

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 16, 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 until 11:55 a.m.)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski)

PZC Commissioners Excused: 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
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

Comm. Harger read aloud the guidelines for the public hearing, advised copies of the Agenda were on the podium and how the public who wished to comment on the proposals being presented will be recognized by the Chair.

Stephanie Charboneau
20 SEP 25 PM 1:39

CITY OF SHELTON
TOWN
REVIEWED OR APPROVED BY SPZC
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A. Continuation of Application #20-09: “Elevate at Shelton,” Shelton Parrott Associates, at 1 Parrott Drive (Assessor’s Map 18, Lot 16) applying for a zone change from 1A-2 to a Planned Development District on 8.178 acres for the development of 206 residential units with on-site parking. Review, discuss and possible action.

Mr. Rossetti read aloud the following pieces of correspondence: (see attached).

- A letter from Spath Bjorklund Associates, dated September 15, 2020.
- A letter from Rimas Balsys.
- A letter from John Cook dated September 16, 2020.

Attorney Raymond Rizio identified himself on behalf of the applicant. He mentioned the Inland/Wetlands approval. Mr. David Sullivan of Milone & MacBroom then identified himself via telephone and said that the Fountain Square traffic numbers are 503 vehicles in the morning, 534 vehicles in the afternoon and 617 vehicles on Saturday. He noted that the Fountain Square traffic was taken into consideration of his traffic report and Attorney Rizio stated that people can walk to Fountain Square. He also said, “we’ve agreed as a condition of approval to install sidewalks the length of the property.”

The Commissioners then relayed their concerns. Comm. Parkins expressed her traffic and shared parking concerns after the period of Covid-19. Comm. Tickey mentioned that there is a need for light industrial and doesn’t “like to see that we are closing up our light industrial and acting on zone changes.” Comm. Uysal conveyed his traffic and light industrial concerns as well. Attorney Rizio replied that the traffic report is “pre-Covid” and is “accurate.” He then stated, “we are not eliminating light industrial and we are keeping 47,000 sq. ft. on-site.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to close the public hearing for Appl. #20-09. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

A five-minute recess was observed at 11:00 a.m. and the meeting resumed at 11:05 a.m.

B. 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 a 10% affordable housing units and on-site parking. Initial Development Plans developed by Rose, Tiso & Co., architects and engineers, dated May 1, 2020. Review, discuss and possible action.

Mr. Rossetti read aloud a letter from Rimas Balsys and dated September 15, 2020 (see attached).

Attorney Stephen Bellis identified himself on behalf of the applicant. He reviewed Exhibit 29, the intersection traffic and queue analysis (see attached) as well as Exhibit 28, email from Sgt. Mark Siglinger (see attached). He then made the following two proposals, 1) make Petremont Lane a one-way past Santos' building towards Coram, or 2) leave Petremont Lane a two-way road and widen it to 26 feet. He stated, "this project is not going to impact that intersection, that's the bottom line." However, Mr. Panico inquired if the applicant knows if there is a right-of-way available to accommodate the widening of the road and Attorney Bellis replied that they can "take land that we own." Mr. Panico requested that he would like their engineer to provide the Commissioners with a more detailed plan of Petremont Lane showing the full right-of-way, and the two proposals and Comm. Harger concurred.

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

Mr. Don Kubie, Shelton, CT stated that he would like Petremont Lane widened and he noted that the intersection is dangerous.

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

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

The motion passed 6 to 0.

C. Continuation of Application #20-15: Vista Apartments LLC., for a Shelton Zoning Regulations Text Change of Section 33.6 – Special Exceptions: Multi-Family Residential Developments. The proposals intent is to clarify the building standards for multi-family developments in R-2, R-3, R-4, R-5 and CA-3 zones. Review, discuss and possible action.

Mr. Rossetti indicated that this proposal is for a text change of Section 33.6. He noted that in order to clarify the intent of Section 33.6, the beginning of the regulation should add the following text: "In any residence R-2 and R-3 district," prior to the text of "applications for multi-family residential developments consisting of one or more dwelling units plus customary accessory recreational, maintenance and similar facilities incidental to and in support of such residential developments shall conform to the following additional standards."

Attorney Stephen Bellis identified himself on behalf of the applicant. He reiterated that this text change is just a clarification in order to avoid confusion. He also noted that it is a text amendment of Section 33.6 and Mr. Panico said, "it's a simple amendment that is going to eliminate minimum four acres lot size that is now required across the board, and that it be applicable to R-2 and R-3 zones where it was originally intended."

Motion made by Comm. Matto, seconded by Comm. Kelly, to close the public hearing for Appl. #20-15. 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.

V. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 12:10 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary