

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Tuesday, September 14, 2021
Shelton City Hall (VIRTUAL)
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Elaine Matto, Secretary
Jimmy Tickey
Peter Laskos, Alternate (Sat in for Comm. Kelly)

PZC Commissioners Excused: Charles Kelly, Vice-Chairman
Ruth Parkins
Mark Widomski
John Uysal, Alternate

Also Present: Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Anthony Panico, Consultant
Sarah Vournazos, Recording Secretary

Absent: Kenneth Nappi, Downtown Development Coordinator

Alexander Rossetti
2021 SEP 23 A 9:25
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 6:05 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 Ave., (Chase) for a sign.

Chairman Harger indicated Appl. #4893 was heard at the PZC Special meeting held on July 28, 2021 but was tabled for the Zoning Sub-Committee to hear. She mentioned that

there was additional discussion about the sign at the PZC Regular meeting held on August 10, 2021 and the applicant noted they would revise the sign's layout.

Ms. Damiane Handa addressed the Commission. She reviewed the revised sign layout and mentioned Chase is replacing the cabinet sign with illuminated lettering.

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

Comm. Laskos – Aye Comm. Matto – Aye Comm. Tickey – Aye
Chairman Harger – Aye
The motion passed 4 to 0.

2. Appl. #5149, Thomas Sign, 898 Bridgeport Ave., (Stop & Shop) for a sign.
Chairman Harger relayed that the Zoning Sub-Committee likes Stop & Shop's proposed sign changes, which also meet the PZC sign regulations.

Mr. O'Neill stated the applicant is rebranding the entire plaza, including the gas station, the front of the store, changing the color to a brighter grey and replacing the existing signs including Starbucks, People's Bank, Pharmacy and Bottle Return.

Motion made by Comm. Matto, seconded by Comm. Tickey, to approve Appl. #5149. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Matto – Aye Comm. Laskos – Aye Comm. Tickey – Aye
Chairman Harger – Aye
The motion passed 4 to 0.

V. Old Business

A. Appl. #21-17, "Daybreak Ridge," Daybreak Ridge LLC., c/o Dominick Thomas, 85 River Road, petition for a Modification of approved Special Exception Application #19-06, for 34 townhouse units in a R-3 zone for an additional two (2) units in "Building D" for a total of 36 units. This modification recognizes the existing residential zoning and approved Special Exception Application. Shelton Zoning Regulations Section 33.6.2 and the bulk standards in Schedule B for a R-3 zone would permit 36 units on the property. Review, discuss, and possible action.

Chairman Harger indicated the public hearing for Appl. #21-17 opened at the PZC Special meeting held on July 28, 2021 and the Commissioners heard from Attorney Dominick Thomas and the engineer.

Mr. Panico mentioned staff has determined the property is located in an R-3 zone which allows for 36 units, but the current approval is for 34 units. He reminded the Commissioners that it was the applicant who reduced the density and the Commissioners are acting in their administrative capacity now.

Mr. Panico stated, "special exceptions and special permits are deemed to be permitted uses, provided they comply with the standards that must be set forth in your regulations and staff has done their review and determined that the applicable standards have indeed been satisfied." He indicated corporation counsel also agreed, as long as the standards are met and there are no safety standard issues.

A ten-minute recess was observed at 6:25 p.m. and the meeting resumed at 6:35 p.m.

Comm. Tickey stated, "I understand 36 are allowed by zoning ... and we deliberated, heard from the public and landed on 34 units in a 5-1 vote." He then said, "I hope it would not become a precedent that other applicants would take advantage of, to go to the maximum number of units allocated if the Commission didn't see fit in the first place."

Motion made by Comm. Matto, seconded by Comm. Laskos, to approve Appl. #21-17. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Tickey – Nay Comm. Laskos – Aye Comm. Matto – Aye
Chairman Harger – Aye
The motion passed 3 to 1.

VI. New Business

A. Appl. #21-21, "Vista Apartments 2," Vista Apartments LLC., c/o Steven Bellis, 1039 Howe Avenue, (Assessor's Map 146, Lot 19) for 16 apartments in a CA-3 zone on 1.96 acres with onsite parking. Accept, review, and set public hearing.

Motion made by Comm. Matto, seconded by Comm. Tickey, to accept Appl. #21-21 and to set a public hearing date for September 29, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Laskos – Aye Comm. Matto – Aye Comm. Tickey – Aye
Chairman Harger – Aye
The motion passed 4 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. 8-24 Referrals

- i. City of Shelton Public Works, for a recommendation of improvements and regrading at Cots Street / Black Hills Road for the future intersection with Constitution Boulevard. Located in and adjacent to Assessors Map 105, Lots 8 – 11.

Mr. Rossetti indicated the city is requesting permission from the PZC to make it safe, along with having concrete curbing. He mentioned the city is proposing to regrade it with about a 15- foot cut.

Mr. Ron Nault, from DeCarlo & Doll, addressed the Commission. He stated, “the Constitution Blvd. grade to achieve the vertical profile to the Mas property will be required to be lowered relative to current grade as we cross Cots Street / Black Hills Road, so accordingly, we propose to depress the Cots Street / Black Hills Road profile to meet that, which results in a better roadway.” Chairman Harger inquired about any future traffic impact and Mr. Nault replied, “we expect all traffic ... would stay on the newly constructed Constitution Blvd., down to a modern signalized intersection at Bridgeport Ave., ... and Cots Street / Black Hills Road would just be for local traffic.”

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

Comm. Matto – Aye Comm. Laskos – Aye Comm. Tickey – Aye
Chairman Harger – Aye
The motion passed 4 to 0.

B. Comments from Chairwoman and Subcommittee Chairman

Chairman Harger reported that there was an SEDC meeting held this morning. She relayed that Tighe & Bond will be preparing a plan to present its findings to the SEDC to remediate the site at Star Pin. She noted that an EPA approval of a QAP (Qualitative Assurance Plan) is expected within two weeks regarding Ascom Hasler. She mentioned that only four out of thirteen firms submitted their qualifications regarding the restoration of the Canal locks.

Comm. Tickey stated he would like to have a Downtown Sub-Committee meeting soon.

C. Staff Comments

Chairman Harger inquired about zoning enforcements and suggested to Mr. O’Neill to make it a standard operating procedure to communicate to the Commission.

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

- i. September 8, 2021 – Special Meeting

E. Minutes for approval:

ii. August 17, 2021 – Special Meeting

Motion made by Comm. Matto, seconded by Comm. Tickey, to approve the Special PZC meeting minutes of August 17, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Tickey – Aye
Chairman Harger – Aye

Comm. Matto – Aye

Comm. Laskos – Aye

The motion passed 4 to 0.

IX. Adjournment

Chairman Harger adjourned at 7:07 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary