

**SHELTON PLANNING & ZONING COMMISSION**

**FEBRUARY 14, 2017**

The Shelton Planning and Zoning Commission held a special and regular meeting on Tuesday, February 14, 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 Elaine Matto
- Commissioner Jimmy Tickey
- Commissioner Charles Kelly
- Commissioner Ned Miller (sitting for Harger)

Staff Present:

- Richard Schultz, Planning & Zoning Administrator
- Anthony Panico, Planning & Zoning Consultant (via conf. call)
- 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](http://www.cityofshelton.org)

**CALL TO ORDER /PLEDGE OF ALLEGIANCE /ROLL CALL**

Chairperson Parkins called the February 14th Special and 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. We do have a couple add on applications this evening we need a motion 0993, 0992, 0984, 0981 ,0795, 0970, 0944, 0792, 1003 and 0956.

**Motion to accept the add on applications for old business made by Jimmy Tickey and seconded by Elaine Matto, motion to carry.**

**Motion to add on new business Application 17-04 made by Charles Kelly and seconded by Jimmy Tickey, motion to carry.**

Chairperson Parkins moves on to Application for Certificate of Zoning Compliance

**APPLICATION 0996- HVCF, 917 Bridgeport Avenue** for a sign.

**Motion for approval made by Jimmy Tickey and seconded by Elaine Matto, motion to carry.**

**APPLICATION 0973- Czecho American Club, 125 Center Street.**

Mr. Schultz stated that he sent all the commissioners a copy and the commissioners liked the design on that with the request to add the street number to it and they will fulfill that.

Chairperson Parkins asked Commissioner Pogoda okay to vote on that

Commissioner Pogoda responded he will have to say not on this one I can't see it so no sense of me going.

Chairperson Parkins then said we are not looking at anything you. If you don't recall getting it.

**Motion for approval made by Jimmy Tickey and seconded by Charles Kelly, motion to carry.**

**NEW BUSINESS**

**APPLICATION #0993, Benny DiMarco, 90 Huntington St.**

Mr. Schultz stated this Commission before you have a request for the new pasta deli takeout 1200 square feet is the lease area. Cold grab and go, coffee and limited seating. He then the owner to share with the Commissioners.

Mr. DiMarco added that all he is asking is for name change on the sign.

Mr. Schultz responded but also the use too because you will be replacing the coffee shop.

Mr. DiMarco then said replacing the coffee shop????

Mr. Schultz then responded the previous tenant.

Mr. Pogoda asked what is this.

Chairperson Parkins responded where the old café shop used to be.

Chairperson Parkins stated to him that the storefront now is empty so you're putting a business in

Mr. DeMarco responded right. Basically, what was there before but they had sit down and we are just doing take out grab and go.

Chairperson Parkins said it's a new business. It's a new business and its slightly different so it's a new business.

Mr. Schultz asked if it emphasis on the pasta.

Mr. DiMarco responded it's all takeout and emphasis on the pasta, sauce, gift baskets and Italian ice. Cold dinners grab and go.

Chairperson Parkins asked if the food is prepared on site.

Mr. DiMarco responded its packaged-on site. It comes in as bulk by the suppliers and we package on site.

Commissioner Tickey asked if someone wanted to come in and stay there they would have no more than a coffee.

Mr. DiMarco responded yeah there are no seating.

Commissioner Tickey then said no seating at all.

Mr. DiMarco responded possibly 1 or 2 table for coffee not for eating.

Mr. Schultz added they emphasis on take out only.

Commissioner Tickey asked if this is the same footprint as the Café before you.

Mr. DiMarco responded exactly its only 1200 square feet.

Commissioner Kelly stated basically you won't be doing a lot of cooking.

Mr. DiMarco responded no cooking, no baking.

Chairperson Parkins added you will be more a grocery store than take-out.

Commissioner Matto asked so you will not be heating anything.

Commissioner Pogoda added so only coffee?

Chairperson Parkins stated pasta too.

Commissioner Tickey asked if this is a business you have elsewhere.

Mr. DiMarco responded we had. We had Luigi Bakery Shop in Trumbull and Bridgeport.

Commissioner Pogoda asked what is the average walk in and out at lunch time.

Chairperson Parkins added that he wouldn't know that his previous business was a bakery.

Mr. Schultz stated that the sign will be DeMarco's and consistent same size with other store fronts.

Chairperson Parkins asked what hours.

Mr. DiMarco responded 9-7pm- 7 days a week. Sundays 9am-2pm

**Motion for approval made by Jimmy Tickey and seconded by Charles Kelly, motion carries.**

### **NEW BUSINESS**

#### **APPLICATION #0992- Zue Zhen Lin, 494 Bridgeport Avenue.**

Mr. Schultz stated this Crown Point Shopping Center. New ownership same name Fancy Nails on 494 Bridgeport Avenue. The hours of operation are the same.

Commissioner Tickey asked if the hours have changed.

Mr. Schultz responded the hours are the same.

**Motion for approval made by Jimmy Tickey and seconded by Elaine Matto, motion carries.**

### **NEW BUSINESS**

#### **APPLICATION #0984- Shari Vikmanis, 549 Howe Avenue Unit 404**

Mr. Schultz stated this is another recording studio it's 1500 square feet, 4 employees, hours vary and previous tenant was Lighthouse Production studio.

Commissioner Pogoda asked where is this located.

Chairperson Parkins stated above the Glitzy Twins.

**Motion for approval made by Jimmy Tickey and seconded by Charles Kelly, motion carries.**

**NEW BUSINESS**

**APPLICATION #0981- Heather Fernandes, 50 Bridge Street**

Mr. Schultz stated this is Vibes Hair it is 1,090 square feet, 2 employees and hours of operation Tuesday-Friday 10-8pm Saturday 9am- 3pm and Sunday appointments only. Previously approved by the Commission for the Bridgeport Avenue location but now relocated.

**Motion for approval made by Charles Kelly and seconded by Jimmy Tickey, motion carries.**

**NEW BUSINESS**

**APPLICATION #0795- R.D. Scinto, 100 Beard Sawmill Road**

Mr. Schultz stated this replacing the former tenant Robert Ovir, energy efficiency office. The lease is 2,000 square feet, hours of operation Monday- Friday 8-5pm. Energy Solution is the name of the corporation.

**Motion for approval made by Charles Kelly and seconded by Jimmy Tickey, motion carries.**

**NEW BUSINESS**

**APPLICATION # 0970- Jesse Cerrone, 750 Bridgeport Avenue**

Mr. Schultz stated this is the Former Fitness Center near Bertucci. This will be sub-leased. This will be Brazilian Jitsu classes. This was where the old Planet Fitness used to be.

Commissioner Pogoda asked are they splitting the space.

Mr. Schultz responded No they are just occupying it for this special class.

**Motion for approval made by Jimmy Tickey and seconded by Charles Kelly, motion carries.**

**NEW BUSINESS**

**APPLICATION #0944- LDI/MOHEGAN, LLC Armstrong Park Unit 3, 6 Armstrong Road**

Mr. Schultz stated that this Armstrong Park Corp. This is for a document management services company occupying 4,442 square feet, 15 employees, hours of operation are Monday- Friday 8:30- 4pm.

**Motion for approval made by Charles Kelly and seconded by Elaine Matto, motion carries.**

**NEW BUSINESS**

**APPLICATION #0792- R.D. Scinto, 100 Beard Sawmill Road**

Mr. Schultz stated same location lease space is 2,376 square feet. TJ law firm occupying the space Monday - Friday 8-5pm.

**Motion for approval made by Charles Kelly and seconded by Elaine Matto, motion carry.**

**APPLICATION #1003- Archer Sign, 389 Bridgeport Avenue**

**Motion to table made by Jimmy Tickey and seconded by Elaine Matto, motion to carry.**

## **NEW BUSINESS**

### **APPLICATION #17-04- Petition of Dominick Thomas to modify the statement of uses and standards for PDD #70 (The Market Shopping Center: parking standards) accepted and schedule public hearing**

Attorney Thomas stated that 2 signs were approved and the tenant and Verizon went out and still feel they need a sign facing the store front. This proposal is very like the last one saying they pointed out and studied the way of the design of the building was on Nellis Rock side where they are putting the signs above the door will be closer to the center. He was asked to come back and request 3 signs which are 30in high typical signs.

Commissioner Miller asked if the signs will be on the monument sign as you drive in.

Attorney Thomas responded that there is no proposal before you approve to be on the monument side.

Commission Miller then asked but will it be.

Attorney Thomas stated that it has not been requested as of this point.

Commissioner Miller asked what wall are you talking about.

Attorney Thomas responded that they are talking about is counterviewed by driving down.

Chairperson Parkins states that she really doesn't have a major issue with a sign over the door facing the shopping center but it doesn't have to be huge. By the time people get there they know they are at Verizon so it's just a matter of a direction of them going in that door.

Attorney Thomas- responded the other 2 are 30 inches and up to the commission if you want to make it 25 or 22 inches.

Chairperson Parkins then responded 12in.

Attorney Thomas said I don't think 12 that's a substantial shrinkage size.

Commissioner Matto states that you will only see one sign at a time.

Chairperson Parkins is discussing with the Commissioners.

Chairperson Parkins asked Commissioner Pogoda.

Commissioner Pogoda stated he is sticking with 2 as was approved.

Chairperson Parkins suggested 2 vinyl signs over the door.

Chairperson Parkins asked for a motion to table.

**Motion to table for next meeting made by Charles Kelly and seconded by Jimmy Tickey, motion to carry.**

**APPLICATION #16-23- Wendy Montanaro, LLC and 60-64 Huntington Street, LLC for Initial Development Concept Plan and PDD Zone Change Approval, 60- 66 Huntington Street (Map 74 Lots 27 and 28) (public hearing closed 11/16/16)**

Chairperson Parkins stated that our last discussion was favorable to applicant was favorable.

Mr. Schultz stated to move to soften the grey 12% or less.

Chairperson Parkins asked if Commissioner Pagoda is in agreement with that.

**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 Sawmill Road (Map 39, Lots 12, 14 and 17) (public hearing closed on 1/25/17)**

Mr. Schultz as the Commission is aware we don't have no public comments after the public hearing. Commission appeared to be very pleased with the architecture design.

Mr. Schultz asked Commissioner Pogoda if he wanted to speak on behalf of Beard Sawmill Road improvement.

Commissioner Pogoda stated that he wants to make sure that everybody is on the same page with respect to the improvements proposed on the Beard Sawmill Road. There was some discussion arranged by the Fire Chief about some other inadequacies and we need to make sure that the applicant simply resolves all the issues. We are talking about off-site conditions relative to Beard Sawmill.

Chairperson Parkin pointed out to Commissioner Pogoda that it was the Fire Marshall who said there was no need for a second access road.

Commissioner Pogoda then responded I believe that was right.

Chairperson Parkins asked the Commissioners if anything else.

Commissioner Pogoda responded if we are ready to go if the Commission is satisfied we will write it up.

The Commissioners were talking among each other that they are satisfied with the concept.

Commissioner Pogoda stated that the 2 actions will be taking is 1 to approve the resub division of that parcel and the other action is to approve details of the plans for the continuing care facility.

Chairperson Parkins stated that we have a favorable consensus. She asked Commissioner Pogoda if he was on board.

Commissioner Pogoda responded I feel comfortable with the proposal. I think it's a good one.

Chairperson Parkins indicated that we are moving onto Application #16-8.

**APPLICATION #16-8, Dominick Thomas for initial Development Concept Plans and PDD Zone Change (Shelter Ridge: mix use development) for Bpt. Ave (Map 50, Lot 9, LIP and R1-1 Districts (public hearing closed on 9/21/17)**

Chairperson Parkins stated that on our last meeting we discussed a little bit more in detailed the tier traffic review that was done.

Mr. Schultz indicated that copies were emailed to the Commission and hard copies were handed out. Mr. Schultz stated the answers of the tier review report questions Shelter Ridge Project. See attached memorandum dated February 2, 2017.

Chairperson Parkins asked the Commission to motion for an extension to March 22, 2017.

**Motion made by Ned Miller seconded by Elaine Matto, it was unanimously voted to adjourn meeting to March 22, 2017.**

**APPLICATION #17-03, Jim Blakeman Construction Co. for the Final Site Development Plans for PDD #86 (28 unit apartment complex, 309 Old Bridgeport Avenue (Map 91, Lot 15) : accept for review**

Chairperson asked the Commission to motion to accept for review.

**Motion made by Charles Kelly seconded by Ned Miller, it was unanimously voted to adjourn to March 7, 2017.**

**APPLICATION 17-04, Petition of Dominic Thomas to modify the statement of Uses and Standards for PDD #70 ( The Market Shopping Center: parking standards) accept and schedule public hearing**

**Attorney Dominic Thomas stated he is representing the applicant would request that this is an issue that has been discussed to finalize the parking standards.**

Chairperson Parkins asked the Commission to motion to accept schedule to March 7, 2017.

**Motion made by Jimmy Tickey seconded by Charles Kelly, it was unanimously voted to adjourn to March 7, 2017.**

## **PUBLIC PORTION**

Chairperson Parkins asked the audience that would wish to address the Commission on any items not on the agenda.

**Amber Conklin- Shelton, CT: concerned about the wildlife. Not to tear down the forest. We need trees for oxygen please don't take away history of the land or more trees for just more shopping centers or apartments. Shelton is losing its beauty.**

**Grayson- 10 Hurd Road, Shelton, CT: Speaks about zoning change.**

**Jessica – Toas Street, Shelton, CT: Spoke about the Wells Family. She took pictures for their business and her equipment was damaged when she fell in a 7ft ditch and was not reimbursed.**

**Ken Huzi- 84 Walnut Ave, Shelton, CT: Speaking about the PDD's. Commission has to listen to the people the tax payers not just the developers. This Commission needs to start saying No.**

**Adrienne Couture- Shelton, CT: Concerned with the traffic, running red lights and accidents. We need to think long and hard before we pile more traffic to that when we are already inadequately coping with or you have to count the cost of additional police officers as the cost of this development. In general, you need to consider that you can't keep piling more traffic on to the same police officers.**

**Angel- lived in Ansonia now living with her boyfriend in Shelton, CT. She brings up the young girl speaker Amber Conklin and states when you have a little girl like this telling you that you can't get rid of something so beautiful I'm sorry but you guys are not people.**

Chairperson Parkins asked anyone else.

Chairperson Parkins then asked for a motion.

**Motion made by Elaine Matto seconded by Jimmy Tickey, motion carries.**

**Respectfully submitted,**

**Anna Barone**

**Planning & Zoning Recording Secretary**



