

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 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
Jimmy Tickey
Peter Laskos, Alternate (Seated 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
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Virginia Harger

2021 SEP 21 A 11:37

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

Chairman Harger called the meeting to order at 6:04 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. Public Hearing

Chairman 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.

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

A. Initiation of 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. Review, discuss, and possible action.

Comm. Matto read aloud the public hearing notice for Appl. #21-20.

Chairman Harger indicated Appl. #21-20 was accepted for review on August 10, 2021. She mentioned an Application for Modification of PDD 39, Statement of Uses and Standards of PDD 39, Site Plans, Detailed Development Plans, Revised Detailed Development Plans, Engineering Report and pictures were added to the PZC website.

Mr. Rossetti indicated he received favorable written correspondence from the city engineer and the fire marshal regarding Appl. #21-20.

Mr. Robert D. Scinto, Chairman, R.D. Scinto, Inc., addressed the Commission. He gave an overview of the zoning history regarding Appl. #21-20, noting that he has owned the property since 1993. In 2002, he received approval to construct an eight-story, 231,000 sq. ft. office building with 700 parking spaces but did not go forward with it due to economic conditions. However, he stated his current proposal is for an 80,000 sq. ft. building for a research and development manufacturing company. He said, "it's a very beautiful building that's going to be a real asset to the town, it represents new jobs and this company is coming in from outside the area."

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He reiterated they are proposing an 80,000 sq. ft. building for a manufacturing company with offices and storage. He mentioned they are keeping approximately 40% of the vegetation along the edge of Waterview Drive. He then reviewed the site plan and noted they meet the building coverage criteria regarding the zoning requirements.

Mr. Rose stated they are proposing 236 parking spaces, even though 206 are required on the site and the parking lots drain to a swale, then to a pipe which feeds into a pond. He then reviewed the soil erosion control plan, landscape plan and lighting plan. He also showed pictures of the completed building on Waterview Drive with silver, metallic panels.

Mr. Robert D. Scinto, Jr., C.O.O., R.D. Scinto, Inc., addressed the Commission. He indicated their tenant's 30 – 72 employees will be working from 8:00 a.m. – 5:00 p.m., Monday – Friday. He stated this tenant is relocating from Manhattan, New York and "makes a very large piece of equipment" that will be stored inside. There will be a maximum of 15 deliveries per day and this project should be completed within 12 – 16 months.

Mr. Rossetti indicated he received telephone calls and nine letters from residents with concerns regarding Appl. #21-20. He then read aloud a few statements to answer questions which the residents inquired about in their letters.

- “This project has no bearing on Fountain Square.”
- “This project has no bearing on Petremont Lane.”
- “There are no plans to alter or open the barrier at the end of Plaskon Drive Extension to create a four-way intersection with Constitution Blvd. South.”

He said, “this is not an Amazon shipping warehouse; this is a manufacturing facility with a warehouse as an accessory use for that purpose.”

Chairman Harger opened up the public portion and the following members of the audience spoke regarding Appl. #21-20:

1. Nobert Kropnik, Shelton, CT addressed the Commission. He stated he has no questions since they were already answered.
2. Marge Paulson, Shelton, CT addressed the Commission twice. She expressed her concerns of traffic, noise and environmental pollution. She then asked if they are going to be producing hazardous materials.
3. Roberta Ceccarelli, Shelton, CT addressed the Commission. She inquired about the relocation of the business, number of employees and the type of research being conducted.
4. Joy DeMarchis, Shelton, CT addressed the Commission. She expressed her traffic and safety concerns. She then mentioned the community and asked, “is this the right growth?”
5. Megan Duguid, Shelton, CT addressed the Commission. She also expressed her traffic and safety concerns. She then asked, “don’t you think that our property values may go down a little bit having a warehouse functioning facility?”
6. Marybeth Hafele, Shelton, CT addressed the Commission. She expressed her traffic and safety concerns as well.
7. Andrew Hafele, Shelton, CT addressed the Commission. He said he agrees with the other comments that had been expressed to the Commissioners.
8. Michael Stoll Shelton, CT addressed the Commission. He said his 23 previously submitted questions were now answered. He then expressed his safety and traffic concerns as well.

Mr. Robert D. Scinto addressed the Commission. He said, “the type of research is to develop better methods to produce their product and make their product more effective.”

He then noted the type of research is mechanical engineering, it is the town's responsibility to maintain the roads and there are no hazardous materials involved. He further stated, "this type of a project is very clean, raises good jobs, adds to the tax base, and keeps Shelton's Mil Rate substantially below everyone else in Fairfield County."

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

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

The motion passed 6 to 0.

The Commissioners mentioned they would like staff to prepare a resolution regarding Appl. #21-20.

B. Initiation of 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. Review, discuss, and possible action.

Comm. Matto read aloud the public hearing notice for Appl. #21-19.

Chairman Harger indicated Appl. #21-19 was accepted for review on August 10, 2021. She mentioned a Special Exception Application, Zoning Location Survey, two Interior Floor Plans, Revised Elevations and Floor Plans, Exterior Elevation Plans, pictures of the existing conditions, pictures of the proposed roof edge and comments from the city engineer were posted to the city's website.

Mr. Michael Ballaro addressed the Commission. He indicated the house burned partially down and is looking for an approval to rebuild. He stated, "we are not changing the footprint but instead of the attic, we're going to put 8-foot walls where the attic was."

Chairman Harger inquired about the lack of interior connectivity between the two units and Mr. Ballaro replied, "that's correct." Mr. Panico mentioned the roof line and said, "what you have in appearance is a very imposing three-story building with a gable roof on it." He asked Mr. Ballaro if he would consider changing the design of the roof to a hip roof and Mr. Ballaro said he would consider it.

Comm. Parkins asked Mr. Ballaro, "if there is any thought with providing a cover for the stairway going up to the second floor, to provide shelter from the elements and to prevent people from sliding down should it be snowy or icy?" Mr. Ballaro replied, "I wasn't planning on it, I'll take a look at it."

Motion made by Comm. Parkins, seconded by Comm. Matto, to close the public hearing for Appl. #21-19. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Motion made by Comm. Kelly, seconded by Comm. Matto, to approve Appl. #21-19. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Other Business

A. Minutes for approval:

i. August 10, 2021 – Regular Meeting

Chairman Harger clarified that it is the city engineer who has no issues regarding the sub-division under Section V, Old Business, third paragraph. She then stated she would like the word “building” to be added in Appl. #21-18 Agenda’s description. She also noted that it is “locks” and not “lots” under the section of Comments from Chairwoman.

Motion made by Comm. Parkins, seconded by Comm. Tickey, to approve the Regular PZC meeting minutes of August 10, 2021 as amended. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

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

i. August 17, 2021 – Special Meeting

VI. Adjournment

Chairman Harger adjourned at 8:07 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary