

CITY OF SHELTON
TOWN OF SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES REVISED

2021 MAR 16 A 10:19 Wednesday, February 24, 2021
Shelton City Hall (ZOOM)

 54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Jimmy Tickey
Ruth Parkins
Elaine Matto, Secretary
John Uysal, Alternate (Sat in for Comm. Widomski)

PZC Commissioners Excused: Peter Laskos, Alternate

PZC Commissioners Absent: Mark Widomski

Also Present: Alexander Rossetti, Planning and Zoning Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
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 4:35 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 Hearings (agenda item taken out of order by Chair)

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

B. Continuation of Appl. #20-27, "Vista Apartments 2," Vista Apartments LLC., at 1039 Howe (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.

Mr. Rossetti indicated the applicant submitted a letter requesting a continuance regarding Appl. #20-27.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept the letter requesting a continuance for Appl. #20-27. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

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.

Comm. Harger provided the timeline for Appl. #20-21. She noted that it was accepted for review on October 28, 2020 and what presentations were made by the Applicant during a public hearing that opened on January 20, 2021.

Mr. Rossetti mentioned he and the city engineer had an earlier conversation regarding Appl. #20-21 and Mr. Rossetti said, "there is nothing that would prevent this application from proceeding in a positive manner."

Attorney Charles Willinger of Willinger, Willinger & Bucci, P.C. addressed the commission on behalf of the applicant. He spoke to the Commissioners about their previous concerns of the sanitary and storm water connections, the proposed sidewalk, the vehicle barriers and the retaining walls. He indicated they would file a separate application with the WPCA to confirm the capacity of the sanitary and storm water connections if Appl. #20-21 was approved. He then stated, "when we can connect to a sidewalk, we will at our cost install a concrete sidewalk" and he also noted that guardrails will be installed along Todd Road. Furthermore, he mentioned the westerly side of the building's retaining wall length is 175 ft. and the height is one to four ft. The retaining wall located to the easterly or rear of the building is 285 ft. in length and it will range from one to six ½ ft. in height. A decorative fence will be installed next to the retaining walls as well. He noted there is no drive through and signage plan has now been filed.

Attorney Willinger indicated they submitted a revised storm water management plan, a drainage calculation report and they have amended the grading and utility plan. He reviewed the installation of the infiltration chambers along with property site lines. He mentioned the city engineer emailed them saying he is satisfied with the traffic study and Inland Wetlands also gave their approval.

Comm. Parkins mentioned she requested a sidewalk on Platt Road be installed now by the applicant as a safety aspect for the pedestrian's walkability and both Comm. Harger and Comm. Matto concurred. Mr. Rossetti stated he feels the Commissioners can discuss the sidewalk concerns at the detailed development stage. Comm. Matto noted she would like a statement in the resolution regarding the installation of sidewalks and Comms. Tickey, Parkins and Uysal concurred.

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

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

The motion passed 6 to 0.

Comm. Harger indicated there is a consensus by the Commission to have staff prepare a favorable resolution for Appl. #20-21.

V. Other Business

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

i. February 17, 2021 – Special Meeting

Comm. Harger noted for the record that the February 17 minutes would be on the City's website shortly.

B. Minutes for Approval

i. February 9, 2021 – Regular Meeting

Comm. Harger noted some edits to the PZC Regular Meeting Minutes for February 9, 2021. Under Section VII, Other Business, Sub-Section A, Informal Considerations, Comm. Harger indicated she would like sentences to be added. She also suggested a comment from Mr. O'Neill be added Under Section VII, Other Business, Sub-Section C, Staff Comments, that Mr. Nappi's comment be revised, and Mr. Panico's comment be included.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the PZC meeting minutes of February 9, 2021 as amended. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

C. Submit comments to P&Z staff regarding Zoom

Comm. Harger requested the Commissioners to email Mr. Rossetti their feelings regarding today's Zoom meeting. She indicated she does not want the meetings to feel impersonal. Comm. Parkins and Comm. Tickey mentioned they were pleased with the audio of today's Zoom meeting. Comm. Tickey asked the Commissioners to think about "public involvement" and whether their meeting can begin at 5:00 p.m. or 5:30 p.m. Comm. Parkins indicated that she would prefer staying with Zoom. Comm. Kelly indicated that he was surprised on how well the meeting went using Zoom.

Mr. Rossetti said he will have an Agenda item on March 9, 2021 for more discussion about holding meetings remotely.

VI. Adjournment

Motion made by Comm. Kelly, seconded by Comm. Matto, to adjourn at 5:20 p.m. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary