

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 20, 2021
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

CITY OF SHELTON
TOWN CLERK
21 JAN 28 AM 10:10
Stephanie Charboneau

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)
John Uysal, Alternate (via telephone)

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)
Stephanie Charboneau, Stenographer (via telephone)
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.

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. Public Hearing

Comm. Harger read aloud the guidelines for the public hearing, advised copies of the Agenda were on the podium and how the public who wished to comment on the proposals being presented will be recognized by the Chair.

A. Continuation of Appl. #20-21, Willinger, Willinger & Bucci for Manuel Moutinho at 6 Todd Road (Assessor's Map 77, Lot 25) for a Planned Development District on 1.22

acres for 10,170 square foot retail development. Review, discuss and possible action.

Attorney Charles Willinger of Willinger, Willinger & Bucci, P.C. identified himself in person on behalf of the applicant. He provided a brief introduction about his practice and he noted the tremendous amount of growth on Bridgeport Avenue as well as in downtown Shelton. He mentioned the current zone is an Office Park District (OPD) and the property is located in a special development area across the street from the Big Y shopping center. He stated there was a prior application filed in Spring 2018 requesting to change the zone to a PDD and on October 9, 2018 the PZC denied the application by a three-to-three vote.

Mr. Keith Buda of Pereira Engineering, LLC., identified himself in person on behalf of the applicant. He reviewed the proposed Site Development Plans and he stated "there is no functioning storm water management system currently on the site." He noted the proposed retail building will be located in the center of the site with paved parking and driveways around the building. He indicated the total parking spaces required is 51 spaces, which equates to five parking spaces per 1,000 sq. feet. He stated "an abundance of landscaping will be provided around the perimeter of the parking area and within the internal island which is depicted on SL-1."

Mr. Buda reviewed the Grading and Utilities Plan along with the proposed storm water management system. He indicated the proposed building will be served by public sanitary sewers, water and gas. He mentioned retaining walls are proposed along the East, South and West perimeters of the parking area, varying in height with an average height of four-to-five feet. He also went over the Soil, Erosion and Sediment Control Plan. Comm. Widomski requested to see a report from the Sewer Commission on the permanent capacity, as well as a report from the engineer with a rough estimate of the average use for that facility. Comm. Matto said she would like to know the kinds of plants proposed for the Landscaping Plan.

Attorney Willinger reviewed the Office Feasibility Study which was prepared by Cushman & Wakefield before the COVID-19 pandemic, which noted there was a seven-year oversupply of office space in Fairfield County. He noted that Cushman & Wakefield indicated the land and construction cost for an office is \$4.5 million dollars with a rent of \$110,000 per year and appraised the property fully completed and rented to have a value of \$1.3 million dollars.

Attorney Willinger then reviewed the Retail Feasibility Study also prepared by Cushman & Wakefield, noting that this property is in a good location for retail. He said that Cushman & Wakefield indicated the land and construction cost for retail is \$3.4 million with a rent of \$317,000 per year, which equates to a value of \$4.2 million dollars. He stated that Cushman & Wakefield believes "the highest and best use of the property is for retail."

Attorney Willinger reviewed the 2019 Traffic Study, noting that the retail weekly peak hour is from 4:30 p.m. – 5:30 p.m. and the busiest time is on Saturday from 11:00 a.m.

– 12:00 p.m. He stated it will only generate 39 weekday peak hour trips and 46 peak hour Saturday trips both in and out of the center, with a minimal amount of new traffic.

Comm. Parkins suggested that a sidewalk be installed on Platt Road to the bus stop on Bridgeport Avenue for pedestrian safety with the City responsible for installing crosswalks to the Marketplace. Comm. Widomski suggested a sidewalk be installed on Todd Road to Professional Tire.

Mr. Panico relayed his thoughts to the PZC, stating “it may be desirable to consider introducing a vehicle barrier rather than the type of fence they are talking about.” He also mentioned that the potential sidewalk on Todd Road “will exasperate the height of the proposed retaining wall.” Comm. Matto would like to see elevations at the next meeting and Mr. Panico noted he would like information regarding the proposed signage.

Motion made by Comm. Kelly, seconded by Comm. Matto, to continue the public hearing for Appl. #20-21. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger requested that the Commissioners read the December 8, 2020 minutes prior to their next meeting.

B. Zoning recap and report end of 2020

Mr. O’Neill gave a brief overview of the 2020 report, noting the daily office activities and 26 P&Z Applications. He stated their busiest month was June 2020 with an uptick in home office requests. He mentioned there were 43 sign applications and 60 complaints.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 6:04 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary