

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, January 12, 2021
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)
Mark Widomski (via telephone beginning at 4:52 p.m.)
John Uysal, Alternate (via telephone and sat in for
Comm. Widomski until 4:52 p.m.)

PZC Commissioners Excused: Peter Laskos, Alternate

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator
Anthony Panico, Consultant (via telephone)
Sarah Vournazos, Recording Secretary

CITY OF SHELTON
TOWN CLERK

2 JAN 12 2021
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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.

I. Call to Order

Comm. Harger called the meeting to order at 4:34 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 reiterated she would like a replacement sign to match the existing style of the building. Mr. O'Neill then read aloud an email dated January 12, 2021 from Attorney Francis Teodosio, Corporation Counsel, who confirmed the current sign

located on the roof is legally non-conforming according to Shelton PZC sign regulations section 44.3.5. Mr. Victor Catano spoke to the PZC in person regarding his proposed deli, Catano's Cocina. Comm. Matto and Comm. Harger noted the redundancy of his name being repeated on the sign.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve 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.

2. Application #4691: Ali Nasufi, 901 Bridgeport Avenue for a sign.

Comm. Matto indicated this sign for an ice cream and candy store (Sugar Rush) was installed about one month ago without PZC approval and there was a later discussion with the landlord to make sure he informs his tenants to be in compliance. She also noted they would like the applicant to change the color of the border and Comm. Harger would like the hourglass removed. Comm. Parkins suggested that any multi-use building should have signage regulations in the Statement of Uses and Comm. Harger concurred.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the sign with the condition of removing the pink border for Appl. #4691. 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. Widomski – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

3. Application #4687: John Therina, 549 Howe Avenue for a sign.

Comm. Harger indicated this is for a wall sign and a replacement of an awning. Mr. Greg Corvino spoke in person to the PZC and noted the sign is not illuminated but will come back to the PZC if any changes.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve the sign for Appl. #4687. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

4. Application #4608: Jose Fernandez, 47 Longmeadow Road, for an in-law.

Mrs. Christine Jardim, owner, spoke to the PZC via telephone and indicated Jose Fernandez is her builder. Comm. Widomski recused himself since Mrs. Jardim is his neighbor. Comm. Harger stated that her engineer provided "one of the best drawings we've ever received for an in-law set up." Comm. Harger first inquired about a sidewalk and Mrs. Jardim replied they would like a wrap-around walk-way. Comm. Harger then inquired about the fence and Mrs. Jardim said the fence will be taken down.

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

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

The motion passed 6 to 0.

V. Other Business

A. 8 – 24 Referral:

- i. A parcel between Canal Street formerly owned by Chromium Process (Assessor's Map 129, Lot 31) about .10 acres, the recommendation for the sale of property for development in line with the downtown.

Comm. Harger read aloud correspondence dated January 11, 2021 from Attorney Kevin J. Gumper of Holahan, Gumper & Dowling regarding his client Angelo Melisi, Jr. Mr. Rossetti clarified that this is for the sale of the piece of property previously owned by the Chromium Process. He stated there is a typo of .10 acres which should be noted as .51 acres and he requested the PZC to recommend whether the piece should be sold for development or not to the BOA. He reminded the Commissioners that the intent of 8-24 referrals is not to decide on prices or who the benefactor is or the usage of the property.

Mr. John Bashar, Administrative Assistant to Mayor Mark Lauretti, spoke to the PZC in person stating that there were 36 RFP's sent out and only one person responded. He then mentioned the contract also includes that the buyer is going to provide additional construction on the Riverwalk as part of the purchase price. Comm. Tickey expressed he would like the PZC to communicate with Mayor Lauretti's office and the BOA more in the future. Comm. Harger reminded the Commissioners that any 8-24 referral they report favorably can be overturned by the BOA. Mr. Panico stated that the city has title to this property from state funding and "our obligation to the state is to prepare to sell that piece of property for development."

Attorney Kevin J. Gumper spoke to the PZC in person on behalf of his client

Angelo Melisi, Jr. He noted the PZC's responsibility is to report to the BOA but there is no limit on what the report can talk about. He stated the prior contract was prepared for a price of \$250,000 contingent upon having a building constructed with parking, but then was changed in December 2020. Mr. Melisi owns 113 LLC which is on Canal Street.

Attorney Francis Teodosio, Corporation Counsel, spoke to the PZC in person and clarified the PZC should only comment on the planning aspects of the project. He noted the RFP is for value and it was prepared by Mr. Bashar and Mr. Nappi.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve with a favorable referral for the 8-24. 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. Widomski – Nay	Comm. Harger – Aye

The motion passed 5 to 1.

B. Bonds:

- i. Bond Release – Casa Nuova Development LLC., for a \$30,000 performance bond for Highland Estates subdivision.

Mr. O'Neill stated the main purpose of the performance bond was to ensure the work being done to extend the sewer to the two new houses was completed.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the bond release. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

- ii. Bond Reduction – Primrose Company Realty LLC., for a reduction from a \$145,000 performance bond to a \$75,000 maintenance bond at Riverside Drive.

Mr. O'Neill stated that if any other work needs to be completed there will be funds. Comm. Harger noted that Riverside Drive is off of Canal Street and in back of Spangex.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve the bond reduction. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye
Comm. Kelly – Aye

Comm. Widomski – Nay
Comm. Parkins – Aye

Comm. Tickey – Aye
Comm. Harger – Aye

The motion passed 5 to 1.

C. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger indicated that the Commissioners should have received the 100 days email from Mr. Rossetti regarding their meeting dates.

D. Staff Comments

Comm. Kelly deferred to Mr. Nappi. Mr. Nappi spoke to the Commissioners about how the five major developers discussed their development plans with the police department. He then mentioned that 72 new parking spots were added by the city, which is now leasing the Eversource parking lot for a total of 590 parking spaces. He also noted that the BOA has approved money for signage in the downtown area and that 434 Howe Avenue is under new ownership.

E. Minutes available for review on website of the following meeting:

- i. December 8, 2020 – Special Meeting

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 5:45 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye

Comm. Kelly – Aye

Comm. Tickey – Aye

Comm. Widomski – Aye

Comm. Matto – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary