

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, October 28, 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)  
Ruth Parkins (via telephone)  
Peter Laskos, Alternate (via telephone)

PZC Commissioners Excused: Mark Widomski  
John Uysal, Alternate

Also Excused: Alexander Rossetti, Planning and Zoning  
Administrator

Also Present: 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

*Stephanie Charboneau*

20 NOV -5 AM 10:18

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](http://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.

A. Application #20-18: Dominick Thomas for AKD Properties at 32 Andrew Drive (Assessor's Map 20, Lots 9 and 10), for a resub-division of "Mountain View Manor, Lot 17" to include two buildable lots on 3.88 acres. Review, discuss and possible action.

Attorney Dominick Thomas from Cohen & Thomas identified himself in person on behalf of the applicant. He reviewed the GIS Map and mentioned there was a variance granted for frontage at the end of the cul-de-sac on the right-of-way. He stated, "that lot is proposed to be reconfigured and compliant with the zoning regulations" and the new lot "will be a zoning compliant interior lot."

Mr. Fred D'Amico, Engineer from D'Amico Associates, identified himself in person on behalf of the applicant. He reviewed the plan and topography and said, "it is only one proposed new dwelling." He noted there is health department approval and no wetlands application required.

Comm. Harger opened up the public portion and the following member of the audience spoke in person regarding Appl. #20-18:

Mr. Bryan Kusnierczak, Shelton, CT inquired about the type of water that will be provided, if Andrew Drive will be extended and who received the notices.

Attorney Dominick Thomas replied to Mr. Kusnierczak's questions saying that there is well water provided and that the notices are delivered within a radius of 200 feet.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to continue the public hearing for Appl. #20-18. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Old Business

A. 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 56 units apartment building with 10% affordable housing units and onsite parking. Initial development plans by Rose, Tiso and Co., architects and engineers, dated May 1, 2020. Review, discuss and consensus.

Comm. Harger noted that Appl. #20-12 was accepted on June 10, 2020, a public hearing opened on July 29, 2020 and it was continued on August 26, 2020 and September 16, 2020. She indicated that the one-way street is not appealing to the parties and the PZC requested that Santos Plaza widen the area of Petremont Lane adjacent to entrance and exit driveway as a condition if approved. She then mentioned that it is very dense and even a denial was previously given to a proposal to build 33

apartments on Old Bridgeport Avenue.

Comm. Parkins and Comm. Tickey relayed their traffic flow and density concerns. Comm. Tickey also stated he does not feel that the purpose of the development and zone change is suitable. Comm. Matto noted that she would like a two-way street and Comm. Laskos and Comm. Kelly mentioned that they are still unclear as to a one-way street. Mr. Panico said that there is a predominant presence for a two-way traffic flow and he inquired about the right-of-way.

The Commissioners indicated they are comfortable with directing staff to continue working with the applicant to further address their concerns.

## VI. New Business

A. Application #20-21: Willinger, Willinger & Bucci for Manuel Moutinho at 6 Todd Road (Assessor's Map 77, Lot 25) for a Planned Development District on 1.22 acres for 10,170 square foot retail development. Accept and set a public hearing date.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to accept for review but set a public hearing at a later time for Appl. #20-21. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Application #20-22: "Riverview Park Royal," Primrose Companies at 113-123 Canal Street (Assessor's Map 130, Lots 3 – 6) for a Special Exception on 1.63 acres in a River Front district for 80 apartments and 11,000 square feet of retail with 181 parking spaces. Accept and set a public hearing.

Comm. Harger stated she was informed by staff that "no action can be taken at this time."

## VII. Other Business

### A. Approval of Minutes

- i. September 9, 2020 – Special (Regular) Meeting
- ii. September 16, 2020 – Special Meeting
- iii. September 23, 2020 – Special Meeting

Comm. Harger indicated there needs to be a notation added that when Comm. Tickey left the September 16<sup>th</sup> meeting at 11:55 a.m., item C of Appl. #20-12 was being introduced so therefore he was not present for the vote.

Comm. Kelly mentioned that Comm. Tickey voted Nay for Appl. #19-13 in the September 23, 2020 minutes.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve the PZC special meeting minutes of September 9, 2020, September 16, 2020 and September 23, 2020 with the noted corrections. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VIII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Parkins, to adjourn at 11:05 a.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary