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. Ticke
      y it was unanimously voted 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

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 approve 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