

SHELTON PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
Tuesday, December 08, 2020  
Shelton City Hall Auditorium  
54 Hill Street, Shelton, CT 06484

*Shelton & Associates*  
20 DEC 16 AM 9:24  
CITY OF SHELTON  
TOWN CLERK

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 Excused: Anthony Panico, Consultant

Also Present: Alexander Rossetti, Planning and Zoning  
Administrator  
Josh O'Neill, Assistant Administrator, Zoning  
Enforcement Officer  
Kenneth Nappi, Downtown Development Coordinator  
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 4:32 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

1. Application #4673: Victor Catano, 3 Huntington Street, for a sign.

Comm. Harger indicated that although the P&Z sign regulations do not permit roof mounted signs, she suggested the Zoning Subcommittee look at the P&Z sign

**TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZC**

regulations to see if they can be modified. She noted the P&Z sign regulations were last modified in 2011 and is pleased with the consistency of the existing signs.

The Commissioners discussed further and Comm. Matto mentioned that although she does not like the roof mounted signs, she feels they fit with the design of the building. Comm. Kelly noted the existing roof mounted signs should be “grandfathered in” and the sign brackets would have to be removed if they were replaced. Comm. Parkins stated the P&Z sign regulations do not allow for the continuation of non-conforming signs and the “roof signs are very distracting.” Mr. Rossetti said he would like Corporation Counsel to give his advice as well.

Motion made by Comm. Tickey, seconded by Comm. Matto, to table the sign for Appl. #4673. 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. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

#### V. New Business

A. Application #20-27, Vista Apartments, LLC., at 1039 Howe Avenue for a Special Exception in a CA-3 zone, for Phase 2 of the Vista Apartments, on 1.93 acres for 28 residential units with 57 parking spaces. Accept, review and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review with a public hearing date to be determined by staff and indicated at an upcoming meeting for Appl. #20-27. 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. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

B. Application #20-22, “Canal Park Royal,” at 123 Canal Street for a Special Exception in a River Front District zone, for a five-story mixed-use building with 13,500 square feet of retail, 80 residential units, and 183 parking spaces on 1.68 acres. Accept, review and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept for review with a public hearing date to be determined by staff and indicated at an upcoming meeting for Appl. #20-22. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

C. Application #20-25, "Canal Recreation Building," at 113 Canal Street, for a Planned Development District in an IB-2 zone, for a five-story recreational building, with aquatic features on the first floor, fitness studio space above, and 87 parking spaces on .64 acres. Accept, review and set public hearing.

Comm. Harger indicated staff informed her that Appl. #20-25 is not ready to be accepted at this time.

## VI. Other Business

### A. Comments from Chairwoman and Subcommittee Chairman.

No comments were made.

Mr. Nappi distributed photos of the Derby Shelton bridge project and mentioned they can discuss further at a future meeting.

### B. Minutes available for review on website of the following meetings.

- i. November 18, 2020 – Special Meeting
- ii. November 24, 2020 – Special Meeting

### C. Approval of Minutes

Comm. Harger reminded the Commissioners about Comm. Parkins comment that she did not recall the PZC requesting the owner to widen the area of Petremont Lane for Appl. #20-12, Good Guys Development, LLC. Comm. Harger then read aloud "the PZC requested that Santos Plaza widen the area of Petremont Lane adjacent to entrance and exit driveway as a condition if approved" from the October 28, 2020 minutes. Comm. Harger also stated "an improvement of a portion of Petremont Lane was a condition of approval for that application." "Any further improvements of Petremont Lane would fall on the applicant for #20-12 if so, decided by the Planning and Zoning Commission."

Comm. Matto noted the word "presence" should be changed to "preference" in the last sentence regarding Appl. #20-12, under section V. Old Business.

Motion made by Comm. Parkins, seconded by Comm. Matto, to approve the PZC meeting minutes of October 28, 2020 as amended. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye  
Comm. Kelly – Aye

Comm. Uysal – Aye  
Comm. Parkins – Aye

Comm. Tickey – Aye  
Comm. Harger – Aye

The motion passed 6 to 0.

VII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Uysal, to adjourn at 4:58 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye

Comm. Uysal – Aye

Comm. Tickey – Aye

Comm. Kelly

Comm. Matto – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary