

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MOTIONS
Wednesday, September 9, 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)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski)

PZC Commissioners Excused: Mark Widomski
Peter Laskos, Alternate
Josh O’Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Kenneth Nappi, Coordinator of Downtown
Development
Anthony Panico, Consultant (via telephone)
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 10:05 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.

Comm. Harger then started the PZC meeting first with Section V. Old Business.

V. Old Business:

A. 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. Review, discuss, resolution and possible action.

Comm. Harger reminded the Commissioners that the public hearing opened on May 27, 2020 and it was continued until June 24, 2020. It was also continued until July 22, 2020 and August 19, 2020. She then read the proposed resolution (see attached).

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

Comm. Kelly – Aye for favorable	Comm. Parkins – Aye for favorable
Comm. Matto – Aye for favorable	Comm. Uysal – Aye for favorable
Comm. Harger – Aye for favorable	Comm. Tickey – Nay

The motion passed 5 to 1.

B. Application #20-14. “Nichols Place,” A.J. Grasso, 413 Nichols Avenue (Assessors 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.

Comm. Harger reminded the Commissioners that the public hearing opened on July 22, 2020 and it was continued until August 19, 2020. She then noted that Appl. #20-14 is in accordance with the DRD regulations, and if approved, it will provide for an increase of open space, less site clearing and private roads that will not be maintained by the city. She then read Mr. Panico’s written response dated September 8, 2020 (see attached).

Motion made by Comm. Matto, seconded by Comm. Kelly, to move Appl. #20-14 forward. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 1.

IV. Applications for Certificate of Zoning Compliance

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

Motion made by Comm. Kelly, seconded by Comm. Parkins, 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. Matto – Aye	Comm. Parkins – Aye
Comm. Uysal – Aye	Comm. Tickey – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

VI. Other Business:

A. Zoning Violations Report

Mr. Nappi reviewed the 2020 Zoning Violations and Complaints Staff Report (see attached). He then noted that there have been 44 complaints filed with the PZC in 2020, 28 have been resolved, four were referred to other city departments and 16 are ongoing.

B. Approval of Minutes

- i. July 8, 2020 – Special Meeting
- ii. July 15, 2020 – Special (Regular) Meeting
- iii. July 22, 2020 – Special Meeting
- iv. July 29, 2020 – Special Meeting
- v. August 12, 2020 – Special Meeting
- vi. August 19, 2020 – Special Meeting
- vii. August 26, 2020 – Special Meeting

Comm. Harger indicated that there were minor corrections (typos) in the July 15, 2020 PZC special meeting minutes.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the PZC special meeting minutes of July 8, 2020, July 15, 2020, July 22, 2020, July 29, 2020 with the noted corrections. 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. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

Comm. Parkins indicated that the PZC special meeting minutes of August 12, 2020 should reflect that she was talking about the building and not the zone in Appl. #4387. She then noted that in the PZC special meeting minutes of August 26, 2020 should reflect that Attorney Thomas was representing the owner of Santos Plaza for Appl. #20-12.

Motion made by Comm. Parkins, seconded by Comm. Matto, to approve the PZC special meeting minutes of August 12, 2020, August 19, 2020 and August 26, 2020 with the noted corrections. 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. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 11:10 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary