

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES - REVISED
Wednesday, January 27, 2021
Shelton City Hall Auditorium
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present:

Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins (via telephone)
Mark Widomski (via telephone)
Peter Laskos, Alternate (via telephone)
John Uysal, Alternate (via telephone and sat in
Comm. Tickey)

PZC Commissioners Excused:

Jimmy Tickey

Also Excused:

Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator

Also Present:

Mark Lauretti, Mayor
Alexander Rossetti, Planning and Zoning
Administrator
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.

V. Public Hearing (agenda item taken out of order by Chair)

B. Initiation of Application #20-22, "Riverview Park Royal," at 123 Canal Street, (Assessor's Map #130, Parcels #3, 4, and 5) petitions for a Special Exception in a River

CITY OF SHELTON
TOWN CLERK
2021 FEB -9 P 1:57
Stephanie Charboneau

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. Review, discuss, and possible action.

Comm. Harger read aloud an email from the applicant, addressed to Mr. Rossetti, stating they are not prepared to move forward with the hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept the withdrawal for Appl. #20-22. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

IV. New Business

A. Application #21-01: Dominick Thomas for Garyline at 710 Bridgeport Ave., (Assessor's Map 29, Lot 9) for Site Plan approval for a pre-existing non-conforming use in an OPD zone on 36.1 acres. Accept, review and possible action.

Motion made by Comm. Kelly, seconded by Comm. Uysal, to accept Appl. #21-01 for review. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Attorney Dominick Thomas from Cohen & Thomas identified himself in person on behalf of the applicant. He indicated the proposed use is for manufacturing, warehousing and office, and R&D (research and development) with an "abundant amount of parking on this site." He noted that the applicant will add three materials storage tanks, an equipment container and two cooling towers to the exterior of the building which is shown on the Site Plan. He then mentioned the silos will not be extend above the building.

Comm. Harger indicated she is pleased with a number of positive things about Appl. #21-01. For example, there is no change with the building's footprint and the only modification is the installation of the silos. She stated, "I think this is a very good use of this particular building, it is what we looked for and why we held out and did not approve a proposal for residential for this particular site."

Mr. Richard Hellinger, President of Gary Plastic Packaging Corp., addressed the Commission and indicated they are in the business of manufacturing promotional products along with plastic packaging. He currently employs 300 people on a daily basis

and Garyline is presently based in Bronx, N.Y. He noted its manufacturing operates in a three-shift schedule, with approximately 30 employees relocating from the Bronx and “the rest will be all new hires from the local area.” Mr. Hellinger indicated all materials needed to manufacture products are made in the U.S.A.

Mr. Brian Cleveland from Silver, Petrucelli & Associates, spoke to the Commissioners via telephone and he reviewed the specifics for the cooling towers after an inquiry from Comm. Parkins. He noted the thermal care cooling towers are 11’ tall overall and a closed loop cooling system is used to cool the molds for the injection of the mold into the plastic and Mr. Hellinger concurred.

Comm. Parkins inquired about the truck delivery and shipping hours. Mr. Hellinger indicated that shipping and receiving hours will be 7 a.m. – 7/8 p.m. Truck traffic will not take place overnight. Comm. Uysal mentioned he feels this is an appropriate use of the building. Comm. Widomski said, “it is refreshing to see an application come in that conforms with the plan of conservation for the building.”

Mayor Mark Lauretti addressed the Commission, informing them that economic stability is created when your economic base, employee base and corporate base is diverse. He stated, “that’s what we’ve tried to do over the years here in Shelton and we’ve been probably more successful than almost anyone in the state of Connecticut to do that.” He reiterated that there is an abundance of parking on this site and it “should be included as part of their parking for future growth.”

Mr. Rossetti read aloud a motion dated January 15, 2021 to approve the Site Plan modification for Appl. #21-01.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #21-01. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. 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. Initiation of Application #20-27, “Vista Apartments 2,” Vista Apartments LLC., at 1039 Howe Ave., (Assessor’s Map #146, Map #20) for a Special Exception in a CA-3 zone, for Phase 2 of the Vista Apartments, for 28 residential units with 57 parking spaces, on 1.93 acres. Review, discuss and possible action.

Comm. Matto read aloud the legal notice for Appl. #20-27. Mr. Rossetti indicated no comments from the public were received.

Attorney Stephen Bellis identified himself in person on behalf of the applicant. He reiterated Appl. #20-27 is for a Special Exception and that the PZC is acting in its administrative capacity rather than legislative capacity. He reminded the Commissioners that their responsibility is to "determine if the use permitted is under the zoning regulations and are the standards in the regulations and the Special Exception satisfied."

Attorney Bellis reviewed the Site Plan along with the proposed 57 parking spaces. He indicated that the entrance to the existing apartment building to the left of the proposed building would be used as the entrance. Attorney Bellis indicated that the Traffic Study written by the traffic engineer found that the 28 proposed units will generate ten trips during the weekday morning peak hour and 12 trips during the weekday afternoon peak hour. He said the opinion of the Realtors, Carey and Guarrera, is "that there will be no adverse effect on property values in the neighborhood." He stated he will be filing a map showing the two parcels will be merged which "could perhaps be a condition of approval." He read a letter from the city engineer citing concerns about the site plans and provided Mr. Rossetti a written response from addressing those concerns Mr. Jim Swift, the project's engineer.

Atty. Bellis noted the project has been approved by both the City's Inland Wetlands Commission and the Water Pollution Control Authority.

Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant and addressed the Commission. He reviewed the Site Plan and indicated the building is three stories in height from the street and four stories in height from the rear. Mr. Rose also indicated there are five apartments on the first level, seven apartments on the second level and eight apartments on the third and fourth levels and there are two parking spaces per unit. He also reviewed the elevations and grading.

Mr. Jim Blakeman, applicant, identified himself and addressed the Commission. Comm. Kelly inquired if there will be any charging stations for electric cars and Mr. Blakeman said "I'm open to it." Comm. Matto asked about safety features regarding the drop-off and Mr. Swift mentioned a retaining wall is located to the right in the back of the building. He also indicated that fencing, a guard rail and shrubbery should be included with the retaining wall. Comm. Parkins and Comm. Widomski stated they would like a remote-controlled gate be installed in the emergency exit planned on the right side of the building to Howe Avenue for use by emergency responders.

Comm. Uysal inquired about affordable housing and Attorney Bellis replied there are two units with a lower rent but they are not designated as affordable housing. Comm. Widomski conveyed he would like the owner to provide a sidewalk as a condition of approval. Comm. Parkins commented that the area is not practical for a sidewalk. Mr. Panico stated he is looking for the physical analysis of the existing topography to

determine the eligible amount for billable lot area to confirm the density, and Attorney Bellis noted he will provide that information to Mr. Rossetti.

Motion made by Comm. Kelly to close the public hearing; Comm. Kelly then amended the motion to continue the public hearing, seconded by Comm. Uysal, to continue the public hearing for Appl. #20-27. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. Other Business

A. Comments from Chairwoman and Subcommittee Chairman: no comments were made.

Mr. Rossetti indicated he is working on developing some affordable housing plans and guidelines for the PZC to review at a later time.

B. Comm. Harger indicated that the following Minutes would be available for review on the website for action at the following meeting.

- i. January 12, 2021 – Regular Meeting
- ii. January 20, 2021 – Special Meeting

C. Minutes for Approval

Motion made by Comm. Matto, seconded by Comm. Parkins, to approve the PZC meeting minutes of December 8, 2020. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Widomski – Abstain	Comm. Uysal – Aye	Comm. Matto – Aye
Comm. Kelly – Aye	Comm. Parkins – Aye	Comm. Harger – Aye

The motion passed 5 to 0 to 1.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 6:24 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary