

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Tuesday, June 8, 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 (Arrived at 6:10 p.m.)  
Jimmy Tickey  
Mark Widomski (Arrived at 7:15 p.m.)  
Peter Laskos, Alternate (Sat in for Comm. Parkins  
from 6:00 p.m. – 6:10 p.m. and then Comm.  
Widomski from 6:15 p.m. – 7:15 p.m.)

PZC Commissioner Excused: John Uysal, Alternate

Also Present: Alexander Rossetti, Planning and Zoning  
Administrator  
Josh O'Neill, Assistant Administrator, Zoning  
Enforcement Officer  
Anthony Panico, Consultant  
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](http://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. Applications for Certificate of Zoning Compliance

1. Appl. #5024, Sign Pro Inc., 858 Bridgeport Ave., for a sign.

Comm. Harger indicated the applicant requested a channel letter sign, mounted to the exterior wall, over the store front which would be illuminated at night. Mr. Rossetti mentioned that the individual letters will be internally illuminated. Comm. Harger

  
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inquired about a blade sign and she would like Mr. O'Neill to check with the tenant regarding whether they followed up with the landlord about underneath the canopy.

Motion made by Comm. Matto, seconded by Comm. Kelly, to approve Appl. #5024 for a sign. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

2. Appl. #5025, Blakeman Construction, 309 Bridgeport Ave., for a sign.

Comm. Harger indicated this is for a free-standing monument sign at the entrance to the parking lot of Brookview Apartments from Old Bridgeport Avenue. She mentioned the applicant submitted two options for the sign design. Option A is higher than Option B by four- and one-half inches and wider by five inches, and the font is italicized in Option A while the font is a block style in Option B and the sign is held up by two posts. Comm. Harger inquired if the post is solid stone or a wood post that is stone faced, and Comm. Kelly believes that it is stone.

Comm. Harger said she would like a representative to be present for their next discussion to answer their questions about landscaping, ground illumination, location and electricity.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to table Appl. #5025 for a sign. 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.

3. Appl. #5034, Inline Plastics, 42 Canal St., for a sign.

Comm. Harger indicated this is for an extension of a temporary sign permit through the end of the year. She would like it communicated that the sign stays secured to the building and that it is maintained. Mr. Joe Ritz, Facilities Manager, addressed the commission on behalf of the applicant. He said, "it is secured very well to the building and we had it professionally installed."

Comm. Parkins raised a concern of setting a precedent like the Conti building's "very large sign on the roof."

Motion made by Comm. Kelly, seconded by Comm. Laskos, to approve Appl. #5034 for a sign. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Old Business

A. 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. Review, discuss, and possible action.

Comm. Harger provided a brief review. She indicated there were numerous documents posted to the website and Appl. #21-04 was accepted on March 9, 2021 for review. She mentioned that Mr. Ruffalo, architect, stated their proposal is for demolition of the two-story building and the two one-story buildings, and they will connect a new two-story building to the restaurant and design a one-story building for three new tenants. She then noted Mr. Anastacian, owner, said the drive-through will stay the same but the entrance and exit will be a little wider. There will be offices on the second floor of the two-story building with retail stores on the ground floor and 123 parking spaces.

Mr. Rossetti stated “this minimum sidewalk should be five feet ... making sure the sidewalk is deep enough to ensure there is adequate walking space” and would like the islands landscaped. He would like the Commissioners to discuss the treatment of the rear. Mr. Panico said they need more specific details about the hardie board and Mr. Ruffalo noted they are looking to use a textured wood panel. Mr. Panico inquired about the modesty of the sign and it should be consistent with the elevations. Comm. Harger asked about the dumpsters and Mr. O’Neill replied the enclosure is big enough for three dumpsters but needs a front gate.

Comm. Harger indicated there are two entrances into Plaza Diner and Mr. Panico stated there is a gap in the continuity of the sidewalk that would have to be resolved. He said, “my preference would be to provide a sidewalk from the restaurant along the end of the parking lot out to Bridgeport Ave. to the other sidewalk.” Comm. Harger inquired about snow removal and Mr. Alan Shepard, P.E., Nowakowski, O’Bymachow, Kane and Associates, replied they could create a snow shelf.

Mr. Rossetti read aloud the draft resolution regarding Appl. #21-04.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to move the resolution for Appl. #21-04 with the specific conditions for approval of having to do with five years completion, all changes have to be communicated to staff or risk a stop work order, underground utilities, five-foot walkway in front of the buildings, landscaped islands, raised walkway between buildings and a 24-inch-wide sidewalk. 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. #20-22, "Riverview Park Royal," Dominick Thomas for Guedes Associates, at 123 Canal Street for a Special Exception in a River Front District zone, for a five-story mixed-use building with 13,500 square feet of retail, 96 residential units, and 183 parking spaces on 1.68 acres. Accept, review, and set public hearing.

Motion made by Comm. Matto, seconded by Comm. Kelly, to accept Appl. #20-22 for review and set a public hearing for July 21, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Appl. #20-25, "Canal Recreation Building," Dominick Thomas for Guedes Associates, at 113 Canal Street, for a Planned Development District in an IB-2 zone, for a four-story recreational building, with aquatic features on the first floor, fitness studio spaces above, and 87 parking spaces on .64 acres. Accept, Review, and Set Public Hearing.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to accept Appl. #20-25 for review and set a public hearing for July 21, 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.

C. Appl. #21-12, 79 Platt Road LLC., for a Regulations Text Change of Schedule A - Permitted Uses, "Line 45. Building contractors businesses and storage yards," to change from being prohibited in an IA-2 zone to permitted by Special Exception. Accept, review, and set public hearing.

Motion made by Comm. Parkins, seconded by Comm. Tickey, to accept Appl. #21-12 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. Widomski – Aye	Comm. Matto – Aye	Comm. Tickey – Aye
Comm. Parkins – Aye	Comm. Kelly – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

D. Appl. #21-13, City of Shelton, for Regulations Text Changes of Section "5.3 Accessory Warehousing and Storage," and Schedule A, Line Use 42A, permitting accessory warehousing in an LIP zone with Site Plan approval. Accept, review, and set public hearing.

Motion made by Comm. Tickey, seconded by Comm. Matto, to accept Appl. #21-13 for review and set a public hearing for June 16, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

E. Appl. #21-14, “Re-Subdivision of Harrington Manor,” Dominick Thomas for Vales Developers LLC., at the corner of Soundview Avenue and Old Orchard Road, on 1.98 acres for a two-lot subdivision. Accept, review, and set public hearing.

Motion made by Comm. Tickey, seconded by Comm. Parkins, to accept Appl. #21-14 for review and staff to set a public hearing at a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

F. Appl. #21-16, “Vista Apartments 2,” Vista Apartments LLC. at 1039 Howe for a resubmission of a Special Exception in a CA-3 zone, for Phase 2 of the Vista Apartments, on 1.93 acres for 28 residential units with 57 parking spaces. Accept, review, and set public hearing.

Mr. Rossetti mentioned a language change where the phrase of “28 residential units with 57 parking spaces” should be eliminated in the description and it should be replaced with the phrase “a high-density residential development with onsite parking.”

Motion made by Comm. Matto, seconded by Comm. Parkins, to accept Appl. #21-16 for review and staff to set a public hearing at a later date. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Tickey – Aye	Comm. Widomski – Aye	Comm. Kelly – Aye
Comm. Matto – Aye	Comm. Parkins – 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. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger mentioned she and Comm. Parkins attended this morning's SEDC meeting and they heard updates of the redevelopment activities on Canal St. from Mr. Grimmer. She then noted the PZC meetings will hopefully be held in person by end of Summer as long as they are compliant with the Governor's Executive Orders. Comm. Matto reported the Zoning Subcommittee met on May 28, 2021 and Mr. Rossetti reviewed the Zoning Regulations in detail.

B. Staff Comments

Mr. Nappi reported the downtown developers are hoping to be available to meet after July 4, 2021. He noted the parking signage has been approved and should be installed by the end of June. He mentioned they are going to accept the city's offer of using the buses for transportation from the hotels to the different parking lots.

C. Zoning Enforcement Report

No comments were made.

D. Minutes for approval:

i. April 28, 2021 – Special Meeting

Comm. Harger indicated she did present a timeline review under Old Business, for Appl. #21-05 and Appl. #21-04.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve the Special PZC meeting minutes of April 28, 2021 as amended. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

ii. May 11, 2021 – Regular Meeting

Motion made by Comm. Parkins, seconded by Comm. Matto, to approve the Regular PZC meeting minutes of May 11, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

iii. May 26, 2021 – Special Meeting

Motion made by Comm. Parkins, seconded by Comm. Tickey, to approve the Special PZC meeting minutes of May 26, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

IX. Adjournment

Comm. Harger adjourned at 8:03 p.m.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary