

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, February 9, 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)  
Peter Laskos, Alternate (via telephone)  
John Uysal, Alternate (via telephone)

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 (via  
telephone)

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](http://www.cityofshelton.org).

I. Call to Order

Comm. Harger called the meeting to order at 4:40 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. Appl. #4758, Archer Signs, 899 Bridgeport Avenue for a sign.

Mr. Bryan Vasser identified himself in person on behalf of the applicant. He spoke to the Commissioners regarding the wall sign and the free-standing sign. He mentioned that the wall sign will have a black background and white illuminated lettering. He noted they are installing a base for the free-standing sign and it will also be illuminated.

CITY OF SHELTON  
TOWN CLERK  
2021 FEB 17 12:54  
*Stephanie D. [Signature]*

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve the sign for Appl. #4758. 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.

2. Appl. #4759, Pattison Sign Group, 4 Corporate Drive for a sign.

Ms. Darcie Roy identified herself remotely and she spoke to the Commissioners regarding adding signage (vinyl decal) to the awning. She mentioned she would like to replace the existing free-standing directional sign and window vinyl. Comm. Matto noted this is her employer and deferred to Comm. Parkins. Comm. Parkins reiterated there are three signs proposed in the vicinity and stated, “we have not allowed that in most cases.” She also stated, “I’m not in favor of the awning sign, and the ground sign needs to follow suit with what is currently there” and Comm. Widomski concurred. Comm. Harger said they would like to receive specific information regarding the door sign and that the ground sign conforms with the other signs.

Motion made by Comm. Widomski, seconded by Comm. Parkins, to table the sign for Appl. #4759. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 4 to 1 to 1.

V. Old Business

A. Application #20-08, PDD#94 "Cedar Village – Phase II," Midland Development LLC., 310 Howe Ave./ 275 Coram Ave./ 30 Hill St. for Detailed Development Plan Approval of Phase Two. Review, Discuss, and Resolution.

Comm. Widomski recused himself and Comm. Harger sat Comm. Laskos in his place. Mr. Pat Rose, the Architect of Rose Tiso & Co. LLC, identified himself on behalf of the applicant and addressed the Commission. He reviewed the rear elevation, noting they changed the roof line and window design along with some minor changes. Mr. Panico mentioned he would like to see the selection of colors and Mr. Rose said the colors will be the same as in Phase I. In addition, Comm. Harger and Mr. Panico said they would like to see the screenings for security.

Comm. Harger read aloud the resolution regarding Appl. #20-08.

Motion made by Comm. Kelly, seconded by Comm. Matto, to move the resolution for

Appl. #20-08. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye	Comm. Matto – Aye	Comm. Parkins – Aye
Comm. Laskos – Aye	Comm. Tickey – Nay	Comm. Harger – Aye

The motion passed 5 to 1.

B Application #20-12, Good Guys Development, LLC., at Petremont Lane for a Planned Development District in an R-3 zone on 2.1 acres for Initial Development Plan approval of an apartment building with 10% affordable housing units, and onsite parking. Review, Discuss, and Consensus.

Comm. Harger provided a brief timeline review. Mr. Rossetti mentioned the city has agreed to take on some responsibility to help renovate the road. He noted staff's recommendation is to consider the project for 42 units with 10% affordable housing instead of the original 56 units proposed. Mr. Panico stated, "it will be essentially a reduced size footprint just representing the extraction of a portion of the building." He indicated the major change would be the modification of going from two entrances / exits to one. Mr. Rossetti reiterated that the only changes will be that the two middle sections of the building will be removed and the building will shrink in length. The Commissioners would like to receive information or drawings from staff to reflect the reduction in unit size and the overall position of the building on the lot.

## VI. New Business

A. Appl. #21-03, PDD #74, DSA Companies, at 811 Old Bpt. Rd, for a Minor Modification of a PDD, to include outdoor patio areas at the former Ruby Tuesday's. Accept, Review, and Possible Action.

Motion made by Comm. Matto, seconded by Comm. Kelly, to accept Appl. #21-03 for review. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Mr. Eli Hawli identified himself and addressed the Commission. He indicated they would like to change a little bit of how the building looks, install a fireplace and a patio. Comm. Harger inquired about the chimney and Mr. Hawli said the height is 20 feet. Comm. Parkins inquired about serving alcohol outside and Mr. Hawli said there will be fencing outside. Mr. Hawli mentioned the other Market Place locations in Avon, Danbury, Brookfield, Woodbury, Litchfield and Newtown, and Comm. Tickey said he has dined in Woodbury and "it's delicious."

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve Appl. #21-03

reserving the ability for staff to work with the applicant regarding fencing. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Appl. #21-02, PDD #72, Dominick Thomas for Bishop Development LLC., at 760 – 762 River Rd., for a subdivision of PDD #72 from one (1) to two (2) lots. Accept, Review, and Set Public Hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #21-02 for review and set the public hearing for February 17, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

## VII. Other Business

### A. Informal Considerations:

- i. 7 Ivy Brook - PDD for a townhouse development in a LIP zone on a 3.07-acre parcel
- ii. 967 Howe Ave - PDD along Route 110 in an R-1 zone for townhouse developments on parcels larger than 1.0 acre.

Attorney Dominick Thomas from Cohen & Thomas addressed the Commission. He indicated the reason why these informal considerations were requested is that when they met in a staff session, there was opposition. He noted he previously submitted a concept plan in the staff session, which he then briefly reviewed. He reminded the Commissioners they are not taking any action.

B. Comments from Chairwoman and Subcommittee Chairman. No comments were made.

### C. Staff Comments

Mr. Rossetti recognized Alexandria Castro as their new Administrative Clerk.

Mr. Nappi mentioned the developers are working on a private parking plan with service to the downtown area.

D. Minutes available for review on website for the following meetings:

- i. January 27, 2020 – Special Meeting
- ii. January 12, 2021 – Regular Meeting
- iii. January 20, 2021 – Special Meeting

#### VIII. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 6:40 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. Tickey – Aye	Comm. Matto – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary