

SHELTON PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES  
Wednesday, September 29, 2021  
Sheilton City Hall (VIRTUAL)  
54 Hill Street, Sheilton, 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](http://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

TRANSCRIBED, BUT NOT YET  
REVIEWED OR APPROVED BY SPZC

CITY OF SHELTON  
TOWN CLERK  
2021 OCT -8 PM 11:28  
*Christina C. Pappalardo*

who wished to comment on the proposals being presented will be recognized by the Chair.

A. Initiation of Appl. #21-21, "Vista Apartments, LLC.," (Assessor's Map 146, Lot 19) on 1.93 acres in a CA-3 for a 24,350 square foot 16 residential unit development with 36 onsite parking spaces by Special Exception. The plans titled, "Vista Apartments Phase 2," dated November 16, 2020 and revised July 22, 2021 were prepared by James Swift, PE and Rose Tiso and Co. Review, discuss, and possible action.

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

Chairman Harger indicated Appl. #21-21 was accepted for review on September 14, 2021 with a public hearing held today, September 29, 2021. She mentioned the site plans, property survey, floor layouts, building elevations, Statement of Use, storm drainage report, traffic review, and comments from Inland-Wetlands Commission, WPCA, and from the owner of a real estate company were posted to the PZC website.

Mr. Rossetti indicated he received comments from both the fire marshal and the city engineer regarding Appl. #21-21, and they have "no outstanding concerns, just minor tweaks."

Attorney Stephen Bellis addressed the Commission on behalf of the applicant. He mentioned there were no issues with Phase 1. However, when the applicant tried to purchase the second portion of the land, the attorney who represented the seller stole the applicant's funds and was later arrested by the FBI. He then noted there was a text amendment regarding Appl. #21-21 to allow multi-family uses in a CA-3 zone.

Attorney Bellis indicated the applicant has allocated 36 parking spaces for the 14 units. He noted they meet the standards of the Plan of Conservation and Development, and Carey and Guarrera Real Estate wrote a letter noting it will not have any negative impact on property values in the area. He then stated, "if the application would be acted upon favorably, the applicant would remove that line between Phase 1 and Phase 2 for the two properties, and we would merge the properties." He also said, "this would be one property ... and would not be separate parcels."

Mr. James R. Swift, P.E., addressed the Commission on behalf of the applicant. He indicated they are eliminating a driveway on the existing lot. He mentioned there are three different ways that emergency vehicles can access the site. He reminded the Commissioners about their previous discussion about there being a gate and he said, "we're going to make it subject to review and approval of the fire marshal and Department of Transportation, as they have an interest in it too."

Mr. Swift reviewed the grading and utility plan and the landscape plan. He indicated the drainage report has been submitted to Inland-Wetlands Commission, PZC, and the city engineer for review. He mentioned the utilities (e.g., water supply, power, etc.) are available and sufficient. He noted Inland-Wetlands has approved the soil and erosion

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.

Mr. O'Neill reviewed the parking, noting the commercial space should have 40 parking spaces. However, he mentioned the River Front District (RFD) regulations allow for half of the required residential parking spaces to be shared with the commercial use. Therefore, there are 32 parking spaces required for the commercial use since eight parking spaces would be shared. He noted, "there is enough space for both the residential and commercial use on site for the commercial building."

Mr. John Guedes, President of Primrose Companies, addressed the Commission. He indicated he has assigned one parking space for each unit. He reminded the Commission about available parking spaces located at the Conti Building which is across the street.

Chairman Harger stated she would like clarification in writing about adaptive reuse as it is for existing buildings being renovated or rehabilitated, whereas Appl.#21-10 is for a new building. Mr. Guedes said, "maybe I used the wrong terminology with adaptive reuse ... and as Chair has indicated, adaptive reuse relates to buildings that are existing." However, he mentioned this building is existing as it was built four years ago for a specific purpose. He noted he submitted code compliance as well.

Chairman Harger inquired about the second floor being handicap accessible and Mr. Guedes replied, "it is technically unfeasible, which is what the code stipulates, to make the second-floor handicap accessible."

Motion made by Comm. Laskos, seconded by Comm. Kelly, to close the public hearing for Appl. #21-10. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

#### V. Other Business

##### A. Minutes for approval:

###### i. September 14, 2021 – Regular Meeting

Motion made by Comm. Matto, seconded by Comm. Tickey, to approve the Regular PZC meeting minutes of September 14, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Kelly – Aye	Comm. Laskos – Aye	Comm. Matto – Aye
Comm. Tickey – Aye	Comm. Parkins – Abstain	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 22, 2021 – Special Meeting

VI. Adjournment

Chairman Harger adjourned at 7:52 p.m.

Respectfully submitted,

Sarah Vournazos,  
Recording Secretary