

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 26, 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 (Arrived at 6:15 p.m.)
John Uysal, Alternate
Peter Laskos, Alternate

Excused: Kenneth Nappi, Downtown Development Coordinator

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Stephanie Charboneau
2021 JUN 2 P 2:43
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. Old Business

A. Appl. #20-12, "Petremont Place," Good Guys Development, LLC., at Petremont Lane (Assessor's Map 66, Lot 24) in PDD 100, on 2.1 acres for Final Development Plan approval of an apartment building with 13% (6 of 47) affordable housing units, and onsite parking. Review, discuss, resolution, and possible action.

Comm. Harger provided a brief timeline review. She mentioned the public hearing opened on July 29, 2020, continued until August 26, 2020 and was closed on September 16, 2020. She indicated that Mr. Rossetti noted at the February 9, 2021 meeting that the city has agreed to take on some responsibility to help renovate the connection with Coram Rd. and Constitution Blvd. She then stated the PZC approved the Initial Development Plan Resolution at their March 24, 2021 meeting.

Mr. Rossetti mentioned the roadway will be 24 feet wide and the applicant is responsible for satisfying the Petremont Lane conditions. He said, "the city is going to address the intersection of Coram Rd. and Constitution Blvd. South to ensure that cut-throughs do not continue." He then stated, "the fire marshal has indicated he is not in favor of this proposal and would request changes." He indicated they would like one access-way strip and Mr. Silva replied that would be preferable. He also noted they would like to receive more information about the gravity block / retaining wall as well as landscaping.

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, addressed the commission on behalf of the applicant. He mentioned they looked at trying to reduce the traffic conflicts by having one driveway at the highest point of Petremont Lane, make it two-way with the emergency access-way for firetrucks. He said, "we're trying to restrict that movement that people come down Constitution Blvd. and cut across." He indicated there is a utility room with a driveway that goes right to the building and they can install a sign for delivery trucks only.

Mr. Silva noted there is six-inch chain-link fence on top of the wall. However, Mr. Panico noted the fence terminates at the back and said, "I'm concerned with the residents that might decide to go walking around." Comm. Widomski inquired about the width of the area and Mr. Silva replied, "I believe it's between twelve to fourteen feet."

Comm. Parkins inquired about test pits not being done yet. Attorney Bellis replied, "we've hired Brennan Construction to do the test pits along the wall, but he can't bring the equipment in there until the trees are removed because it's too dense." He mentioned there will be tree cutters to remove the trees to clear the lot as well.

Attorney Stephen Bellis identified himself and addressed the Commission on behalf of the applicant. Comm. Harger inquired about redistributing the parking spaces and Attorney Bellis said, "giving up those 10 parking spaces in the long term is being short-sighted." He also stated, "it would be much better to have additional parking for guests and whatnot because we do not want people parking on Petremont Lane."

Mr. Panico read aloud the draft resolution and Comm. Tickey proposed that at the next PZC meeting they continue the discussion further since there are concerns.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to table Appl. #20-12. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Matto – Aye
Comm. Kelly – Aye

Comm. Widomski – Aye
Comm. Tickey – Aye

Comm. Parkins – Aye
Comm. Harger – Aye

The motion passed 6 to 0.

V. New Business

A. Appl. #21-10, “Riverside Canal Lofts,” Primrose Companies LLC., at 131 Canal Street, in the Riverfront District (RFD) for a modification of Special Exception Application #15-17 from office space to 8 residential units, and onsite parking. Accept, review, and set public hearing.

Comm. Harger stated that Appl. #21-10 is a typo and it should be written as Appl. #21-11.

Motion made by Comm. Kelly, seconded by Comm. Matto, to accept Appl. #21-11 for review and set a public hearing for June 23, 2021. 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.

VI. Other Business

A. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger mentioned there are numerous bills proposed in the current session of the Connecticut General Assembly that concerns zoning, and she personally testified at public hearings. She noted a modified version of the House bill #6107 was passed by the House of Representatives very recently but feels “the Connecticut General Assembly is overstepping its authority by seeking to take local zoning control away from local zoning boards.” The name of House bill #6107 is “An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and A Commission on Connecticut's Development and Future.”

Comm. Matto indicated the Zoning Subcommittee will be meeting on Friday, May 28, 2021 at 2:00 p.m. to speak about the Mas property changes that are being recommended.

Comm. Kelly stated he is waiting to have a meeting held with Mr. Rossetti and Mr. Nappi in order to have a downtown Subcommittee meeting.

B. Staff Comments

Comm. Harger inquired about the violation inspections and Mr. O'Neill replied that they are attending to many violations. Comm. Harger mentioned to Mr. O'Neill that she would like him to report on their violation inspections quarterly.

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

i. May 11, 2021 – Regular Meeting

VII. Adjournment

Comm. Harger adjourned at 7:40 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary