II” and would like her previous traffic concern she noted at the June 24, 2020 PZC meeting addressed. She then stated “it just does not belong on the corner of Coram Ave and Hill St.”
4. Mr. Scott Gura stated he has been a Shelton resident for 48 years. He noted he has concerns about the parking, traffic and he asked “what is Shelton’s vision with all of these downtown projects?”
5. Mr. Joseph Marcinczyk stated he was surprised that no revisions have been made to the plans when he visited the Planning and Zoning office.

Mr. Rossetti read aloud a letter (see attached) from the city engineer’s office.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He submitted a photo of Phase I and he stated he previously gave a rendering of what the project will look like. He then reviewed the elevations as well.

Mr. Don Stanziale, Jr., applicant and owner, identified himself and spoke to the Commissioners. He stated that “I take a lot of pride in what I do.” He then said “this will be the nicest project downtown.”

Motion made by Comm. Kelly, seconded by Comm. Tickey, to continue the public hearing for Appl. #20-08 to a later date and to especially permit Commissioners to conduct independent site visits. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

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

Motion made by Comm. Kelly, seconded by Comm. Uysal, to go into Executive Session at 12:08 p.m. inviting Mr. Rossetti, Mr. O’Neill, Mr. Nappi, Mr. Panico and Corporation Counsel Francis Teodosio. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to come out of Executive Session at 12:30 p.m. with no votes taken. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Parkins, to adjourn at 12:35 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary