

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES (Amended)
Wednesday, June 16, 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 7:00 p.m.)
Peter Laskos, Alternate (Sat in for Comm. Widomski
from 6:07 p.m. – 7:00 p.m.)

PZC Commissioner Excused: John Uysal, Alternate

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

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 6:07 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.

1. Appl. #21-11, Rose Tiso and Co., LLC, for R.D. Scinto Inc., at Waterview Drive for a

Stephanie Charboneau
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TOWN CLERK

modification of the Statement of Use and Standards to PDD #39 on 11.18 acres, to allow for warehousing and wholesale businesses. Review, discuss, and possible action.

Comm. Matto read aloud the public hearing notice for Appl. #21-11.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He indicated they would like to make three changes to PDD #39.

- 1) Add No. 11, "Warehousing and Wholesale Business," as one of the allowed uses.
- 2) Reduce the parking requirement for the warehousing / manufacturing users.
- 3) Amend the building coverage to 20%.

He noted they have yet to submit a site plan.

Mr. Panico inquired about the type of tenants and Mr. Robert Scinto, Jr., replied, "there would be a combination of office, light assembly and warehouse, and there will be jobs."

Motion made by Comm. Tickey, seconded by Comm. Matto, to close the public hearing for Appl. #21-11. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to approve Appl. #21-11 subject to staff working out the final language. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Upon request of the Chair, a second motion was made by Comm. Kelly and seconded by Comm. Parkins, to specify the effective date of the first motion made to approve Appl. #21-11 would be July 2, 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. Laskos – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

2. 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 a LIP zone with Site Plan approval. Review, discuss, and possible action.

Comm. Matto read aloud the public hearing notice for Appl. #21-13.

Comm. Harger provided a brief timeline review. She indicated Appl. #21-13 was accepted for review on June 8, 2021 and a memo from P&Z staff was issued on June 9, 2021 explaining the current permitted uses and proposed language changes for Schedule A, line 42A. Mr. Rossetti then reviewed his report / memo, which is on the City of Shelton website. He mentioned they have received inquiries about how to include accessory warehousing in the LIP Zone. He relayed to the Commissioners about his meeting with the Zoning Subcommittee and determined it would be an appropriate use for an LIP Zone in support of an additional primary use. He noted accessory warehousing is currently only allowed in IA-3 Zones, of which there are approximately six or seven in the city of Shelton.

Mr. Rossetti stated, "we would like to make the change that it shall not be more than 50% of employees, there will be an additional line item that it will not exceed 80% of the floor area, and this would be allowed in conjunction with a site plan." He noted however, there are some uses listed for the LIP Zone which require special exceptions.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to close the public hearing for Appl. #21-13. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Motion made by Comm. Kelly, seconded by Comm. Laskos, to approve Appl. #21-13 with the modification that the maximum floor area be set for the warehousing, it shall not violate Section 23 of the regulations and line 42A will be changed so that accessory warehousing is allowed by a site plan application. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Other Business

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

i. June 8, 2021 – Regular Meeting

VI. Adjournment

Comm. Harger adjourned at 7:06 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary