

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, March 24, 2021
Shelton City Hall (ZOOM)
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins
Jimmy Tickey
Mark Widomski (Left at 7:00 p.m.)
John Uysal, Alternate
Peter Laskos, Alternate (Sat in for Comm. Widomski
from 7:00 p.m. – 9:45 p.m.)

Absent: Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer

Also Present: Attorney Francis Teodosio, Corporation Counsel
(From 8:00 p.m. – 8:35 p.m.)
Alexander Rossetti, Planning and Zoning
Administrator
Kenneth Nappi, Downtown Development Coordinator
Anthony Panico, Consultant
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 6:05 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. Old Business

A. 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 Resolution.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

Comm. Harger provided a brief timeline review. She then reminded the Commissioners that Comm. Parkins and Comm. Widomski previously introduced the idea of sidewalks in two specific areas on Platt Road and Todd Road. She also reminded the Commissioners that Mr. Panico had suggested a vehicle barrier in the parking area.

Mr. Panico read aloud the resolution regarding Appl. #20-21.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to move the resolution 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. Matto – Aye
Comm. Tickey – Aye	Comm. Widomski – Nay	Comm. Harger – Aye

The motion passed 5 to 1.

Comm. Parkins mentioned that some further clarification is needed on page one, under section “Background”, where it says “the opposite of Todd Road is a car parking lot on land leased from state of Connecticut.” Mr. Panico said he will correct it to note that the parking lot is not under the current owner. Comm. Harger indicated she is pleased the storm water management will now be improved. She then requested staff to monitor for the Commissioners that the building materials and plant types be submitted to staff.

Comm. Widomski expressed his traffic concern, saying “I think it will be a disaster and a tragedy in the making.” He also said he does not think more commercial development is needed in that area and is opposed to this project. Comm. Tickey stated he originally opposed this project as well, but he is now pleased there is no drive-through and is interested in the retail aspect.

B. Appl. #20-12, Good Guys Development, LLC., at Petremont Lane (Assessor's Map 66, Lot 24) 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 Resolution.

Comm. Harger provided a brief timeline review. She reminded the Commissioners of their concern about Petremont Lane and their previous discussion with making Petremont Lane a one-way street from Coram Road. She indicated an updated site plan, layouts and elevations were posted on the city of Shelton’s website.

Comm. Widomski recused himself for Appl. #20-12 and Comm. Harger seated Comm. Laskos in his place.

Mr. Panico read aloud the resolution regarding Appl. #20-12.

Comm. Matto reminded the Commissioners of their previous discussion about the applicant wanting to limit the affordable housing units to only studio apartments. Mr. Panico noted he could write something such as, “notwithstanding the provisions of Connecticut General Statutes, the Commission wishes to have affordable units

available in all styles of apartments” and Mr. Rossetti agreed.

Mr. Panico stated that once the affordable unit is occupied, there needs to be some oversight to ensure the units are being used as “affordable”. Mr. Rossetti said that he spoke with the applicant, who agreed to monitor the affordable units. Comm. Harger requested that Mr. Rossetti contact the Affordable Housing expert in Hartford, CT to inquire about how it would be best managed.

Comm. Harger inquired if staff would track the approval that is needed from the WPCA for the discharge to the sanitary sewer system and Mr. Panico said that an application is required. In addition, she stated that staff would need to track the lighting design and that this would be the first proposal to have vehicle charging destinations. She mentioned she is in favor of additional front space by eliminating seven parking spaces in the rear, and that pushing the building back would be a benefit.

A twenty-minute recess was observed at 7:40 p.m. and the meeting resumed at 8:00 p.m.

Attorney Francis Teodosio, Corporation Counsel, identified himself and addressed the Commission. Comm. Matto reiterated the Commission’s discussion about the applicant wanting to only use studio apartments as affordable units. She noted that the Commissioners would like it to be all types of units, and that those who qualify for affordable housing would be eligible for any type of apartment that is available.

Mr. Panico noted he could write something such as, “notwithstanding the provisions of Connecticut General Statutes, the Commission hereby mandates that all units have a predetermined affordable rent versus a market rent and any such unit, if vacant and available, be rented on request as an affordable unit within the maximum of six affordable units.” Attorney Teodosio said, “regarding the applicant, you can’t impose anything more than what the zoning laws allow you to do.” However, he noted the applicant can volunteer that all of his units be made affordable.

Attorney Stephen Bellis identified himself and addressed the Commission on behalf of the applicant. He stated, “do we agree that as units become available, that if one was to become available for affordable, the answer is yes.” Mr. Panico said he could write something such as, “the 47 units must include a mix of not less than six units allocated as affordable housing,” in the resolution and Attorney Bellis agrees.

Motion made by Comm. Matto, seconded by Comm. Parkins, to move the resolution for Appl. #20-12. 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. Laskos – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

V. New Business

A. Appl. #21-08, David Ghuzal, at 5 Huntington Street (Assessor's Map 74, Lot 21) in a CA-2 zone on .38 acres for a Site Plan application including retail, convenience, and deli operations with an existing drive-thru and onsite parking. Accept, Review, Discuss, and Possible Action.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept for review for Appl. #21-08. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Mr. Ghuzal identified himself and addressed the Commission. He indicated he would like to have a convenience store with a deli and to use the drive-through for “mostly pick-up.” He noted customers can place their order via telephone or an online application or through Uber Eats, Door Dash, etc. Comm. Harger said there is a lot queuing which she has discussed with staff. Mr. Panico pointed out that a concern of the Commission is that window signage gets “totally out of control” and Mr. Ghuzal replied, “I’m not going to advertise mostly on windows.” Comm. Harger stated she would like the exterior ATM removed and Mr. Ghuzal obliged.

Comm. Parkins voiced her traffic concern and drive-through concern, saying “I think that drive-through is going to create a hassle at that shopping center.” She then stated that “I’m not opposed to the use of this location, I am really opposed to the drive-through option.” Comm. Tickey inquired about the queue and Mr. Rossetti said, “I approximated about 12 to 13.” The Commissioners inquired about the dumpster and Mr. Ghuzal said the Center Deli is responsible for it but he will speak with the landlord.

Motion made by Comm. Matto, seconded by Comm. Laskos, to approve the drive-through for pick-up only and to explain the ordering process for Appl. #21-08. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion failed 3 to 3.

VI. Other Business

A. Bond Release of a Soil and Erosion Control Bond for Application #19-14, DSA Companies, at 705 Bpt. Ave, CVS Pharmacy.

Motion made by Comm. Tickey, seconded by Comm. Parkins, to release the bond for Appl. #19-14. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye
Comm. Kelly – Aye

Comm. Laskos – Aye
Comm. Parkins – Aye

Comm. Tickey – Aye
Comm. Harger – Aye

The motion passed 6 to 0.

B. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger reminded the Commissioners that there are numerous bills being proposed in the current session of Connecticut General Assembly and she has personally testified in some of the public hearings. She indicated the content of the proposed bills concerns her because it attempts to eliminate local zoning boards from making decisions, which she feels is inappropriate.

C. Staff Comments

Mr. Rossetti mentioned that Comm. Widomski inquired about the Woodside Plaza Diner and he will follow-up with the landlord again. He noted that Mayor Lauretti would like to have an in-person meeting with the PZC and Inland/Wetlands to discuss the development of some property in town.

Mr. Nappi stated that he will give an update with the downtown development within the next two months.

Comm. Harger requested that staff look into the empty lot to the right of Shelton Pizza and the food trucks. Mr. Nappi said they will follow up with the landlord as well.

D. Minutes for Approval

i. February 24, 2021 – Special Meeting

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the PZC meeting minutes of February 24, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye

Comm. Laskos – Aye

Comm. Tickey – Aye

Comm. Parkins – Aye

Comm. Kelly – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

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

i. March 9, 2021 – Regular Meeting

IX. Adjournment

Comm. Harger adjourned at 9:45 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary