

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, July 29, 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 beginning at 10:04 a.m.)

PZC Commissioners Excused: Mark Widomski
Peter Laskos, Alternate
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 beginning
at 10:04 a.m.)
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.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

A. Continuation of Application #20-07. Langanke's Landing, LLC., and Dominick Thomas at 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. The 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.

Mr. Rossetti mentioned they received two additional emails from the public who discussed pollution, traffic concerns, the image of Bridgeport Avenue and the recent development.

Attorney Dominick Thomas identified himself on behalf of the applicant. He then referenced an email from Maureen Magner (see attached). He mentioned that she inquired about the zone type and he replied that the site is in an R-1 zone between Huntington Street and Bridgeport Avenue. However, he then stated that the POCD has the zone listed as office, light industrial. He also said she mentioned he had previously proposed a funeral home at this site which was denied.

Craig Yannes, P.E. and Project Manager of Tighe & Bond, Inc., identified himself via telephone on behalf of the applicant. He reviewed their response letter dated June 12, 2020 (see attached) of the public's Huntington Street driveway concern. He noted the location of the driveway, opposite Isinglass Road, meets best practices for traffic access and that their plan removes the large existing curb cut. He also addressed the traffic concerns and he reiterated their traffic data collection and observation process performed was the basis for their traffic study.

Mr. Alan Shepard, P.E., Nowakowski, O'Bymachow, Kane and Associates, identified himself on behalf of the applicant. He then provided some background information to the Commissioners. He addressed Comm. Tickey's and Mr. Panico's cut-through concern stating there will be a stop sign and speed bumps, and he said "it will not be easy for someone to do." Mr. Panico said "I would strongly suggest that the speed bumps be wide so the sidewalk can continue across the driveway" and Attorney Thomas replied "that is the intent, to do the wide speed bump with the crossing over the speed bump."

Mr. Shepard also addressed the drainage concerns. He noted the state requires one inch of rainfall storage and Shelton requires two inches of rainfall storage with which they will comply. He indicated that they will have catch basins with sediment traps, which will drain into infiltrators before the storm water enters the highway drainage system and is then treated by the filtration ponds. He said, "as gas stations go, we have a lot of drainage features that go above and beyond what you would normally see and I feel quite confident that it is a pretty safe gas station."

Comm. Kelly inquired if the tanks would be pumped out if there was a spill and Mr. Shepard replied "yes, they would have to be pumped out." Comm. Harger expressed to

the Commissioners that she would like them to review the Gasoline Leaks and Spills data sheet (see attached). Attorney Thomas also mentioned The Spill Report (see attached) and he noted that best management practices have been put forth to protect against the spills going into the drainage system and to protect the surrounding environment.

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

1. Mr. Michael Pavia, Stratford, CT identified himself. He said he is “very familiar with the catch basins,” “they are 50 years old,” and “I think the applicant should come up with a better system as far as catch basins are concerned.” He then noted the Beaver Dam Association would like to protect their water shed. He also stated that there is no need for another gas station since there are already numerous ones within close proximity.

2. Mr. Christian Dasher, Stratford, CT identified himself. He expressed his concern about the future of the water quality and he said, “the only way to remove fuel, oil, grease, or petroleum is with skimmers and not catch basins.” He stated he is also concerned about the endangered species along the Beaver Dam Lake.

Attorney Thomas reiterated how gas stations’ spills are contained citing the rules and regulations. He also stated there is no requirement to go before wetlands because there is no regulated activity on the site. Mr. Shepard stated that even though this proposal is for a zone change he spoke with John Cook at Inland / Wetlands who suggested that they do not connect to the Huntington Street side drainage.

Motion made by Comm. Kelly, seconded by Comm. Matto, to close the public hearing for Appl. #20-07. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

B. Initiation of Application #20-12. Good Guys Development, LLC., at Petremont Lane (Assessor’s Map 66, Lot 24), for a Planned Development District in an R-3 zone on 2.1 acres for a 56-unit apartment building with 10% affordable housing units, and onsite parking. Initial Development Plans by Rose, Tiso and Co., architects and engineers, dated May 1, 2020.

Attorney Stephen Bellis identified himself on behalf of the applicant. He then reviewed his 28 exhibits (see attached) to the Commissioners. He stated there are “all kinds of zones” in the area around their site and he showed them the zoning table. He said, “it meets all of the requirements of an R-3 zone as far as the setbacks are concerned.” He

mentioned there are 112 parking spaces with 56 units and it is four stories high. He indicated there are 19 studios for \$1,200 each, 22 one-bedroom units for \$1,600 each, and 15 one-bedroom with offices \$1,750 each. The building should have a fair market value of approximately \$8.5 million dollars and \$133,400 in taxes to Shelton.

Ms. Karen Berwick and Ms. Jodi Dawley, Realtors from Real Estate Two, identified themselves on behalf of the applicant. Ms. Berwick provided some background information and said these units are “reasonably priced.” Ms. Dawley said this development “is going to be positive to our town.” They also stated that it is a great location with fair pricing.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant. He reviewed the site plans and he noted the two entrances. He indicated the studios range from ~ 560 – 600 sq. ft., one-bedroom units range from ~ 660 – 758 sq. ft. and one-bedroom with offices that are ~ 833 sq. ft. He then reviewed the elevations, floor plans and building materials.

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, identified himself on behalf of the applicant. He reviewed the grade of the site, catch basins and gallery system. He said, “after this development we will have a reduction of 40% less water onto Petremont Lane.” He also explained their soil and erosion plan, landscaping plan and lightning plan.

Mr. Hua, P.E. of KWH Enterprise spoke on behalf of the applicant. He reviewed his traffic study report (see attached) and noted it will “generate 20 trips during the weekday morning peak hour and 25 trips during the weekday afternoon peak hour.” He referenced in his report that they recommend that Petremont Land be converted to a one-way eastbound operation to reduce traffic conflict at the intersection of Coram Road and Petremont Lane. He also noted that there were low traffic volumes during the ongoing pandemic and they were not able to count typical peak-hour traffic trips.

Attorney Bellis mentioned that this is a transition piece of property going from commercial to residential and “there will be little traffic being produced on the roads.” He feels there is more than enough parking. He then reviewed the amenities and reiterated that there are no two-bedroom units.

Comm. Harger opened up the public portion and the following members of the audience spoke regarding Appl.#20-12:

1. Mr. Don Cubby, Shelton, CT identified himself. He said the road is “not wide enough for two cars to pass” and “it is a very dangerous intersection.”
2. Ms. Susan Colberg, Shelton, CT identified herself. She expressed her blasting concern and water drainage concern.
3. Mr. Jim Linden, Shelton, CT President of the Home Owner’s Association,

stated he would like Petremont Lane widened.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to continue the public hearing for Appl. #20-12 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. Matto – Aye
Comm. Tickey – Aye	Comm. Harger – Aye	

The motion passed 5 to 0.

VI. Adjournment

Motion made by Comm. Matto, seconded by Comm. Kelly, to adjourn at 12:52 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary