

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, October 14, 2020
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary (via telephone starting at
11:25 a.m.)
Ruth Parkins (via telephone)
Jimmy Tickey (via telephone until 10:55 a.m.)

PZC Commissioners Excused: Mark Widomski
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

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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.

IV. Applications for Certificate of Zoning Compliance

1. Application #4538: CRI, Inc., 917 Bridgeport Ave, for a sign.

Mr. O'Neill reminded the Commissioners that the business occupancy of CRI, Inc., was previously approved and that they are "operating already." He then mentioned that there are three options; A) to replace the IGI letters on the inset of the building which is

**TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC**

a directional sign with an arrow leading to the entrance, B) the larger sign going on the grey portion that is facing the street which will be internally illuminated and C) the monument sign which will go with the road directory.

Comm. Parkins noted that there is some confusion as the online information differs from what the Commissioners are reviewing in person and she inquired if it is necessary to have two signs. The CRI applicant clarified via telephone that she would like one sign to direct traffic to the “back corner” where their main entrance is located and an additional illuminated sign. Comm. Harger then suggested that Appl. #4538 be tabled and she then requested to have explicit diagrams of where the signs are being placed along with photos showing the entrances.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to table the sign for Appl. #4538. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

2. Application #4387: Molly Shea, 346 Coram Ave, for a sign.

Comm. Harger indicated that the applicant would like to have a laser cut metal sign with an arrow over the front doorway and a circular sign on the side of the building. Mr. O’Neill mentioned that the arrow is directing people around the corner to the front entrance. Comm. Parkins stated that she feels the arrow is “not necessary,” Comm. Harger said it is “redundant” and the Commissioners agreed.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the sign above the doorway and the sign on the side of the building but not the arrow pointing to the building for Appl. #4387. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

3. Application #4396: Three Bridges Coffeehouse, 415 Howe Ave, for a sign.

Mr. O’Neill and Comm. Harger reviewed Exhibits 1 through 7 for the signs and they noted that the applicant is proposing to change the wording on the blade sign and adding a wall sign. Comm. Parkins noted that there are a lot of businesses located in the building and she stated that she is concerned with the size of the wall sign.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve Exhibit 1, the new blade sign, for Appl. #4396. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

4. Application #4534: Don Stanziale, 320 Howe Ave, for a sign.

Mr. Don Stanziale spoke in person to the Commissioners and he mentioned there will be two gooseneck lights which “light up the building as well.” He also stated that any new tenant will have a sign with a white background along with maroon to match the main sign for an edging and “everything will be consistent.” Comm. Kelly said, “there is beauty in simplicity.”

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve the sign for Appl. #4534. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

5. Application #4565: Avery Gall, 350 Bridgeport Ave (#6), for a sign.

Mr. O’Neill indicated that Reine’s Cakery is relocating to the Bull and Barley plaza and he noted that there will be a wall sign. Ms. Gall identified herself and she mentioned via telephone that the sign will be internally illuminated with a light box and LED lights. Comm. Harger expressed her concern that they are “introducing a different sign than what’s there from the liquor store and Planet Pizza”, but she stated that she is in favor of the monument sign.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the monument sign only but to have the applicant resubmit a design for the wall sign above the doorway for Appl. #4565. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

6. Application #4600: Archer Signs, 7 Trap Falls Rd, for a sign.

Mr. Bryan Vasser identified himself and he spoke to the Commissioners via telephone. He noted that the street address is “on the base of the sign” and the proposed monument sign name is below the name of the company. However, Comm. Harger stated that she likes the visibility of the sign, but she wants to be sure they follow the P&Z’s regulations since the design of the new monument is different.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to table the sign for Appl.

#4600. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

A thirty-minute recess was observed at 10:55 a.m. and the meeting resumed at 11:25 a.m.

7. Application #4590: Agnoli Sign Co., 898 Bridgeport Ave, for a sign.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to table the sign for Appl. #4590. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

V. New Business

A. Application #20-18: Dominick Thomas for AKD Properties at 32 Andrew Drive (Assessor’s Map 20, Lot’s 9 and 10) for a re-subdivision of “Mountain View Manor, Lot 17” to include two buildable lots on 3.88 acres. Review and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to accept for review and set the public hearing for October 28, 2020 for Appl. #2018. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

B. Application #20-19: Tighe & Bond and Aquarion at 238 Isinglass Road (Assessor’s Map 625, Lot 72) “Trapp Falls Reservoir Lagoon” for a Site Plan Application to renovate the existing lagoons and their residual drying areas. Review, discuss and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review for Appl. #2019. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

Mr. Carmine Urciuoli, Engineer who represents Aquarion Water Company, identified himself and he spoke to the Commissioners in person. He noted that there are various site improvements that are critical to Aquarion's drinking water operations, specifically to the management of water treatment residuals. He then defined that the term "residual" refers to the byproduct of drinking water treatment otherwise known as "sludge."

Mr. Andrew Right, Engineer who represents Tighe & Bond, identified himself and he then spoke to the Commissioners in person. He gave his presentation and noted that the existing lagoon has been in place since the 1980's. He stated, "there has been determination for efficiency that wet residuals from the local water treatment plant are efficiently dried in the old lagoon, while centrifuge residuals from other water treatment plants would benefit from having a level of dried area." He also said, "our proposal is to fill in the western lagoons, bring them up to grade with the surrounding site driveways, creating a level area for drying these residuals." They are also proposing to modify the site driveways to make them a uniform width and to replace the gravel.

Comm. Harger requested that the P&Z office receive a copy of Aquarion's notification to the residents and Mr. Urciuoli concurred.

Mr. Rossetti then read aloud the proposed motion for Appl. #20-19 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Matto, to move the motion which was read aloud by Mr. Rossetti for Appl. #2019. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

C. Application #20-20, PDD 89: R.D. Scinto at 20 Waterview Drive (Assessor's Map 79, Lot 12) for a Minor Modification to Initial Detailed Development Plans, previously discussed and approved during applications #17-02 and #20-06. Review, discuss and possible action.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to accept for review for Appl. #2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the

applicant and he spoke to the Commissioners in person. He noted there are reductions to the parking spaces and he said, "there will only be loading on the west side." He reviewed the proposed site plans and he stated they are creating a 70,000 sq. ft., one-story building that is 36 ft. high and with 75 parking spaces. He then reviewed their grading and drainage plan.

Mr. Panico stated that the facade is significantly different than the previous proposed building, saying that "it looks more like an industrial warehouse," and he inquired about the tenant. Mr. Robert D. Scinto, a commercial real estate developer, identified himself, and he then spoke to the Commissioners in person. He said the tenant that is relocating from Monroe, CT is Classic Home & Garden and they distribute planters. He stated that the building is a "warehouse type storage" and the company will bring "hundreds of jobs to the community."

Comm. Harger reminded the Commissioners that the original application was Appl. #17-02 and the second application was Appl. #20-06 which were both approved. She reiterated that the tenants for those buildings fell through due to financing.

Mr. Rossetti then read aloud the proposed motion for Appl. #20-20 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Parkins, to move the motion which was read aloud by Mr. Rossetti for Appl. #2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

VI. Other Business

A. Bond Release – Brightview Senior Living, 26 Beard Saw Mill Rd., for a Site Completion Bond of \$105,000.

Motion made by Comm. Kelly, seconded by Comm. Matto, to release the bond of \$105,000. 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

The motion passed 4 to 0.

B. Distribution of Minutes

- i. September 9, 2020 – Special (Regular) Meeting
- ii. September 16, 2020 – Special Meeting

iii. September 23, 2020 – Special Meeting

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Parkins, to adjourn at 12:32 p.m.
On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary