

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Tuesday, November 24, 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)

PZC Commissioners Excused: Mark Widomski  
Peter Laskos, Alternate  
John Uysal, Alternate

Also Excused: Anthony Panico, Consultant

Also Present: Alexander Rossetti, Planning and Zoning  
Administrator  
Josh O'Neill, Assistant Administrator, Zoning  
Enforcement Officer  
Kenneth Nappi, Coordinator of Downtown  
Development  
Sarah Vournazos, Recording Secretary

*Shelton & Associates*  
20 DEC - 8 AM 9:00  
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 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. Applications for Certificate of Zoning Compliance

Comm. Harger asked Comm. Matto, Chair of the Zoning Subcommittee to report on the review done by the Zoning Subcommittee for each of the Applications for Certificate of Zoning Compliance on the meeting agenda.

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

Comm. Matto indicated the Zoning Subcommittee accepted the applicant's "alternate proposal" with one sign replacing an existing sign on the main building. She then mentioned that one of the signs has a word change and Mr. O'Neill clarified the wording changed for the rear doorway to the adult program. Comm. Matto noted the monument sign is fine as is.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve the sign with the changes recommended by the Zoning Subcommittee 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. Matto – Aye	Comm. Harger – Aye	

The motion passed 5 to 0.

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

Comm. Matto indicated the wall sign should be complementary to the other signs on the building. Mr. O'Neill mentioned that the Zoning Subcommittee members did not feel that the "sign qualified as uniform" and it was relayed to the applicant to produce a new sign proposal. Comm. Harger reminded the Commissioners that the monument sign was previously approved on October 14, 2020.

Motion made by Comm. Matto, seconded by Comm. Kelly, to table the sign 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. Matto – Aye	Comm. Harger – Aye	

The motion passed 5 to 0.

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

Comm. Matto stated the Zoning Subcommittee's preference is to have the address written on top of the sign and that Mr. O'Neill relayed their preference to the applicant. Mr. Bryan Vasser identified himself and he spoke to the Commissioners in person. He mentioned that William Raveis respectfully requested the address remain on the bottom of the sign. Comm. Parkins indicated she was surprised at the Applicant's reluctance to move the address to the top of the sign as requested as many other Applicants have agreed to do in the past. The Commissioners agreed to accept the design submitted by the applicant since there are no zoning regulations to enforce it otherwise.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the sign for Appl. #4600. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye	Comm. Tickey – Aye	Comm. Kelly – Aye
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Comm. Parkins – Aye      Comm. Harger – Aye  
The motion passed 5 to 0.

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

Comm. Harger indicated that Appl. #4590 is for an additional sign for Starbucks on the Stop & Shop facade.

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

Comm. Tickey – Aye      Comm. Matto – Aye      Comm. Kelly – Aye  
Comm. Parkins – Aye      Comm. Harger – Aye  
The motion passed 5 to 0.

5. Application #4657: A.J. Grasso, 60 Beard Sawmill Rd., for a sign.

Mr. O’Neill stated “the overall design is fine, the red brick color that’s depicted around each column is changing to a stone face to match the retaining wall, and the number 60 for the address will be in white at the top of the sign.” Mr. A.J. Grasso identified himself in person and he indicated he was fine with that. Mr. Grasso noted that the sign will be lit with a spotlight on the ground.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the sign for Appl. #4657. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye      Comm. Kelly – Aye      Comm. Tickey – Aye  
Comm. Matto – Aye      Comm. Harger – Aye  
The motion passed 5 to 0.

6. Application #4608: Jose Fernandes, 47 Longmeadow Rd., for an in-law apt.

Mr. O’Neill indicated they are waiting for the applicant’s updated architectural layout showing the elevations of the design of the house and the detailed floor plan. When questioned by Comm. Harger regarding the original design showing the entrance to the in-law apartment in the front, Mr. O’Neill stated that the applicant “has no problem with putting the door on the side.”

Motion made by Comm. Kelly, seconded by Comm. Tickey, to table the in-law for Appl. #4608. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye      Comm. Tickey – Aye      Comm. Parkins – Aye  
Comm. Kelly – Aye      Comm. Harger – Aye  
The motion passed 5 to 0.

V. New Business

A. Application #20-23, "Daybreak Ridge," Key Development, LLC., at 85-97 River Road, petition for a Modification of a Special Exception, Application #19-06 for 34 townhouse units in an R-3 zone for an additional 2 units in "Building D" for a total of 36 units. Accept, review and set a public hearing date.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept for review and set a public hearing for December 16, 2020 for Appl. #20-23. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye                      Comm. Tickey – Aye                      Comm. Kelly – Aye  
Comm. Parkins – Aye                      Comm. Harger – Aye  
The motion passed 5 to 0.

B. Application #20-24, "Wesley Heights Subdivision," Dominick Thomas for United Methodist Church, at 580 Long Hill Avenue, for a subdivision of PDD 26, from one (1) to three (3) lots. Accept, review and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review for Appl. #20-24. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye                      Comm. Parkins – Aye                      Comm. Tickey – Aye  
Comm. Matto – Aye                      Comm. Harger – Aye  
The motion passed 5 to 0.

Attorney Dominick Thomas from Cohen & Thomas identified himself in person on behalf of the applicant. He reviewed the parcel on PDD #26 and said, "we're simply dividing it in three parcels." He indicated that Wesley Heights is refinancing with HUD and HUD does not want to include the entire piece of property.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #20-24. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye                      Comm. Tickey – Aye                      Comm. Parkins – Aye  
Comm. Kelly – Aye                      Comm. Harger – Aye  
The motion passed 5 to 0.

C. Application #20-26, PDD #52 A, David Kreyborg for Outback Steakhouse, at 698 Bridgeport Avenue, for a Minor Modification of a PDD, to include an outdoor patio. Accept, Review and possible action.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review for Appl. #20-26. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0.

Mr. David Kreymborg identified himself in person and spoke to the Commissioners. He indicated they would like to build a patio in the back of the building which is approximately 15 feet wide and 90 feet long with approximately 15 tables, "COVID friendly." He noted the Fire Marshal has already given his approval and the patio will be accessed only from the inside of the building. He mentioned that there will be metal fencing, a "wrought iron fence, similar to Vazzy's" and Comm. Harger suggested the motion should be contingent upon a submission of visuals to be provided to staff. Mr. Kreymborg also added regarding the patio, "we will not use it in the Winter."

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve contingent upon staff approval of specifications for the fencing to enclose the pad for Appl. #20-26. 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. Harger – Aye	

The motion passed 5 to 0.

## VI. Other Business

### A. Discussion of P&Z Meeting Times

Mr. Rossetti suggested they meet regularly on the second Tuesday of the month and the fourth Wednesday of the month at 4:30 p.m. except for December 2020. Comm. Harger reminded the Commissioners they need to file an official document showing 2021 meeting dates and times with the Town Clerk's Office and the Secretary of the State. Comm. Tickey noted the Governor's Executive Orders are set to expire in February 2021 and the PZC might need to be flexible with their meeting times.

### B. Comments from Chairwoman and Subcommittee Chairman

No comments were made.

### C. Approval of Minutes

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

Comm. Harger indicated the October 14, 2020 Special Meeting minutes should reflect that Comm. Tickey had to leave the meeting at 10:55 a.m. and Comm. Matto joined the meeting at 11:25 a.m. She also noted the October 28, 2020 Special Meeting minutes should reflect that Attorney Thomas indicated that no extension of Andrew Drive was planned for Appl. #20-18.

Comm. Parkins mentioned she does not recall the PZC requesting the owner to widen

the area of Petremont Lane for Appl. #20-12 and Comm. Harger said she will research it further.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve the PZC meeting minutes of October 14, 2020 and October 21, 2020 as amended. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye                      Comm. Parkins – Abstain    Comm. Tickey – Aye  
Comm. Matto – Aye                    Comm. Harger – Aye  
The motion passed 4 to 0 to 1.

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 5:37 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye                    Comm. Tickey – Aye                    Comm. Kelly – Aye  
Comm. Parkins – Aye                Comm. Harger – Aye  
The motion passed 5 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary