

SHELTON PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES
Wednesday, September 29, 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
Ruth Parkins
John Uysal, Alternate (Joined at 6:10 p.m.)
Peter Laskos, Alternate (Seated for Comm.
Widomski)

PZC Commissioners Excused:

Mark Widomski

Also Present:

Alexander Rossetti, Planning and Zoning
Administrator
Josh O'Neill, Assistant Administrator, Zoning
Enforcement Officer
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Tony Vournazos, Acting Recording Secretary
(From 6:00 p.m. – 6:25 p.m.)
Sarah Vournazos, Recording Secretary
(From 6:25 p.m. – 7:52 p.m.)

Excused:

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. Public Hearing

Chairman Harger read aloud the guidelines for the public hearing, and how the public

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CITY OF SHELTON
TOWN CLERK
2021 OCT - 8 PM 11:28
Stephanie Charboneau

control plan. He also addressed staffs' questions of charging stations being installed for electric vehicles, the trash enclosure to be masonry, a parking space reserved on the east side for the car turning area and if a transformer can be landscaped to minimize its visual impact.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He reviewed the architectural floor plan for the four floors, noting a total of two one-bedroom units and 14 one-bedroom units plus office. He mentioned the units have a washer and dryer as well. He also reviewed the rear elevation and the exterior of the building.

Comm. Tickey inquired if there are any units designated for affordable housing or workforce housing. Mr. James Blakeman, the applicant, addressed the Commission, stating, "we reduced the number so much ... it's very difficult financially to actually make it work ... it doesn't really work for us."

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

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

The motion passed 6 to 0.

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

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

The motion passed 6 to 0.

B. Appl. #21-10, "River Side Commercial," Riverside Retail Center, LLC., at 131 Canal Street (Assessor's Map 130, Lot 2), petition for a modification of Special Exception Application #15-17, in the River Front District (RFD) zone. This proposed modification intends to convert second-floor office space in an existing two-story retail/commercial building into eight apartments with onsite parking. The plans are titled "Riverside Commercial Center," were prepared by Guedes Associates, Inc. and Primrose Companies. Review, discuss, and possible action.

Chairman Harger indicated a site plan containing parking and an additional floor plan of the second floor were posted to the PZC website. She mentioned Appl. #21-10 was accepted for review on May 26, 2021 with public hearings held on July 21, 2021 and August 17, 2021.

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

- i. September 22, 2021 – Special Meeting

VI. Adjournment

Chairman Harger adjourned at 7:52 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary