SHELTON PLANNING & ZONING COMMISSION

JANUARY 25, 2017

The Shelton Planning and Zoning Commission held a regular meeting on Wednesday, January 25, 2017 at Shelton City Hall, Auditorium, 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present:  
Chairperson Ruth Parkins  
Commissioner Anthony Pogoda (via conf. call)  
Commissioner Virginia Harger  
Commissioner Elaine Matto  
Commissioner Jimmy Tickey  
Commissioner Charles Kelly  
Commissioner Ned Miller

Staff Present:  
Richard Schultz, Planning & Zoning Administrator  
Anthony Panico, Planning & Zoning Consultant (via conf. call)  
Patricia Gargulio, Court Stenographer  
Anna Barone, Recording Secretary

Tapes, correspondences and attachments are on file in the City/Town Clerk’s Office and the Planning and Zoning Office and on the City of Shelton Website www.cityofshelton.org

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

Chairperson Parkins called the January 25th Regular Meeting of the Planning and Zoning Commission to order at 7 p.m. with the Pledge of Allegiance and a roll call of the members present.

PUBLIC HEARING

APPLICATION #16-34, Dominick Thomas on behalf of Shelter Development, LLC and Hawks Ridge of Shelton, LLC for Modification of PDD #77 including Initial Development Concept Plan, and Approval of Detailed Development Plans and Re-subdivision (Hawks Ridge: Continuing Care Retirement Community) Beard Saw Mill Road (Map 39, Lots 12, 14 and 17)
Planning & Zoning Secretary Virginia Harger read the Call of the Hearing, correspondence from the Shelton Planning and Zoning Commission.

*See attached correspondence dated January 10, 2017 to Richard Schultz, Planning & Zoning Administrator from Chief Jones regarding Application #16-34 Hawks Ridge of Shelton.


*See attached correspondence dated January 25, 2017 to Richard Schultz, Planning & Zoning Administrator

Attorney Dominick Thomas representing the Applicants and property owner is speaking on behalf of Shelter Development LLC Hawks Ridge of Shelton. The notices and photos of the postings have been represented and delivered a second exhibit which will be addressed.

Attorney Thomas then introduced Andrew Teeter.

Andrew Teeters: Developer owner and operator of Senior Living Communities North East recently opened in Norwalk in Fairfield County. We currently have 35 communities we are excited to be here in Shelton what we have found is that there a significant unmet demand for senior housing services in this area. The services that we provide is a market rate service in rich senior housing community of independent living, assistant living and memory care. The independent living residents typically over 75 years of age, 2 meals a day, housekeeping, transportation and dedicated shuttle service to take people to medical appointments, shopping or other events in the area. Recreation and activities in the building itself. Assistant living residents would have a smaller apartment without a full kitchen but would receive 3 meals a day, housekeeping, transportation and recreation/activities as well as care so if somebody has their needs increase we will have care givers and a nurse to assist with activities and daily living such as bathing, dressing and grooming as well as managing prescribed medication. Within the assisted living portion of the building we will also have a secured memory care wing which are ones that are confronted with various forms of dementia such as old timers. That wing has its own outdoor courtyard so residents can go outdoor but will be secured. The objective here is to enable seniors to remain in their community.
Commissioner Matto was not clear about the subdividing and if they are only proposing to buy a portion of it and the other portion would be for sale.

Dominic Thomas responded that Shelter has the option on the other acres that is why they are proposing this. It would be retained ownership by Hawks Ridge.

Commissioner Matto asking the traffic comment of only 8 to 12 trips to and from the site is that for 1 specific hour? I don’t think 8 to 12 trips would cover 54 units.

Andrew Teeters responds that’s peak hour but that’s the increase.

Commissioner Matto asking what is the peak hour for that type of operation would be.

Andrew Teeters responds that the operation run in 3 shifts considerably 7am-3pm, 3-11pm and 11pm-7am. So, the peak shift would be from 7am to 3pm the majority of the staff the overnight shift will be leaving at 7 and majority of staff will be coming in around 7.

Commissioner Kelly asked about the Independent Living would the patients be allowed to have their own vehicles and will they drive.

Andrew Teeters respond that their experiences that about a quarter of the independent living residents may come in with cars because we offer transportation in a 15 person shuttle van we typically don’t they use their cars so in six months they get rid of them. Assisted living residents very unusual for them to drive and of course the memory care residents don’t drive.

Commissioner Jimmy Tickey asked out of the 196 units are they 1 bedroom.

Andrew Teeter responded that it would be a mixture of the independent living would be anywhere from a small 1 bedroom to a large 2 bedroom and assistant living and memory care can be studios, larger studios, 1 bedroom or some of 2 bedrooms.

Commissioner Matto asking if the second phase building is that going to be the same mix.

Andrew Teeter responded that the second phase will be Independent Living.
Chairman Parkins asks a question

Andrew Teeter responded that we have done this in the past and very typical for us to build about 160 or so apartments and just about every case we have had the opportunity to end up expanding. If we had to it’s because it wasn’t physically possible but we have done this numerous times and worked out well.

Chairman Parkins asks if they are able to share how long their options were.

Andrew Teeter responds that their agreements are confidential.

Attorney Thomas indicates that next we are going to move to the engineering and you are going to have presentation by 2 engineers. He introduces the first engineer Allan Shepard.

ALLAN SHEPARD, ENGINEER

He explains to the Commission the layout plan of the profile looking in front the property of the hump in the road. This is what causes the sideline problems in the road. So, we are proposing to lower that down we will also modify the entrance way to the pump house for the sewer department.

Commissioner Harger asks what led to the determination of the building was going to be oriented on this site.

Mr. Shepard stated that he will leave that up to the architects to respond.

DIEGO, JMC CIVIL ENGINEER WORKING WITH ALLAN SHEPARD & ANDREW ON THIS PROJECTS AS WELL AS THE LANDSCAPE ARCHETICS

Diego explains to the Commission the layout of the exterior of the building. There are 125 parking spaces being constructed to support the community so the parking is located on the Northern Eastern side and some additional parking on Northern Western portion of the property as well. We do have a circular driveway that navigates the entire perimeter of the property that was one of the fire department requirement is 24 ft. wide. To answer one of the comments it is designed to accommodate the largest fire truck.
Commissioner Miller indicated that he has noticed in some assistant living that when people bring their own furniture to make it more like their home. Where would the moving van be. In other places, I’ve seen that there is not enough room where they block off the entrance and fire trucks can’t through. I was wondering if you had a different type of plan for that.

Diego responded that it gets accommodated on a regular basis. We do have this service area that is designed directly adjacent to the building. It serves for a loading area for vans.

ERIC ANDERSON- ARCHITECT

Mr. Anderson pointed out the architecture why this building was sited the way it is as you know Wells Farms is west of us that is a significant landmark for us and we pay close attention to that as architects because we want this building to be more of us facing in that direction. The building is essentially independent living in this section and memory and assistant is in this location both of those sections have their own courtyard outdoor space and amenities. As far as the style of the building Brightview are all different designed based on the location and site. He felt the most appropriate style of architecture would be a farm house for the area.

Chairman Parkins asked if the sign was going on the building on the top level is that what was talked about from the diagram.

Mr. Anderson responded by showing where the sign will be located on the diagram.

Chairman Parkins asked if the sign will be lit.

Mr. Anderson stated that NO it will not be lit.

Attorney Thomas makes a final point that there is discussion going on with the Wells and State of Transportation to put directional signage for both Wells Hollow Farm and Brightview Shelton in the intersection of Beard Saw Mill and Bridgeport Avenue. That discussion on going with people from DOT. That now concludes our presentation we are here to answer any questions to the Commissioners or public.
Chairman Parkins asked if anyone had any further questions from the table and if anyone on the phone had any questions. She asked if there is anyone in the audience that wishes to speak regarding the Brightview proposal.

On a motion made by Jimmy Tickey seconded by Charles Kelly, voted to close the public hearing for the Proposal of the Brightview.

APPLICATION # 16-29, Dominick Thomas, Trustee for Initial Conceptual Plan and PDD Zone Change Approval (145-unit multi-family, retail, hotel, restaurant, automotive repair), Bpt. Ave. and 48 Long Hill Cross Road (Map 50, Lots 15 and 16) LIP District


*See attached correspondence dated January 24, 2017 to Richard Shultz, Planning & Zoning Administrator from City Engineer Robert Kulacz regarding Application #16-29 Hawks Ridge of Shelton.

DOMINIC THOMAS – ATTORNEY AND REPRESENTATIVE FOR THE APPLICANT

Attorney Thomas states that this is zoned light industrial. He submitted some revised plans he discusses the revisions the hotel entity came with the restaurant so the revised plans have removed the restaurant. Slides are presented.

JOHN BEENE- MEMBER OF HIGHVIEW HOMES- BUILDER FOR 30YRS RESIDENTIAL PROJECTS.

Mr. Beene gave a background of residential projects that were done in the past. He proceeds to show the Commissions slides of previous projects and models.
Attorney Thomas introduces the second speaker to discuss the hospitality.

STAN ZANDOWSKI- PRESIDENT REALITY CONCEPTS  40YRS - GILFORD, CT

Mr. Zandowski goes over the reports that Attorney Thomas passed out. He explains in the area there is a demand for apartments for the area. He points out the different property types and market type. He passes out a handout of reports of demands, daytime population, competition in the neighborhood and the median income for Shelton, CT. He points out that there is demand for hospitality, residential and retail that is proposed for this type. He asked if anyone had any questions now.

Commissioner Harger asked a question about the report handout on page 104 on the threshold income figures based what is stated in the report.

Mr. Zandowski states that there will be more expenses that what was stated was just for rental.

Attorney Thomas states that next we will be moving to the engineering and architecture.

PATRICK ROSE OF ROSE TISO & CO.LLC- ARCHITECTS-SURVEYORS-ENGINEERS - FAIRFIELD, CT

Mr. Rose briefly goes through the overview and access points.

Commissioner Matto asks how many bathrooms in the 2 bedrooms.

Mr. Rose states that there are 2 bathrooms in the 2 bedroom units.

Commissioner Matto asks how many stories are the building.

Mr. Rose responded that the building is 3 ½ story. Seen in the previous drawing the half story because there is no one side that has units.

Commissioner Kelly asks about the garbage disposal and dumpster.
Mr. Rose responded that dumpsters will be put on the side of the building.

Commissioner Kelly then states if there will be outside barbecue pits or anything like that.

Mr. Rose states that the site has a club house and those amenities will be over by the club house. He noted that there are 65- one bedrooms 770 square feet, 18- one bedroom with a den 900 square feet, 60 -two bedroom units a little over 1,100 square feet.

Commissioner Harger asked if there was any consideration about putting parking

MANNY SILVA - CIVIL ENGINEER IN STATE OF CT- ROSE -TISO & CO., LLC- FAIRFIELD, CT

Mr. Silva states that the previous speakers have illustrated what we have here are three entry points. Also, the circulate traffic along the front of the retail and restaurant and interconnect in front of the hotel along this courtyard. The site has approximately 815 parking spaces majority are in front of the hotel and some will be in front of restaurant and retail stores. As you can see here on the upper portion sewer line comes thru this area so we will have a gravity block wall like what is at the Market Place currently where it is a tier site retail down below near level of Bridgeport Avenue and residential component higher. The clubhouse will be near the entry way of the residential outdoor space with pool. He moves onto the drainage design on the site it was divided into four different drainage areas and speaks about the primary treatments for the water and the vortex unit which cleans and purifies prior to going into storage.

Commissioner Harger asked about the vortex.

Mr. Silva responded that the vortex units have a maintenance plan that we put together and we essentially look at them every 6 months but typically you only vacuum them out once a year.

Commission Harger then asked how long has this technology been around.

Mr. Silva responded that vortex has been around about 15 years and have been tested by UCONN and the University of Maine.
Commissioner Harger asked if they have any problems with wildlife getting in the vortex unit.

Mr. Silva responded No basically they have an animal structure on top. Never been a problem.

Commissioner Ned asked how big is the second wall that is shown on handout.

Mr. Silva responded that it ranges from the South end 2ft to mid-section just passed the hotel is 32ft the tallest then tapers down when meets North end.

Chairperson Parkins asked what kind of material will be proposed for that wall.

Mr. Silva responded that the wall will be like what is at the Market Place. A concrete block wall that has a grand stone face which can be treated with any color they prefer.

Commissioner Harger asked if there will be any blasting expected.

Mr. Silva responded that there will be blasting expected there is rock throughout the site.

Commissioner Tickey asked if the pool and clubhouse will be in front maybe or in place where that apartment.

Mr. Silva responded Right and pointed out on diagram that the section cuts through the clubhouse.

Commissioner Tickey then asked what is the closest point from the wall to the clubhouse.

Mr. Silva responded that there is no wall adjacent to the clubhouse.

Commissioner Harger is that all on the property line.

Mr. Silva responded No, it's not on the property line but within 5 ft.
Mr. Silva mentions how he envisions to have some stone entry with the sign and coming down with dogwood which in spring will be a peach color...

Commissioner Matto asked about the deer’s getting to the arborvitaes.

Mr. Silva responded that we can use a type of arborvitaes which is bitter to deer.

Mr. Silva ends his presentation and asked if there are any other questions.

NEIL- FILLING IN ON BEHALF OF DAVID SULLIVAN

Mr. Neil speaks on traffic report and peak and off-peak handout. He mentioned that they are looking to work with Connecticut Department of Transportation to revise and adjust some of the signals.

Chairperson Parkins points out that the Commissioners did not receive a copy of the handout were trying to follow along with you as well but it’s very difficult to do so without a copy.

Mr. Neil apologizes and said he will get that submitted.

Mr. Neil completes his summary of the report and asked if there were any questions.

Chairperson Parkins stated that she recommends coming back once the Commissioners had a chance to review the traffic study.

Chairperson Parkins asked if it is equivalent to a homeowner association so that the landscape is maintained and that there are responsibilities so if that one person doesn’t take care of their landscaping they are fined.

Attorney Thomas responded that he will be engaging in late night drafting when that time comes. Yes, the landscaping and maintenance of the site is being done by the property owners. However, what will be needed on this site is reciprocal agreements and cross utility agreements not on the top just the bottom.
Chairperson Parkins mentioned that we need to look for a date to continue this hearing. Our Feb 14th meeting were going to have a full agenda. Feb 22nd take a poll will be a public hearing night have the POC update public hearing and the River Road Marina public hearing. The Commissioners are discussing which date and taking a poll. The table came to an agreement for the meeting to be continued to February 22nd.

**ADJOURNMENT**

On a motion made by Jimmy Tickey seconded by Virgina Harger, voted to continue the public hearing to February 22nd.

Motion to adjourn made by Virgina Harger, seconded by Jimmy Tickey, motion carries.

Respectfully submitted,

Anna Barone
Planning & Zoning Recording Secretary
January 25, 2017

Richard D. Schultz
Planning & Zoning Administrator
City of Shelton
54 Hill Street
Shelton, CT 06484

Re: Hawk's Ridge of Shelton LLC, 30-60 Beard Saw Mill Road;
1) Drawing Submission dated November 1, 2016, revised December 23, 2016
2) Drainage Report dated November 1, 2016

Dear Mr. Schultz:

This office has completed an initial review of this proposal to subdivide Lot 54 Hawks Ridge of Shelton into two separate parcels and construct a Continuing Care Retirement Community consisting of two assisted living facilities with capacities of 60 and 160 units. The applicant is proposing to make significant improvements to Beard Saw Mill Road along the property frontage including upgrading the existing culvert that conveys Wells Hollow Brook.

The design concept for the stormwater collection system is sound and provides adequate onsite detention. A formal stormwater management plan will be required due to the scope of the development in accordance with Ordinance No. 854. The requirement for any additional stormwater treatment will be determined during the formal Inland Wetlands/Planning & Zoning reviews.

In regards to the improvements detailed for Beard Saw Mill Road, the developer is proposing to provide a uniform pavement width of 26 feet and make significant improvements to the vertical geometry to improve the driveway sightlines and the stopping sight distance. The length of the road reconstruction is approximately 800 feet in length and will improve the most deficient section of Beard Saw Mill Road. The applicant shall evaluate the intersection of Beard Saw Mill Road at Bridgeport Avenue to determine whether improvements to the pavement radii are warranted.

This office has no major reservations or concerns with this application based upon the initial review of design drawings and drainage report.

Very truly yours,

Robert F. Kulacz, P.E.
City Engineer

cc: John R. Cook, Wetlands Coordinator
Sgt. Mark Ptak, Traffic Division
Sgt. Mark Siglinger, Traffic Division

File: Hawk's Ridge and Site Plan File
01/24/2017

TO: Rick Schultz, Administrator  
Planning & Zoning Administrator

RE: Application #16-34

Dear Rick,

After a review of the site plan for the proposed assisted living complex to be located at Lot 54A on Beard Saw Mill the following shall apply:

1. For a building permit to be approved, a complete set of building plans, including but not limited too if applicable; fire alarm systems, carbon monoxide alarms systems, fire sprinkler systems or any fire protection features shall be submitted for review for compliance to the Connecticut Fire safety Code and applicable regulations.

2. All access roadways shall be considered fire lanes and shall be marked and maintained per city ordinance.

3. Fire hydrants shall be installed for fire protective services. The locations shall be approved by the Fire Marshal and Fire Chief.

4. There is no requirement for a second emergency access road for this project.

5. There is no requirement for a turnaround for emergency apparatus for this project.

With adherence to the aforementioned the site plans for this project are hereby approved.

[Signature]
James M Tortora
Fire Marshal
To: Rick Shultz  
From: Chief Jones  
Re: Application # 16-34 Beard Saw Mill  
Date: 1/12/17

I reviewed the proposed Assisted Living Facility (Bright View Senior Living) on lots 54A and 54B and I have the following initial requests.

- Access and vehicle movement within the proposed site(s) must be able to accommodate our largest fire department vehicle for a height of (13’-6”), weight (74,000lbs) and the attached turning radius see attached Form “A”.

- The proposed site shall be provided with at least four (4) fire hydrants of sufficient flow and pressure capacity within the complex and located on designated areas on Beard Saw Mill Road as indicated on the site plan for lot 54A. See attached Map “A”. Additional fire hydrants will also be needed for lot 54B when developed.

- Traffic pattern considerations, site lines, and road improvements to Beard Saw Mill Road intersection with Bridgeport Avenue, and along Beard Saw Mill Road from Bridgeport Ave to the proposed development, and then from the proposed development to Farm Mill Crossing improved to accommodate increased traffic and large fire apparatus.

- An emergency access road placed on the Southwestern portion of the property of lot 54A where it intersects with Beard Saw Mill Road for emergency vehicle access. This emergency access road shall be paved and of sufficient size to accommodate our largest fire apparatus. This emergency road shall be maintained and passable throughout the year and throughout the lifespan of use of the property by the owners/tenants. A controlled gate within the emergency access road if accessible by emergency personnel may be acceptable.