

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, April 28, 2021
Shelton City Hall (VIRTUAL)
54 Hill Street, Shelton, CT 06484

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

PZC Commissioner Excused: Ruth Parkins

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator
(Arrived at 6:15 p.m.)
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Harger & Parkins
2021 MAY - 6 A 10:58
CITY OF SHELTON
TOWN CLERK

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 6:04 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 Hearing

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.

A. Appl. #21-09, PDD 55, Dominick Thomas for DEKZON, LLC., at 2 Ivy Brook Road, (Assessor's Map #79, Lot #1), for a Subdivision on 13.62 acres, and to modify the

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

Detailed Development Plans and the Statement of Uses and Standards. Review, discuss, and possible action.

Comm. Matto read aloud the public hearing notice for Appl. #21-09.

Attorney Dominick Thomas, of Cohen and Thomas, addressed the commission on behalf of the applicant. He mentioned he received three telephone calls from the public inquiring about the site and he reiterated this is for a proposal to sub-divide the rear building. He stated "there is a Real Estate Investment Trust (REIT) interested in purchasing the front building and we've proposed an easement of access, easement of utilities and we've added another easement for potential utilities to lot two." He then reviewed the Amended Statement of Uses and Standards.

Mr. Alan Shepard, P.E., Nowakowski, O'Bymachow, Kane and Associates, addressed the Commission on behalf of the applicant. He reviewed the sub-division map. He noted the parking lot has been constructed and the utilities and the drainage have been installed.

Motion made by Comm. Widomski, seconded by Comm. Kelly, to close the public hearing for Appl. #21-09. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Mr. Rossetti read aloud the resolution for Appl. #21-09.

Motion made by Comm. Tickey, seconded by Comm. Kelly to approve Appl. #21-09. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Old Business

A. Appl. #21-05, "Meadow Ridge Estates," Romano Brothers Builders, LLC., at 89 Meadow Street in an R-3 zone for a six (6) lot Subdivision. Review, discuss, and possible action.

Mr. James R. Swift, P.E., addressed the Commission on behalf of the applicant. He indicated the revised storm drainage report addressed the city engineer's concern that the maintenance standards are concluded for the vortex chamber. He mentioned the pavement width of 26 feet and said "I want to be very clear, the applicant has no objection to a requirement by the Commission that the pavement be 30 feet."

Comm. Harger, Comm. Kelly and Comm. Widomski expressed their pavement preference of a 30 ft. wide street. However, Comm. Matto, Comm. Tickey and Comm. Laskos voiced their pavement preference of a 26 ft. wide street and Mr. Rossetti mentioned that staff is relatively impartial.

Mr. Rossetti read aloud the motion for Appl. #21-05.

Motion made by Comm. Kelly, seconded by Comm. Widomski, to approve Appl. #21-05 with the understanding of a 30 ft. wide street. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

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.

Mr. Ruffalo, architect, addressed the Commission on behalf of the applicant. He indicated the brick veneer appears all around the building, but he did not have a sample of the materials to present to the Commission. Mr. Panico reiterated he would like the applicant to provide a sample of the materials. He also stated he would like to know what the elevation of the two-story building is going to look like.

Mr. Rossetti indicated that Mr. Ruffalo addressed some of the architectural concerns, however, he then added “we would like to see some islands at the end of this row of parking to keep drivers in their own lane.” Comm. Harger mentioned she would like the applicant, staff and Mr. Panico to meet at a different time to further discuss.

Motion made by Comm. Kelly, seconded by Comm. Laskos, to table Appl. #21-04. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger indicated she spoke with former Comm. Pogoda, who will participate in their next Zoom meeting on May 11, 2021 to receive a certificate from the Connecticut Federation of Planning and Zoning Agencies for his 25 years of service.

Comm. Matto stated they are meeting tomorrow regarding the Mas property.

B. Staff Comments

Mr. Rossetti indicated staff will update the Commission with comments regarding the Mas property at a later time.

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

- i. April 13, 2021 – Special Meeting

VII. Adjournment

Comm. Harger adjourned at 8:09 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary