

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 23, 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)

PZC Commissioner Absent: Mark Widomski

PZC Commissioners Excused: Peter Laskos, Alternate
John Uysal, 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)
Sarah Vournazos, Recording Secretary

Thomas & Panico
20 OCT - 2 AM 8: 43
CITY OF SHELTON
TOWN CLERK

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.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

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 the public hearing for Appl. #20-07 was held on May 20, 2020, continued until June 17, 2020 and concluded on July 29, 2020. She then noted that on August 26, 2020, Appl. #20-07 was discussed by the Commissioners and they voted 5 to 0 to 0 to direct staff to prepare a resolution for approval for review.

Comm. Harger read aloud the proposed resolution for Appl. #20-07 (see attached).

Motion made by Comm. Matto, seconded by Comm. Kelly, to move the resolution for Appl. #20-07. 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. Harger – Aye	

The motion passed 5 to 0.

B. Application #18-26: “The Crossroads-An Active Adult Community,” S&G of Shelton, LLC., 96 Long Hill Cross Road (Assessor’s Map 51, Lot 13), an age-restricted residential community consisting of 15 duplex units with on-site parking. Discussion of Final Detailed Development Plans. Review, discuss and possible action.

Comm. Harger reminded the Commissioners that the public hearing for Appl. #18-26 opened on October 24, 2018 and closed on February 13, 2019. She noted there was an appeal filed, but the lawsuit was then withdrawn on November 18, 2019.

Attorney Dominick Thomas identified himself on behalf of the applicant. He stated this is “an independent, standalone age 55 and older community,” and he then made his presentation. Mr. Ben Perry, applicant, identified himself and he spoke to the Commissioners. He reviewed the changes to Lots 1 – 8 and Lots 19 – 20, saying, “we made those particular lots with two cars for each unit, tandem, with two cars in the garage as well.” He then reviewed the changes with split rail fence of Lots 9 – 12.

Mr. Panico indicated that he spoke with Mr. Swift regarding the identification of the handicap parking space next to the common building and said, “everything else has been satisfactorily addressed in my estimation.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #18-26. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

C. Application #19-13, PDD 97: "Huntington Village," Huntington Village LLC., 16 Ripton Road (Assessor's Map 73, Lot 80), a 16 cluster home residential development. Review, discuss and possible action.

Comm. Harger reminded the Commissioners that the original application number for Appl. #19-13 was Appl. #18-12. Attorney Dominick Thomas identified himself on behalf of the applicant and stated that the application description is sufficient. He then made his presentation and he said, "the large area that abuts Centerview Drive is going to be a conservation easement to the city of Shelton." He then reviewed the landscaping plan.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #19-13. 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. Harger – Aye	

The motion passed 5 to 0.

V. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 10:58 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary