

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, July 13, 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
Mark Widomski
John Uysal, Alternate (Sat in for Comm. Tickey)
Peter Laskos, Alternate

PZC Commissioner Excused: Jimmy Tickey

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.

I. Call to Order

Comm. Harger called the meeting to order at 6:05 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. #4893, Expedite the Diehl, 675 Bridgeport Ave., for a sign.

Comm. Harger indicated the applicant is requesting the current illuminated wall cabinet sign, which is mounted to the exterior wall over the entrance door, be replaced for an illuminated channel letter and the circular Chase logo. She then mentioned the applicant is also requesting an additional matching illuminated channel letter and logo sign be placed above the drive-through canopy.

Stephanie D. Harger
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CITY OF SHELTON
TOWN CLERK

Mr. O'Neill noted the Commissioners should decide if the sign over the canopy constitutes where a secondary wall sign would be allowed and how to calculate the area of the wall. Comm. Kelly suggested the Commissioners need to define if a wall is from floor to ceiling or an integral part of the building. Mr. Panico indicated the regulations do allow a portion of the signage that is on the front of the building to be placed on the side of the building. Comm. Parkins inquired as to why the applicant is not requesting for the sign to be placed on the side of the building. Comm. Widomski said he would like the Sign Committee to review this application.

Ms. Damiane Handa addressed the Commission on behalf of the applicant. She indicated people would not be able to see the wall sign because it is blocked by the mature trees and they cannot see the ground sign because the sign's text is too small. Comm. Harger inquired if there is a reason for the sign to be on the canopy and Ms. Tracey Diehl replied that Chase Bank is requesting a canopy sign because they feel it is a prominent location for the sign to be seen by their customers. Ms. Tracey Diehl then addressed the Commission on behalf of the applicant. She stated they are trying to avoid a safety hazard of people driving who cannot readily identify the location of Chase Bank.

Comm. Parkins suggested that the applicant place the sign "up above on the rounded part" and Comm. Widomski, Comm. Matto and Comm. Uysal agreed. She then reminded the Commissioners this is not a PDD. She also noted as per the regulations there cannot be two signs on the same frontage and her suggestion of it on the rounded area would be visible to drivers.

Motion made by Comm. Kelly, seconded by Comm. Uysal, to table Appl. #4893. 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. Uysal – Aye	Comm. Harger – Aye

The motion passed 6 to 0.

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

Comm. Harger indicated this is a free-standing monument sign at the entrance to the parking lot and Appl. #5025 was first heard at the June 8, 2021 PZC meeting where the applicant presented two sign options. She mentioned that Option A is higher than Option B by 4 ½ inches, wider by 5 inches with italicized font. She then noted the Commissioners had questions about the sign posts, landscaping, ground illumination, location and electricity.

Attorney Stephen Bellis addressed the Commission on behalf of the applicant. Comm. Parkins indicated she would like the address number on top, in the upper circle, and Attorney Bellis replied he will relay that to the applicant. Comm. Uysal inquired if there is any writing on the back of the sign and Attorney Bellis replied the writing is only on the one side.

Motion made by Comm. Matto, seconded by Comm. Widomski, to approve Option A with the street number on top for Appl. #5025. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. 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.

Mr. Panico reminded the Commissioners that they are in the administrative phase under a new application for an approval of the Final Detailed Development Plan. Comm. Harger indicated that since their May 26, 2021 meeting, staff and the applicant had discussions which resulted in a revised resolution.

Mr. Panico read aloud the proposed resolution for Appl. #20-12.

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

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

The motion passed 5 to 0 to 1.

VI. New Business

A. Appl. #21-17, “Daybreak Ridge,” Dominick Thomas for Daybreak Ridge, LLC., at 85 River Road, petition for a Modification of approved Special Exception Application #19-06, for an additional two (2) units in “Building D” for a total of 36 units in a R-3 zone. Accept, discuss, and set public hearing.

Motion made by Comm. Matto, seconded by Comm. Kelly, to accept for review and set a public hearing for July 28, 2021 for Appl. #21-17. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Parkins – Aye	Comm. Matto – Aye	Comm. Uysal – Aye
Comm. Widomski – Aye	Comm. Kelly – 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 there was an SEDC meeting this morning and Mr. Grimmer, the President, indicated the following: 1) A small amount of debris to remove from the Star Pin site and Tighe & Bond should be finished with their soil assessments by month's end. 2) Phase Two of the environmental site assessment of the property at 281-287 Canal Street is expected to be completed by the end of September and a hazardous building material investigation is being done. 3) Cardinal Engineering received approval to proceed with the final design drawings for the reconstruction of Canal Street and Wooster Street intersection. 4) The SEDC is continuing plans for an environmental restoration of the Shelton Canal lot and an analysis of how the area can be connected to the Housatonic Riverwalk.

B. Staff Comments

Mr. Nappi reported that parking signs have been installed in downtown and there will be parking signs in each lot identifying as public parking. He noted they will schedule a walk-through at the Loft Apartments. He then mentioned that a gas main is being replaced at Center Street. Comm. Kelly inquired about decorative garbage cans and Mr. Nappi replied he will look into it.

C. Minutes for approval:

i. June 8, 2021 – Regular Meeting

Comm. Harger clarified that the drive-through is the driveway area to the rear portion of the property, under "Old Business", App. #21-04, "Woodside Plaza." She also clarified that the walkway is immediately in front of the building, under the same section. She then mentioned she would like a clarification of the modesty of the sign under the same section.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the Regular PZC meeting minutes of June 8, 2021 as amended. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Uysal – Abstain
Comm. Parkins – Aye

Comm. Matto – Aye
Comm. Kelly – Aye

Comm. Widomski – Aye
Comm. Harger – Aye

The motion passed 5 to 0 to 1

ii. June 16, 2021 – Special Meeting

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the Special PZC meeting minutes of June 16, 2021. On a roll call vote taken by Comm. Harger, the PZC voted as follows:

Comm. Kelly – Aye
Comm. Uysal – Abstain

Comm. Parkins – Aye
Comm. Widomski – Aye

Comm. Matto – Aye
Comm. Harger – Aye

The motion passed 5 to 0 to 1

IX. Adjournment

Comm. Harger adjourned at 7:32 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary