

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, May 11, 2021
Shelton City Hall (VIRTUAL)
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
John Uysal, Alternate
Peter Laskos, Alternate

PZC Staff Excused: Alexander Rossetti, Planning and Zoning
Administrator

Also Excused: Anthony Panico, Consultant

Also Present: Mark Lauretti, Mayor (From 6:05 p.m. – 6:25 p.m.)
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Kenneth Nappi, Downtown Development Coordinator
Sarah Vournazos, Recording Secretary

Stephanie D. Pogoda
2021 MAY 18 A 7:41
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 6:02 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.

IV. Special Presentation – Chairwoman Harger

The Commissioners welcomed former Comm. Pogoda, who served on the PZC for 27 years from 1993 until 2020. Comm. Harger said she was pleased to nominate him to the CT Federation of Planning and Zoning Agencies to receive a lifetime achievement award. She noted there were numerous completed projects that he had input on which

brought residential and employment opportunities and various services to city residents. She then presented his certificate, which she read aloud and thanked him for his dedicated service to the city of Shelton.

Mayor Mark Lauretti expressed his pleasure with the progress and development that the city of Shelton has made over the past 30 years, noting its transformation from an old industrial blue-collar community to becoming a corporate hub. He mentioned the PZC's and SEDC's planning and preparation that went into the downtown area, particularly along the Housatonic River in which former Comm. Pogoda took part. He stated, "I don't think I have enough time to articulate all the things that have transpired over the last 30 years that you have been involved in as a public servant." He thanked him for being a "true model for these current generations to follow and to emulate," as well as for his involvement in the development in the city of Shelton. He noted he would like to personally honor former Comm. Pogoda with a formal presentation when he visits Connecticut again.

Former Comm. Pogoda addressed the Commission, thanking the past and present P&Z Commissioners for their knowledge and help with making the developments come to fruition in Shelton. He then recognized Mayor Lauretti's leadership for the city of Shelton's development and he also thanked the residents of Shelton for electing him. "I felt honored and privileged to work for the city of Shelton," said Pogoda.

V. Applications for Certificate of Zoning Compliance

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

Comm. Harger reminded the Commissioners she was originally concerned with the large sign that faced Bridgeport Avenue and also that the smaller sign over the main doorway from the parking lot would not be appropriate. However, she indicated she discovered there are five businesses whose front doors face a parking lot and not Bridgeport Avenue, and those businesses have signs on the side of the building that face Bridgeport Avenue. She stated she has now reversed her position about this applicant having their signage on the side of the building, saying, "I feel it should be permissible for this applicant to do so as well."

Comm. Harger proposed that the Commissioners approve the sign on revision 8 for the side of the building facing Bridgeport Avenue but center it. The Commissioners discussed it further with Comm. Matto saying, "I still think that sign on the side, where it is, is too much." Comm. Kelly mentioned he feels it is appropriate and "it looks good." Comm. Parkins reminded the Commissioners that signage should have been included in the resolution since it is a PDD and that this is not a stand alone building.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve Appl. #4995 with the conditions that the 20 ft. sign shown on revision 8 is centered on the side of the building facing Bridgeport Avenue, the revised sign on revision 8 is positioned over the main door which faces the parking lot, and the sign facing Bridgeport Avenue would be the only sign permitted on that particular side of the building and no other signs could be

added. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. New Business

A. Appl. #21-10, Rose-Tiso and Co., LLC., for R.D. Scinto, Inc., at Waterview Drive for a modification of the Statement of Use and Standards to PDD #39 on 11.18 acres, to allow for warehousing and wholesale businesses. Accept, discuss, and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #21-10 for review and set a tentative public hearing for May 26, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Comm. Harger noted that the supporting documentation was identified on city’s website as Appl. 20-11 and requested that staff correct the application number on the website.

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. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger indicated she and Comm. Parkins attended the recent SEDC meeting, where they heard a discussion of updates on the Canal Street redevelopment activity.

Comm. Matto stated that the Zoning Subcommittee met on April 29, 2021 where they discussed zoning recommendations on the Mas property along with Corporation Counsel, Francis Teodosio. Comm. Parkins mentioned that an environmental assessment needs to be done as well. In addition, Mr. Nappi said that Mayor Lauretti has authorized Inland Wetlands to go out for an RFP for an engineering firm to look at the inland wetland boundaries and the slopes for what is buildable and what is not.

Comm. Harger indicated she would like there to be a downtown subcommittee meeting via Zoom soon.

B. Staff Comments

Comm. Harger inquired about how the enforcement program is coming along. Mr. O'Neill replied that he has communicated with Liberty Tax who is "more than willing to take down their banners." She also inquired about the liquor store on Grove Street and Mr. O'Neill replied that "it's a work in progress" with re-doing their signage.

C. Minutes for approval:

- i. April 13, 2021 – Regular Meeting
- ii. April 28, 2021 – Special Meeting

Comm. Harger mentioned the phrase "for the side facing Bridgeport Avenue" should be added in the first paragraph, under Section IV., Appl. #4995, in the meeting minutes of April 13, 2021.

Motion made by Comm. Matto, seconded by Comm. Tickey, to approve meeting minutes of April 13, 2021 with the additional phrase and to table meeting minutes of April 28, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

IX. Adjournment

Comm. Harger adjourned at 6:52 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary