

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, April 13, 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
John Uysal, Alternate
Peter Laskos, Alternate (Sat in for Comm. Widomski)

PZC Commissioner Absent: Mark Widomski

Also Excused: Anthony Panico, Consultant

Also Present: Alexander Rossetti, Planning and Zoning Administrator
Josh O'Neill, Assistant Administrator, Zoning Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator
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 6:02 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.

Comm. Harger and the Commissioners wished Mr. Panico and his wife a very happy 65th wedding anniversary.

IV. Applications for Certificates of Zoning Compliance

1. Appl. #4995, ARTfx, 901 Bridgeport Avenue, for a sign.

Comm. Harger indicated the applicant is requesting two signs for the retail space. She

Virginia Harger

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noted one sign is an owl which is over the entrance and the second sign is the name of the business on two lines with the owl logo in the middle. Mr. O'Neill then mentioned this is a PDD zone.

Mr. Lawrin Rosen, President of ARTfx Signs, identified himself and addressed the Commission. Comm. Kelly inquired about the bigger sign not being placed over the entrance and Mr. Rosen replied that the applicant would like it to be seen from the road. Comm. Harger mentioned that she feels this particular sign is very well designed but she is not in favor of its proposed position. She stated, "I would rather start off with the two lines, 'Little Barn, American Pub' with the owl over the front entrance." Comm. Matto and Comm. Parkins also expressed that they do not like the large sign facing Bridgeport Avenue.

Mr. Rossetti inquired if the applicant would be willing to switch the locations of the two signs but Mr. Rosen said, "the sign should be facing the road." He then stated, "if you don't have the sign on the side of the building, no one is going to see where you are." Comm. Parkins noted that word travels fast, especially with social media and they will not need a "billboard size sign." She then stated, "we're just trying to keep a very clean, consistent look in these types of developments."

Motion made by Comm. Kelly, seconded by Comm. Parkins, to table the sign for Appl. #4995. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. New Business

A. Appl. #21-09, PDD 55, Dominick Thomas for DEKZON, LLC., for modification of Detailed Development Plans and the Statement of Uses and Standards to subdivide the lot at 2 Ivy Brook Road to create two lots for medical and professional offices. Accept, review, and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept for review and set the public hearing date for April 28, 2021 for Appl. #21-09. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

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

No one made any comments from the public.

VII. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

No one made any comments.

B. Staff Comments

Mr. Rossetti indicated he is assembling a couple of surveys and will be forwarding some informational links regarding affordable housing and various types of housing. He then mentioned the Mas property and said they are looking into re-zoning this property for future development at the administration's request. Finally, he noted the city of Shelton is finalizing a contract for a new website and will be updating the online GIS platform as well. He stated they have engaged the services of the Kennedy Center for help in the PZC office with scanning and filing.

Mr. O'Neill indicated they have contacted the liquor store on Howe Avenue regarding their signs. Comm. Harger mentioned the new location for Liberty Tax on Howe Avenue and Mr. O'Neill replied he has been informed that is a temporary location since their original site had a fire.

Mr. Nappi said the downtown developers are proposing a shuttle from the municipal parking lots to the downtown area and Mayor Laretti has authorized the use of two buses purchased from Valley Transit for this purpose as well. He also mentioned they are trying to install more lighting on Center Street and then stated that police have been more present, which is cutting down on the incidents downtown.

C. Minutes for Approval

Motion made by Comm. Parkins, seconded by Comm. Tickey, to approve the PZC meeting minutes of March 9, 2021 and March 24, 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 – Aye

Comm. Harger – Aye

The motion passed 6 to 0.

VIII. Adjournment

Comm. Harger adjourned at 7:04 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary