

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, August 26, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins (via telephone)
Jimmy Tickey (via telephone)

PZC Commissioners Excused: Mark Widomski
Peter Laskos
John Uysal

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. Old Business

A. 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 convenient 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.

Comm. Harger reminded the Commissioners that Appl. #20-07 was first accepted for review on February 11, 2020. She then noted that the public hearing was held on May 20, 2020, continued until June 17, 2020 and concluded on July 29, 2020. Comm. Matto said the present site is an “eyesore” and “it looks like a site for a gas station.” Comm. Parkins agreed with Comm. Matto’s comments but expressed her concern that the additional office buildings could lead to traffic problems. Comm. Tickey requested the P&Z staff to “keep an eye on the entrance and exits onto Huntington Avenue” and he hopes that people do not use it for a cut through.

The Commissioners have a favorable consensus to direct Mr. Panico to develop a resolution for approval of Appl. #20-07 to vote on at a different meeting.

Comm. Kelly – Aye for Favorable
Comm. Parkins – Aye for Favorable
Comm. Harger – Aye for Favorable

Comm. Matto – Aye for Favorable
Comm. Tickey – Aye for Favorable

The motion passed 5 to 0.

V. 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. Continuation 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. Review, discuss and possible action.

Attorney Stephen Bellis identified himself on behalf of the applicant. He stated they have proposed to make Petremont Lane a one-way from the entrance to Coram Road. He then noted that the owner of Santos Plaza agreed that a one-way would be a good way to stop it from being a cut through. Comm. Harger expressed her cut through concern and Attorney Bellis replied that Sergeant Siglinger and their traffic engineer also agreed with this one-way change.

Comm. Kelly suggested that there should be a couple of electric car charging stations in the building complex and the Commissioners concurred. Mr. Panico expressed his major concern that Petremont Lane’s one-way to Coram Road “seems to introduce a lot of potential issues at the intersection of Coram because it comes so close to Constitution.” He would like the applicant’s traffic engineer to provide input and a

detailed layout of that traffic intersection. Attorney Bellis replied that he will “address all of those issues in their Detailed Drawings.”

Attorney Dominick Thomas identified himself, via telephone, on behalf of the applicant. He stated that his clients are “very concerned that the people coming in and going out, especially going out, need to be able to turn both ways.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to continue the public hearing for Appl. #20-12. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

VI. Other Business

A. Approval of Minutes

- 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

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the PZC special meeting minutes of June 4, 2020, June 10, 2020, June 17, 2020 and June 24, 2020. 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.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to table the PZC special meeting minutes of July 8, 2020, July 15, 2020, July 22, 2020 and July 29, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 11:05 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye
Comm. Matto – Aye

Comm. Parkins – Aye
Comm. Harger – Aye

Comm. Tickey – Aye

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary