

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, August 19, 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 until 11:25 a.m.)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski from 11:25 a.m. until 11:50 a.m.)

PZC Commissioners Excused: Mark Widomski

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)
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

A. Continuation of 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,

CITY OF SHELTON
TOWN CLERK
2020 AUG 21 AM 8:26
TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

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. Review, discuss and possible action.

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

Ms. Judith Gura, Shelton, CT., stated, “the architects are painting a false and in fact, an unethical representation of the impact on Coram Avenue” and “it is wrong for the neighborhood and wrong for Shelton.” She then referenced a letter written by Mr. Krogen Carreno dated August 17, 2020 (see attached) as well as a petition with 160 signatures opposing Appl. #20-08 (see attached).

Mr. Don Stanziale, Jr., applicant and owner, identified himself and spoke to the Commissioners. He mentioned that his building is not as high as some of the buildings in the neighborhood saying, “this is a residential apartment building that fits in this area across from the town hall and next to a church.” He noted he has made changes to the building taking into consideration the Shelton residents’ concerns and he said, “I have a vision for Shelton and I would like to continue it.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to close the public hearing for Appl. #20-08. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

The Commissioners then discussed Appl. #20-08. Comm. Matto said that the setback is minimal on this street. However, Comm. Tickey expressed his concern about the building’s height and density. Comm. Kelly noted that the building is surrounded by a mix of residential, church and offices. Comm. Parkins stated, “this is a beautiful project” and “I feel very comfortable that this will be a very well-done project.” In addition, Comm. Harger reminded the Commissioners that the parking is on-site. She then referenced an email from the traffic authority (see attached) and Mr. Nappi relayed that they are leaning towards having a 4-way stop.

The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution for approval of Appl. #20-08 to vote on at a different meeting.

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

B. Continuation of Application #20-14. “Nichols Place,” 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. Review, discuss and possible action.

Attorney Dominick Thomas identified himself on behalf of the applicant. He reviewed the PowerPoint presentation (see attached) and he stated that an "R-1 lot is subject only to wetlands." He mentioned that developers were not using the Planned Residential District (PRD) and there was not enough incentive to create the smaller lots and give more open space. He then reviewed the public's concerns about wetlands, open space, drainage, septic protection and natural habitat, and stated there is no adverse impact of traffic.

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

1. Mr. Weiland, Shelton, CT., mentioned that he is concerned with open space.
2. Mr. Kenneth Hoboken, Shelton, CT., stated that he is concerned about the density and that it will affect the school system.

Motion made by Comm. Matto, seconded by Comm. Uysal, to close the public hearing for Appl. #20-14. 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.

V. New Business:

A. Application #20-16. Sound Home Builders, LLC, at the corner of Booth Hill and Mohegan Road (Assessor's Map 83, Lot 2) for a subdivision in an R-1 zone on 2.76 acres. The proposal is for three lots ranging from 40,050 sq. ft. to 40,175 sq. ft. Review, discuss and possible action.

Mr. Rossetti stated that staff does not have any concerns at this time and recommended that the Commissioners take action. Comm. Tickey inquired about the access of the lots on Booth Hill Road and Mr. A.J. Grasso, applicant, replied that all three lots have access. Mr. Panico inquired about the fee in lieu of open space and the Commissioners concurred to meet the requirements of open space.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve with the condition that the applicant submit 10% fee in lieu of open space for Appl. #20-16. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Approve with the condition	Comm. Matto – Aye
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Comm. Tickey – Aye
Comm. Parkins – Aye

Comm. Uysal – Aye
Comm. Harger – Aye

The motion passed 6 to 0.

VI. Adjournment

Motion made by Comm. Matto, seconded by Comm. Kelly, to adjourn at 11:50 a.m. 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.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary