

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 22, 2021
Shelton City Hall (VIRTUAL)
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Jimmy Tickey
Peter Laskos, Alternate (Seated for Comm. Parkins)
John Uysal, Alternate (Seated for Comm. Widomski)

PZC Commissioners Excused: Mark Widomski
Ruth Parkins

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

Absent: Kenneth Nappi, Downtown Development Coordinator

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. Old Business

A. 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,

TRANSCRIBED, BUT NOT YET
REVIEWED OR APPROVED BY SPZC

Virginia Harger
2021 SEP 29 P 8:56
CITY OF SHELTON
TOWN CLERK

for Detail Development Plans incorporating an 80,000 sq. ft. manufacturing, business office, and warehouse facility. Review, discuss, resolution, and possible action.

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, pictures and comments from the city engineer, fire marshal and the public were posted to the PZC website. At the PZC's meeting held on September 8, 2021 the applicant and representatives presented their proposal, which included the history of the site, the previous proposal to construct a building and answered questions from the Commission and the public. She noted the public hearing was then closed and the Commission voted unanimously to direct staff to prepare a favorable resolution.

Chairman Harger read aloud the proposed resolution for Appl. #21-20.

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

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

The motion passed 6 to 0.

V. 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.

A. Continuation of Appl. #20-22, "River View Park Royal," Dominick Thomas for Canal Properties, LLC., at 113-123 Canal Street (Assessor's Map 130, Lots 3, 4, 5, 6 and 7), petition for a Special Exception on 2.57 acres in the River Front District (RFD) zone. This proposal is for a five-story mixed-use building with 11,000 square feet of retail/commercial space on the first floor and ninety-two (92) studio, one, two, and three-bedroom apartments with onsite parking. The plans titled "Park Royal" were prepared by J. Edwards & Associates, engineers, and Guedes Associates, Inc., architects. Review, discuss, and possible action.

Chairman Harger indicated the public hearing for Appl. #20-22 opened on July 21, 2021 and was continued to August 17, 2021. She mentioned that revised plans for the lower garage door floor and floors one through five, comments from the city engineer and an artist rendering of the rear building elevation were posted to the PZC website.

Chairman Harger inquired about the Statement of Uses and Standards and Attorney Dominick Thomas said he filed a Statement of Use only, since Appl. #20-22 is a Special

Exception and not a PDD. Attorney Thomas noted the standards are already set and Mr. Rossetti clarified the standards are set in the RFD regulations. Attorney Thomas mentioned he is going to have a work session with the city engineer and the Inland/Wetlands staff.

Motion made by Comm. Tickey, seconded by Comm. Kelly, to continue the public hearing until October 20, 2021 for Appl. #20-22. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

B. Initiation of Application #21-18, Dominick Thomas for SEP Shelton LLC., AA Shelton LLC., at 710 Bridgeport Ave (Assessor's Map 29, Lot 9), petitioning for a Planned Development District (PDD) from an Office Park District (OPD) on an area of 36.4 acres. The proposed development includes a 17,680 sq. ft. light industrial/ flex space on a vacant rear parking lot and two restaurants in the front of the lot. One 8,000 sf. restaurant and a 4,000 sq. ft. restaurant with a drive-thru are both situated on an existing lower parking lot. The plans titled "Initial Development Plans, 710 Bridgeport Ave" prepared by Rose Tiso and Co, architects, Civil 1, surveyors, for AA Shelton LLC., and dated July 7, 2021. Review, discuss, and possible action.

Comm. Matto read aloud the legal notice regarding Appl. #21-18.

Chairman Harger indicated Appl. #21-18 was accepted for review on August 10, 2021 with a public hearing held today, September 22, 2021. She mentioned the PDD application, Statement of Uses and Standards, Site Plans, and an engineering report were posted to the PZC website.

Attorney Dominick Thomas from Cohen & Thomas addressed the Commission on behalf of the applicant. He indicated some of the uses that have existed on this property since the late 1960s/early 1970s were made pre-existing, legal, non-conforming uses when it was zoned Office Park District (OPD). He noted the primary occupant is Perkin Elmer. He mentioned the applicant would like to have a sit-down restaurant, a restaurant with a drive-through, a business office with a research laboratory, light manufacturing and a warehouse.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He indicated Perkin Elmer requires 575 parking spaces in their lease and the applicant would like to propose a new parking lot with 148 parking spaces, off of the circle, adjacent to Perkin Elmer's building. He mentioned they are adding a sidewalk along the entrance drive to Bridgeport Avenue which will "create a much more friendly pedestrian use."

Mr. Rose reviewed the scale of the two proposed restaurants, noting they already have their own storm drainage detention system which is located under the parking lot. He mentioned the light industrial building also has their own storm drainage detention system at the northern side of the building. He then reviewed their landscape plan and the building layouts.

Mr. David G. Sullivan, Traffic Engineer of SLR international Corporation, addressed the Commission on behalf of the applicant. He reviewed the traffic study report, where he evaluated the existing traffic conditions and future traffic conditions. He said “the traffic can be handled” and recommends an improvement to the efficiency of the intersection of Old Stratford Road and Bridgeport Avenue with some timing modifications.

Mr. Michael DiVito, Site Leader of Perkin Elmer, addressed the Commission. He said, “Perkin Elmer is not on board yet with the plan and we have a number of concerns that need to be addressed.”

Motion made by Comm. Matto, seconded by Comm. Laskos, to continue the public hearing until October 20, 2021 for Appl. #21-18. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

VI. Other Business

A. Minutes for approval:

i. September 8, 2021 – Special Meeting

Chairman Harger stated she would like the word “directed” substituted for “they would like” in the last sentence under Appl. #21-20.

Motion made by Comm. Tickey, seconded by Comm. Laskos, to approve the Special PZC meeting minutes of September 8, 2021 as amended. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 5 to 0 to 1.

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

i. September 14, 2021 – Regular Meeting

VII. Adjournment

Chairman Harger adjourned at 7:42 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary