

SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

**SHELTON PLANNING AND ZONING COMMISSION REGULAR MEETING  
APRIL 11, 2017 AT 7:00 P.M. CITY HALL, AUDITORIUM, 54 HILL STREET,  
SHELTON, CONNECTICUT**

PZC Commissioners Present:

Chairman Ruth Parkins  
Virginia Harger  
Jimmy Tickey  
Elaine Matto  
Charles Kelly  
Ned Miller, Alternate (sitting for Pogoda)

Also Present:

Richard Schultz, AICP, Planning and Zoning Administrator  
Anthony Panico, Consultant (via phone)  
Anna Barone, recording secretary  
Pat Gargulo, stenographer

AGENDA

I. Call to Order

Chairman Parkins called the meeting to 7:00.

II. Pledge of Allegiance

Chairman Parkins recited the Pledge of Allegiance.

III. Roll Call

Chairman Parkins called the members present.

IV. Public Hearings

A. Application #17-1, 405 Long Hill Avenue

On a motion made by Comm. Harger and seconded by Comm. Tickey to continue the public hearing to 4/26/17.

V. Old Business

On a motion made by Virginia Harger , seconded by Jimmy Tickey it was unanimously voted to approve Application for Certificate of Zoning Compliance #2017.

On a motion made by Jimmy Tickey, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #2006.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #0901.

On a motion made by Jimmy Tickey, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #2009.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application #2011.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #2023.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #1094.

On a motion made by Jimmy Tickey seconded by Charles Kelly, it was voted 5 to 0 with one abstention to approve Application for Certificate of Zoning Compliance #1097.

On a motion made by Charles Kelly seconded by Elaine Matto it was unanimously voted to approve Application for certificate of Zoning Compliance #0798.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #0796.

On a motion made by Charles Kelly, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0793.

On a motion made by Jimmy Tickey, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #0797.

On a motion made by Virginia Harger, seconded by Charles Kelly it was unanimously voted to approve Application for Certificate of Zoning Compliance #2019.

On a motion made by Charles Kelly, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #2008.

On a motion made by Elaine Matto, seconded by Virginia Harger it was unanimously voted to approve Application for Certificate of Zoning Compliance #0956.

B. Application #16-23, 60-66 Huntington Street.

On a motion made by Comm. Tickey seconded by Comm Harger it was unanimously voted to table action to 4/26/17.

C. Application #16-28, 704-722 River Road

The Commission discussed the application and will continue the discussion on May 9, 2017.

D. Application #16-29, Wells Zone Change, Bpt. Ave./Long Hill Cross Road

On a motion made by Comm. Harger, seconded by Comm Tickey it was unanimously voted to accept the consent on the public hearing continuation.

E. Application #16-34, Hawks Ridge

Chairman Parkins read the draft resolution dated 4/11/17.

On a motion made by Comm.Harger, seconded by Comm. Tickey it was moved to adopt the resolution.

Roll Call Vote

Comm. Harger, Comm. Tickey, Comm. Kelly, Comm. Miller, Comm. Matto, and Parkins voted in favor.

F. Application #17-02, 20 Waterview Drive

Chairman Parkins discussed the comments received on the application and had each commissioner express their feelings on the application. The consensus was favorable. The Chairman directed Staff to prepare a favorable resolution for the 5/9/17 meeting.

G. Application #17-03, 309 Old Bpt. Avenue

Chairman Parkins tabled action to the 5/9/17 meeting.

H. Application #17-04, ThMarketplace Shopping Center

Chairman Parkins tabled action to the 5/9/17 meeting.

VI. New Business

A. Application #17-05, 100 Commerce Drive

On a motion made by Comm. Harger seconded by Comm. Kelly it was unanimously voted to accept for review on Application #17-05.

VII. Public Portion

No comments received

On a motion made by Comm. Harger seconded by Comm. Matto it was unanimously voted to close the public portion.

VIII. Other Business

A. Approval of Minutes 1/25/17

On a motion made by Comm. Miller seconded by Comm. Matto it was voted 5 to 1 to approve the minutes.

Comm. Harger abstained.

B. Payment of Bills

On a motion made by Comm. Harger seconded by Comm. Miller it was unanimously voted to approve payment of bills.

C. Paul Anthony Subdivision

On a motion made by Comm. Tickey seconded by Comm. Kelly it was unanimously voted to approved a 90 day extension.

D. Staff Report

R. Schultz presented zoning regulation amendments and requested a public hearing on 4/26/17.

On a motion made by Comm. Miller and seconded by Comm. Tickey it was unanimously voted to assign the public hearing on 4/26/17 for the sign and automobile storage regulation amendments.

E. Comments from Chairman and Subcommittee Chairs

Comm. Miller requested staff to issue a Cease and Desist Order on the Nells Rock Road driveway for violation of Site Plan Approval.

On a motion made by Comm. Miller seconded by Comm. Tickey it was unanimously voted to direct staff to issue a Cease and Desist Order regarding the Nells Rock Road driveway.

IV. Adjournment

On a motion made by Comm. Harger seconded by Comm. Matto it was unanimously voted to adjourn at 10:50 p.m.

Respectfully submitted

Richard D. Schultz, AICP  
Recording Secretary