

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, October 27, 2021
Shelton City Hall (VIRTUAL)
54 Hill Street, Shelton, CT 06484

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

PZC Commissioners Excused: Elaine Matto, Secretary
John Uysal, Alternate

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

Excused: Alexander Rossetti, Planning and Zoning
Administrator
Kenneth Nappi, Downtown Development Coordinator

Approved & Forwarded
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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 6:02 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. New Business

1. Appl. #21-25, "Shelton Plaza," Dominick Thomas for 265 Bridgeport Avenue, LLC. at 265 Bridgeport Avenue (Assessor's Map 92, Lot 19), petitioning for a Special Exception Application in a Restricted Business Zone (RBD) on .67 acres for a 4060-sf.

retail and office building with a service station and onsite parking. The plans titled "Site Development Plan Depicting Shelton Plaza" were prepared by Redniss and Mead, Engineers. Accept, review, and set public hearing.

A four-minute recess was observed at 6:03 p.m. and the meeting resumed at 6:07 p.m.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to accept Appl. #21-25 for review and set a public hearing date tentatively for November 17, 2021. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Kelly – Aye	Comm. Parkins – Aye	Comm. Widomski – Aye
Comm. Tickey – Aye	Comm. Laskos – Aye	Chairman Harger – 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," Dominic 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 was opened July 21, 2021 and continued August 17, 2021 and September 22, 2021. She mentioned that Statement of Use, site plans, building elevations, artist rendering of the rear building elevation, floor layouts, revised plans for the lower garage floor and floors 1 – 5, along with comments from the city engineer, property surveys, storm drainage report, traffic review, comments from Inland-Wetlands, WPCA and the owner of a local real estate office were posted to the PZC website.

Mr. O'Neill mentioned the Inlands-Wetlands Commission approved Appl.#20-22 at their recent meeting. He noted the P&Z staff received a letter today from the city engineer saying he is waiting for a structural engineering report.

Attorney Dominick Thomas from Cohen & Thomas addressed the Commission on behalf of the applicant. He indicated he met with the city engineer on September 29, 2021 and noted the garage elevation is now designed to avoid a water diversion. Attorney Thomas mentioned he submitted a report analyzing Connecticut Water Diversion statute § 22a-365 and its exemptions and said, "the new revised plan would comply with that, so there is no water diversion permit required." However, the city

engineer would like to have a structural report regarding this proposal and Attorney Thomas requested to keep the public hearing open.

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

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

The motion passed 6 to 0.

VI. Other Business

A. Minutes for approval:

i. October 12, 2021 – Regular Meeting

Chairman Harger mentioned under Old Business, Appl. #21-10, she recessed to verify which Commissioners were eligible to vote and confirmed that all of the seated Commissioners were eligible to vote. She then noted under New Business, Appl.#21-23, it was the Spotted Horse and not Mr. Rossetti who would like the covered outdoor patio to be permanent.

Motion made by Comm. Kelly, seconded by Comm. Parkins, to approve the Regular PZC meeting minutes of October 12, 2021 as amended. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Side Note

Chairman Harger stated that Tuesday, November 9, 2021 will be the last meeting of the current commission and she expressed well wishes to those who are running in the upcoming election.

VII. Adjournment

Chairman Harger adjourned at 6:28 p.m.

Respectfully submitted,

Sarah Vournazos,
Recording Secretary