

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, March 9, 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 (Joined at 5:15 p.m.)
Peter Laskos, Alternate (Sat in for Comm. Widomski
from 4:30 p.m. – 5:15 p.m.)

PZC Commissioners Excused: John Uysal, Alternate

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer (Left at 6:45 p.m.)
Kenneth Nappi, Downtown Development Coordinator
(Left at 6:45 p.m.)
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 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. Applications for Certificates of Zoning Compliance

1. Appl. #4561, Janice Vizzo, 6 Kathleen Road, for an in-law.

Comm. Harger indicated the applicant submitted a revised drawing showing that a door will be installed between a bedroom and the existing house and the master bedroom to be constructed as part of the addition over the garage. She mentioned this should

Stephanie A. Ryan
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satisfy commission regulations requiring a common doorway between the living areas of the existing proposed unit.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to approve in-law for Appl. #4561. 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.

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

Comm. Harger reminded the Commissioners about the signage concerns of the awning, the pre-standing sign color and the entrance door stickers. Ms. Darcie Roy addressed the Commissioners and Comm. Harger stated the awning is plain, the stickers have been removed and the pre-standing sign had a color change.

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

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

The motion passed 5 to 0 to 1.

V. Old Business

A. Appl. #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. She indicated the applicant submitted a chart showing the comparison and changes made to the size of the original building footprint, the number of overall units, the number of each type of unit, the number of parking spaces and the number of affordable units to be included. She noted the applicant submitted an updated site plan, three floor layouts and elevations for all sides of the building. She mentioned that Mr. Rossetti said at the PZC meeting of February 9, 2021, the city has agreed to take on some responsibility to help renovate the connection at Coram Road and Constitution Blvd.

Mr. Rossetti indicated that the applicant has agreed to 12% of the units to be deed restricted as affordable as long as staff agrees to a total of 47 units. He said, “that does not change the footprint or dimensions of the building as previously noted on the plans.” He noted he will discuss with the applicant about having three studios and three one-bedroom units be deed restricted as affordable and the Commissioners concurred.

Mr. Panico mentioned he feels it is relatively safe to walk the short distance from the driveway of the proposed development to the driveway of the existing one. He noted they can work with whoever is constructing the road to make sure there is a level shoulder area. He stated the sidewalk which is adjacent to the parking spots needs to be at least six feet wide and will put it in the draft resolution as a stipulation. He will also write in about having charging stations for electric vehicles in the draft resolution as well. He brought up the lighting plan, which includes the lights in 18 feet height and the Commissioners agreed that the applicant's electrical engineer will re-examine it. He also would like the landscaping plan to address saving more of the vegetation. In addition, he will indicate that the Commissions' preference is for a two-way traffic circulation.

The Commissioners then instructed Mr. Panico to prepare a favorable resolution for Appl. #20-12.

VI. New Business

A. Appl. #21-06, Robert Manger, at 21 Dome Drive for Site Plan approval for a 1500 sq. ft. three (3) car detached garage. Accept, Review, Discuss, and Possible Action.

Comm. Widomski recused himself for Appl. #21-06.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to accept for review for Appl. #21-06. 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 – Abstain

Comm. Matto – Aye

Comm. Harger – Aye

The motion passed 5 to 0 to 1.

Comm. Harger reminded the Commissioners that Section 24.12 of the regulations say, "permanent accessory structures in residence districts state the requirements for a detached garage and a permitted accessory building may include heating facilities, but not kitchens or bathrooms unless it was a permitted farm or had other agricultural uses, the structure exceeds the limitation in 24.12.1, it may be permitted by the Commission as long as it conforms to the setbacks for a principle structure and it's subject to the submission and approval of a site plan in accordance with additional standards and conditions set forth in Section 31, site plans." She also noted from Section 24.12.1 that detached private garages shall not exceed one-story or area in excess of 750 sq. ft.

Mr. Manger addressed the Commissioners, stating there are four drivers in his household and he would like to protect their vehicles. Comm. Harger said she would like staff to confirm the lot coverage has not been exceeded and Mr. O'Neill confirmed that it conforms. Mr. Panico suggested that the applicant should reduce the overall size and the Commissioners concurred.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #21-06 but keeping under 1200 sq. ft. 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 – Abstain

Comm. Matto – Aye

Comm. Harger – Aye

The motion passed 5 to 0 to 1.

B. Appl. #21-04, "Woodside Plaza," PAK LLC. at 737 Bpt. Ave. for a Site Plan modification of Application #97-13 for demolition and development of 14,784 square feet of retail and office area with onsite parking. Accept, review, discuss, and possible action.

Motion made by Comm. Matto, seconded by Comm. Tickey, to accept for review for Appl. #21-04. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye

Comm. Tickey – Aye

Comm. Matto – Aye

Comm. Widomski – Aye

Comm. Parkins – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

Mr. Ruffalo, architect, addressed the Commissioners. He noted that their proposal is for demolition of the two-story building and the two one-story buildings. In addition, they will connect a new two-story building to the restaurant and design a one-story building for three new tenants. Mr. Anastacian, owner, addressed the Commissioners saying the drive-through will stay the same but the entrance and exit will be a little wider. Comm. Harger confirmed that the building on the right will be one-story and the building on the left connecting to the Plaza Diner will be a two-story building. There will be offices on the second floor of the two-story building with retail stores on the ground floor.

Mr. Ruffalo stated they are providing a total of 123 parking spaces and Comm. Widomski expressed his parking concern. Mr. Panico said that staff will work with the applicant, making sure that the parking requirements have been applied correctly. The Commissioners would like a rendering provided to show the shape and materials along with a sample of the exterior finishes.

Motion made by Comm. Kelly, seconded by Comm. Widomski, to table Appl. #21-04. 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.

C. Appl. #21-05, "Meadow Ridge Estates," Romano Brothers Builders LLC. at 89 Meadow Street for a six (6) lot Subdivision. Accept, review, discuss, and possible action.

Motion made by Comm. Parkins, seconded by Comm. Matto, to accept for review for Appl. #21-05. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye Comm. Parkins – Aye Comm. Tickey – Aye
Comm. Widomski – Aye Comm. Matto – Aye Comm. Harger – Aye
The motion passed 6 to 0.

Mr. James R. Swift, P.E., identified himself on behalf of the applicant and he addressed the Commissioners. He noted they are proposing a residential sub-division in the R3-zone with a 26 ft. wide road. He indicated they are going to provide water and sewer hook-up to the two adjacent properties. He stated he reviewed the drainage with the city engineer and has received a favorable review from WPCA. He mentioned they are requesting a fee in lieu of since there is no adjacent open space to this parcel. Comm. Tickey inquired about the total area of the development and Mr. Swift replied that it is 2.4 acres. Mr. Rossetti said they are waiting to receive the city engineer’s report and the Inland / Wetlands officer’s report.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to table Appl. #21-05. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye Comm. Tickey – Aye Comm. Kelly – Aye
Comm. Matto – Aye Comm. Widomski – Aye Comm. Harger – Aye
The motion passed 6 to 0.

VII. Public Portion: Anyone wishing to address the Commission on any item, not on the agenda.

No one made any comments from the public.

VIII. Other Business

A. Informal Considerations:

Comm. Harger reminded the Commissioners about Attorney Teodosio, Corporation Counsel, memo dated February 5 to the Commission confirming that their zoning regulations validate informal considerations for a PDD. It is important to note the statement in the memo: “Any comments from the PZC are not binding or official and no action will be taken on these items”.

i. 165 Constitution Boulevard South – PDD for a multi-use development on 5.08 acres zoned LIP.

Mr. Patrick O’Leary identified himself and addressed the Commissioners. He noted it is in an LIP district, but the site has a number of constraints including 80 – 90 ft. of elevation relief going uphill. In addition, there is a wetland body center of the site adjacent to Constitution Blvd. along with a sewer easement. He stated, “we’re looking for alternative means to develop this site and make use of it to the best use for the community.” He then briefly reviewed the site plans.

Comm. Matto requested a site visit with Comm. Harger concurring and Mr. Rossetti said he will look into it. Comm. Widomski reminded the Commissioners that they previously rejected a zone change recently from an LIP to a PDD on Bridgeport Ave.

B. Bond Release of a Soil and Erosion Control Bond for Appl. #19-25, Romano Brothers LLC, at 103 Meadow St.

Motion made by Comm. Kelly, seconded by Comm. Matto, to release the bond for Appl. #19-25. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

C. Zoom meeting review and comments

Comm. Harger inquired if they should change their meeting time and Comm. Tickey would like the meetings to begin later e.g., 5:00 p.m. Comm. Widomski noted he would like the Commissioners to meet in person if applicable and Comm. Parkins would like the meetings to begin at 6:00 p.m. via Zoom. Comm. Parkins would like Mr. Rossetti to check with the Milford PZC regarding their electronic capabilities since they are “very sophisticated.”

D. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger mentioned that SEDC held their monthly meeting this morning and an update was given regarding the clean-up of the Star Pin site. She also indicated that this year’s General Assembly session includes several proposals designed to circumvent local zoning laws and some positive bills.

E. Staff Comments

No comments were made.

F. Minutes for approval:

i. February 17, 2021 – Special Meeting

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the PZC meeting minutes of February 17, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

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

i. February 24, 2021 – Special Meeting

IX. Adjournment

Motion made by Comm. Parkins, seconded by Comm. Kelly, to adjourn at 7:05 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