

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, August 10, 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 (Joined at 6:10 p.m.)
Peter Laskos, Alternate (Sat in for Comm. Widomski)

PZC Commissioners Excused: Mark Widomski
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.

I. Call to Order

Chairman Harger called the meeting to order at 6:00 p.m.

II. Pledge of Allegiance

All those who were present rose and recited the Pledge of Allegiance.

III. Roll Call

Chairman Harger identified members present.

IV. Applications for Certificate of Zoning Compliance

1. Appl. #4893, Expedite the Diehl, 675 Bridgeport Avenue, for a sign.

Mr. O'Neill mentioned the Sign Subcommittee previously met, noting the consensus is to allow one sign above the door. He stated the applicant is going to revise their application to include the one sign. He also indicated that the size of the sign will be increased but is waiting to receive the revised drawings. Comm. Matto said, "it would be an error to allow two signs on the same side of the building."

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SHELTON
TOWN CLERK
REVIEWED OR APPROVED BY SPZC

Motion made by Comm. Parkins, seconded by Comm. Matto, to table Appl. #4893. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

V. Old Business

A. Appl. #21-14, Vales Developers, LLC., c/o Dominick Thomas, Old Orchard Road at Soundview Avenue (Assessor’s Map 113, Lot 97), petitions for a re-subdivision of “Lot 9, Harrington Manor,” to create two building lots in an R-1 zone. Review, discuss, and possible action.

Chairman Harger reminded the Commissioners that if the property was to be subdivided, then the two separate parcels would meet zoning requirements. She indicated Parcel A would connect to city water with a septic system and Parcel B would have well water, also with a septic system. She noted the Health Department approved the two proposed septic systems and requires that a detailed site plan be provided before construction. She mentioned the separate galleys for runoff from any impervious surface would have to be installed before obtaining a certificate of occupancy.

Mr. Rossetti said the Engineer has no issues regarding the subdivision in his letter. He also stated Naugatuck Valley Health Department and Inland Wetlands do not have any objections regarding the subdivision, “as long as the applicant understands what they’ve got to do in the future.”

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #21-14. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

VI. New Business

A. Appl. #21-18, Dominick Thomas for AA Shelton, LLC., at 710 Bridgeport Avenue, (Assessor’s Map 29, Lot 9) for a Planned Development District on 36.1 acres in an Office Park District (OPD). The focus of this proposal is on two different areas of the property: in the rear a 4.5-acre section for a 17,680-sf. light industrial space and in the front on 8.0 acres for two restaurants one 4,000 sf. with a drive-thru and the other 8,000 sf. without a drive-thru. Accept, review, and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept Appl. #21-18 and set a public hearing for a later date. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Tickey – Aye Comm. Laskos – Aye Comm. Matto – Aye
Comm. Parkins – Aye Comm. Kelly – Aye Chairman Harger – Aye
The motion passed 6 to 0.

B. Appl. #21-19, Mike Ballaro at 204 Long Hill Avenue, (Assessor’s Map 105, Lot 83) for a Special Exception in an R-4 zone on .39 acres, for a two-family house, which was a single-family house. Accept, review, and set public hearing.

Motion made by Comm. Kelly, seconded by Comm. Tickey, to accept Appl. #21-19 and set a public hearing for August 25, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Parkins – Aye Comm. Kelly – Aye Comm. Laskos – Aye
Comm. Matto – Aye Comm. Tickey – Aye Chairman Harger – Aye
The motion passed 6 to 0.

C. Appl. #21-20, PDD #39. “Constitution Square,” Rose-Tiso & Co., LLC., for R.D. Scinto, Inc. at the southern intersection of Constitution Boulevard and Waterview Drive, (Assessor’s Map 65, Lots 27 and 28) on 11.1 acres for a Major Modification of PDD 39, for Detail Development Plans incorporating an 80,000-sf. warehouse facility. Accept, review, and set public hearing.

Motion made by Comm. Matto, seconded by Comm. Kelly, to accept Appl. #21-20 and set a public hearing for August 25, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

Motion made by Comm. Parkins, seconded by Comm. Matto, to close the public portion. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Kelly – Aye Comm. Parkins – Aye Comm. Tickey – Aye
Comm. Laskos – Aye Comm. Matto – Aye Chairman Harger – Aye
The motion passed 6 to 0.

VIII. Other Business

A. 8-24 Referrals

- i. A land locked .16-acre piece between Federal and Twin Brook Roads, Assessor's Map 44 Lot 51, for a recommendation for sale.

Chairman Harger reminded the Commissioners that Connecticut State Statute 8-24 states in summary that no municipal agency or legislative body shall sell any municipally owned property until the proposal to take such action has been referred to the Commission for a report. A proposal disapproved by the Commission shall be adopted by the municipality by a two-thirds vote of the town council. She also mentioned the city of Shelton has an ordinance, Section 2-18, which notes the procedure the city must take in order to sell city property.

Mr. John Bashar, Administrative Assistant to Mayor Mark Lauretti, addressed the Commission. He indicated the city has no use for this property, and the property owner can add it to his existing property and it will go back on the tax records.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to report favorably. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

- ii. A 15' x 165' piece of open space on Assessor's Map 61 Lot 14, to 56 Wesley Drive, Assessor's Map 61 Lot 40, for a recommendation for sale.

Chairman Harger read aloud a letter written by Mr. Thomas Harbinson, Chair of the Conservation Commission, in opposition of the 8-24 referral for purchase of open space.

Mr. John Bashar, Administrative Assistant to Mayor Mark Lauretti, addressed the Commission. He mentioned this property is the same as the property located across the street, for which the Commission previously approved an extension of their property line. He indicated this property owner would like to have 15 feet into the woods for improvements to the rear of the house.

Mr. Thomas Harbinson, Chair of the Conservation Commission, addressed the Commission. He mentioned this property has an Inland Wetlands area located at the rear of the property which contributes to natural habitats. He stated the property owner across the street violated the open space by installing a play structure (pool) on the city's open space.

Motion made by Comm. Matto, seconded by Comm. Laskos, to report unfavorably. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Comments from Chairwoman and Subcommittee Chairman

Comm. Harger mentioned there was an SEDC meeting this morning and President Grimmer indicated the following: 1) There will be a survey on the property located at 267 Canal Street which would determine how deep an excavation can be for any future building on this site. 2) Regarding restoration of the lots, all three property owners granted permission for the city to have access to the property.

C. Staff Comments

Mr. O'Neill reported that staff approved a restaurant called Chaplin at Bridge Street Commons, a laundromat called Center Street Soap located at 73 Center Street and a hair salon called Butterfly and Sage on Hill Street next to the barber shop.

Mr. Nappi reported that Mr. Dan Riccio has restored the former Liquid Lunch building to have a café with a crystal shop and his office. He also noted restoration has begun for the building, which also had a fire on Howe Avenue across from The Ripton. He then mentioned work has begun on the former Simonetti Cleaners.

He indicated there will be walk-throughs at the Loft, Bridge Street Commons II and the Webster Bank Building at 502 Howe Avenue.

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

- i. July 28, 2021 – Special Meeting

E. Minutes for approval:

- ii. July 13, 2021 – Regular Meeting

Motion made by Comm. Matto, seconded by Comm. Parkins, to approve the Regular PZC meeting minutes of July 13, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Parkins – Aye

Comm. Matto – Aye

Comm. Laskos – Aye

Comm. Kelly – Aye

Comm. Tickey – Aye

Chairman Harger – Aye

The motion passed 6 to 0.

- iii. July 21, 2021 – Special Meeting

Comm. Kelly mentioned that it was himself who inquired about the trash removal chutes instead of Chairman Harger.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve the Special PZC meeting minutes of July 21, 2021 as amended. On a roll call vote taken by Chairman

Harger, the PZC voted as follows:

Comm. Laskos – Aye
Comm. Parkins – Aye
The motion passed 6 to 0.

Comm. Matto – Aye
Comm. Kelly – Aye

Comm. Tickey – Aye
Chairman Harger – Aye

IX. Adjournment

Chairman Harger adjourned at 7:09 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary