

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, August 12, 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)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski)

PZC Commissioners Excused: Jimmy Tickey
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 (left at 11:50 a.m.)
Anthony Panico, Consultant (via telephone)
Sarah Vournazos, Recording Secretary

CITY OF SHELTON
TOWN CLERK

2020 AUG 18 A 9:38

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 #4387: Ms. Molly Shea, 346 Coram Ave., for a sign.

Ms. Molly Shea identified herself via telephone and noted that she is opening an art studio in downtown Shelton. Comm. Harger inquired about the blade sign's visibility and Ms. Shea replied she chose the blade sign because it is a type of sign they will be

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making in the studio. Comm. Matto mentioned the Sign Sub-Committee did not review this sign yet and Ms. Shea stated she will revise the sign without the telephone number.

Comm. Parkins inquired about the type of zone and Mr. O'Neill replied that it is a CA-3 zone. Comm. Parkins stated she thought the zone was residential and that the PZC previously denied an applicant for a zone change. Mr. O'Neill said the business occupancy was approved on July 14, 2020 and he will research the zoning.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to table the sign in order to investigate the correct zoning and to revise the plans for Appl. #4387. 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. Harger – Aye	

The motion passed 5 to 0.

2. Application #4318: ARNCO Signs, 494 Bridgeport Ave., for a sign.

Comm. Harger indicated this is a replacement sign for T-Mobile instead of Sprint. Mr. O'Neill indicated this wall sign will be internally illuminated and it does not include a monument sign. Mr. Mark Palmer identified himself and reiterated the sign will be lit with LED letter lighting.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl. #4318. 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. Harger – Aye	

The motion passed 5 to 0.

3. Application #4446: Bianca Signs, 917 Bridgeport Ave., for a sign.

Comm. Harger indicated the sign could be on the building or inside where the column is located. Mike from Bianca Signs mentioned (via telephone) that the applicant wants to place the smaller metal sign near the entrance door where the drop-off is located (Option A). Comm. Matto then noted the Sign Sub-Committee did not review this sign yet and Mr. O'Neill said he will confirm when the business occupancy was approved. Comm. Harger suggested the applicant has a representative from the organization to be present at a future PZC meeting to further explain the business operations and to address the entrance concerns and signage.

Motion made by Comm. Kelly, seconded by Comm. Uysal, to table the sign for Appl. #4446. 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. Harger – Aye	

The motion passed 5 to 0.

V. Old Business:

A. Application #20-10. Dominick Thomas for Stormy's LLC., "Stormy's Bull & Barley" at 350 Bridgeport Ave., applying for a Site Plan Modification for PDD #57, to expand outdoor dining operations. Review, discuss and possible action.

Comm. Harger reminded the Commissioners of the concerns expressed at the PZC July 8, 2020 meeting of the "proposed access to the restaurant and the patio, the limited size and the location of a portion of an exterior sidewalk and a lack of a turning radius at the end of the building."

Attorney Dominick Thomas identified himself on behalf of the applicant. He stated the turning radius was reinstated, they redesigned the front to put a waiting area in and there is a gate. He then mentioned the flush planter located on the 6-foot sidewalk and said, "we feel it is unnecessary to remove the planter" ... "the planter is sufficient enough for someone to get by."

Mr. David Elias identified himself on behalf of the applicant and he explained (via telephone) that the two side patio doors are "simply two egress doors not be entered." Comm. Harger requested that the handicap access in front of the planter should be addressed and the wheel stops be further looked into as well.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve, with the provision that the six-foot sidewalk be preserved and to work with staff that there are no safety concerns for Appl. #20-10. 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. Harger – Aye	

The motion passed 5 to 0.

B. Application #20-13. 153 Bridgeport Ave., LLC., at 153 Bridgeport Ave., for a Site Plan approval in a CB-2 zone on .95 acres, to allow for the commercial use of a nursery and necessary equipment. Review, discuss and possible action.

Comm. Harger reminded the Commissioners of the concerns expressed at the PZC June 10, 2020 meeting of the size of the storage bins, location of the dumpster and the outdoor plant storage area. She then mentioned that the city engineer submitted a report dated July 30, 2020 (see attached).

Attorney Dominick Thomas identified himself on behalf of the applicant. He stated they need an approval first before they can approach DOT for an encroachment permit.

Mr. James DeMaio, P.E., with Juliano Associates, identified himself on behalf of the applicant. He reviewed their Site Plan revisions dated July 22, 2020 (see attached) noting their updated landscaping plan. He mentioned they modified the overall shape of

the materials storage bin instead of using smaller bins. He then stated “we rearranged the parking a little bit to make it nicer.” He also went over their Site Development Plan saying, “we’re adding two 1,000-gallon tanks in order to collect rain water to irrigate plants that are onsite.” He further explained the city engineer’s report dated July 30, 2020 (see attached) and said he will work with him to make sure his concerns are met.

Mr. Panico expressed his concern of the guard railing that was not shown on the drawings and Mr. DeMaio replied that “there will be rock boulders that act essentially as a guardrail.” Mr. Panico also noted that he thought the entrance drive was going to be paved and that there was a need for security fencing. He then inquired about what size will the plants be when they are first installed. Comm. Harger suggested that the applicant submit updated and more complete plans at a later date.

Mr. John Todice, owner, identified himself and said, “whatever it takes to put this thing together is what I’m going to try to do.”

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve, with conditions of the drawings to be revised and to work with staff for Appl. #20-13. 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. Harger – Aye	

The motion passed 5 to 0.

VI. New Business:

A. Application #20-17. Walmart, 465 Bridgeport Ave., for a Minor Modification of PDD 9A – a site plan alteration to permanently allow for the use of outdoor seasonal sales and storage. Review, discuss and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #20-17. 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. Harger – Aye	

The motion passed 5 to 0.

Ms. Rachel Ford, Walmart Store Manager, identified herself and she referenced her letter dated July 30, 2020 (see attached). Mr. Rossetti mentioned that a permanent certificate of zoning appliance would be better instead of temporarily issuing a certificate of zoning compliance seasonally. Comm. Harger noted that the area would be used from April 15 through July 15 and it would be used for bagged lawn and garden goods, including mulch and garden soil. Mr. Rossetti also stated that there are trailers which are contained and that the garden pallets are wrapped up. The trailers will be on site from October 1st through December 31st.

Motion made by Comm. Kelly, seconded by Comm. Matto to approve for Appl. #20-17. 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.

VII. Other Business:

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger and Comm. Matto indicated they had no comments to make at this time. Comm. Kelly mentioned he was pleased with the walk-through of Cedar Village at Carroll's.

B. Staff Comments

None.

C. Approval of Minutes

- i. May 12, 2020 – Special (Regular) Meeting
- ii. May 20, 2020 – Special Meeting
- iii. May 27, 2020 – Special Meeting

Comm. Harger stated that the identification for Comm. Kelly should be noted as Vice Chair. She then mentioned that on the May 20, 2020 minutes should reflect that Comm. Widomski was absent and that the heading for the May 12, 2020 minutes should say Special Meeting and not Regular Meeting. Comm. Parkins said that it is CX Plaza and not CX Pharmacy on page 2 under Appl. #4303.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC special meeting minutes of May 12, 2020 with the noted corrections and to approve the PZC special meeting minutes of May 20, 2020 and May 27, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0 to 1.

D. Distribution of Minutes and Motions:

- i. June 4, 2020 – Special Meeting
- ii. June 10, 2020 – Special (Regular) Meeting
- iii. June 17, 2020 – Special Meeting
- iv. June 24, 2020 – Special Meeting
- v. July 8, 2020 – Special Meeting
- vi. July 15, 2020 – Special (Regular) Meeting

- vii. July 22, 2020 – Special Meeting
- viii. July 29, 2020 – Special Meeting

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 12:25 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary