

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Wednesday, November 18, 2020  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman  
Charles Kelly, Vice-Chairman  
Elaine Matto, Secretary  
Jimmy Tickey (via telephone)  
Ruth Parkins (via telephone)  
John Uysal, Alternate (via telephone and sat in for  
Comm. Widomski)

PZC Commissioners Excused: Mark Widomski  
Peter Laskos, 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)  
Stephanie Charboneau, Stenographer  
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](http://www.cityofshelton.org).

I. Call to Order

Comm. Harger called the meeting to order at 4:30 p.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.

TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZC

CITY OF SHELTON  
TOWN CLERK

20 DEC - 8 AM 9:04

*Stephanie Charboneau*

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

Comm. Harger mentioned Appl. #20-18 was first accepted for review on October 14, 2020 and a public hearing opened on October 28, 2020 which was then continued.

Attorney Dominick Thomas from Cohen & Thomas identified himself in person on behalf of the applicant. He reminded the Commissioners that the public hearing was kept open for public comment but no one spoke regarding Appl. #20-18.

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

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

The motion passed 6 to 0.

Mr. Rossetti read aloud the proposed motion for Appl. #20-18 (see attached).

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the motion which was read aloud by Mr. Rossetti for Appl. #20-18. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Initiation of Application #20-21: Willinger, Willinger & Bucci for Manuel Moutino 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. Review, discuss and possible action.

Comm. Harger mentioned Appl. #20-21 was first accepted for review on October 28, 2020 and the plans, drainage report and market study have been posted to the city of Shelton's website.

A five-minute recess was observed at 4:55 p.m. and the meeting resumed at 5:00 p.m.

As there was no representative for the applicant available, Comm. Kelly made a motion to continue the public hearing for Appl. #20-21, second by Comm. Matto. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Other Business

A. Discussion of P&Z Meeting Times

Comm. Harger reminded the Commissioners the public does have access to their meetings. Mr. Rossetti indicated December PZC meetings would tentatively be held on December 8, 2020 and December 16, 2020. Comm. Parkins indicated she was available Tuesday in the afternoon and Wednesday morning and afternoon. Comm. Kelly, Comm. Matto and Comm. Uysal indicated they were flexible for meeting dates. Comm. Tickey indicated he would prefer meetings starting in the late afternoon.

B. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger requested staff look into whether or not a site visit could be scheduled for the apartment building on Old Bridgeport Avenue and Mr. O'Neill said they are still in the process of getting the CO's issued.

C. The Chair indicated the following Minutes were available for review on the City's website for action at the next meeting

- i. October 14, 2020 – Special Meeting
- ii. October 21, 2020 – Special Meeting
- iii. October 28, 2020 – Special Meeting

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 5:14 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary