

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, October 21, 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)
Jimmy Tickey (via telephone)
John Uysal, Alternate

PZC Commissioners Excused: Ruth Parkins
Mark Widomski
Peter Laskos, Alternate

Also Excused: Josh O'Neill, Provisional Assistant Administrator,
Zoning Enforcement Officer
Kenneth Nappi, Coordinator of Downtown
Development

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
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.

IV. Old Business

A. Application #20-15: Vista Apartments, LLC., for a Shelton Zoning Regulations Text Change of Section 33.6 – Special Exceptions: Multi-Family Residential Developments. The proposal's 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.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

CITY OF SHELTON
TOWN CLERK

20 NOV -5 AM 10:18
Stephanie D. Fogarty

Comm. Harger noted that Appl. #20-15 was first accepted for review on July 15, 2020 and a public hearing was then held on September 16, 2020. She reiterated that Mr. Panico previously explained how the text change would eliminate the minimum four acres lot size, and zones two and three will now have a zoning standard where it was originally intended.

Mr. Rossetti reiterated that this text change is to clarify which sections of the regulations set their requirements for multi-family housing in the R-2, R-3, R-4, R-5 and CA-3 zones. He stated, "this will not affect the special exception procedure for the other zones." He then read aloud the proposed motion for Appl. #20-15 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the motion which was read aloud by Mr. Rossetti for Appl. #20-15. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Motion made by Comm. Kelly, seconded by Comm. Matto, to amend the motion which was read aloud by Mr. Rossetti to include the effective date of November 6, 2020 for Appl. #20-15. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

B. 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 IA-2 to a Planned Development District on 8.178 acres for the development of 206 residential units with onsite parking. Review, discuss, consensus and possible action.

Comm. Harger noted that Appl. #20-09 was first accepted for review on April 23, 2020 and a public hearing was then held on June 4, 2020. She reminded the Commissioners that two business owners of an adjacent business stated their many concerns of the need for residential units, the type of proposed rentals, the length of the proposed sidewalk, the aesthetics of the new building (Lot 2), if the traffic signal would be installed before completion of the project, and the amount of additional traffic.

Comm. Harger mentioned that the public hearing was continued until July 8, 2020 and September 16, 2020. She then stated that the Commissioners had previously indicated their concerns with traffic, shared parking, the need to restructure the majority of the hill and changing the zone from light industrial to residential.

The Commissioners discussed Appl. #20-09 and Comm. Matto mentioned that the site visit was helpful and feels the site is a good location for the building. Comm. Tickey

stated, "this is too dense of a development" and is not in favor of a PDD zone change. Comm. Uysal and Comm. Kelly expressed their concerns of traffic and Comm. Harger said the proposal is in the "wrong place."

The Commissioners have come to a favorable consensus to direct Mr. Panico to develop a resolution for denial of Appl. #20-09 to vote on at a different meeting.

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 10:44 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary