

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, April 17, 2024
Shelton City Hall (Virtual & In Person)
54 Hill Street, Shelton, CT 06484

TRANSCRIBED, BUT
NOT YET REVIEWED OR
APPROVED BY SPZC

PZC Commissioners Present: Virginia Harger, Chairwoman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins
Matt McGee, Alternate (Seated for Jimmy Tickey)
Robert Cristiano, Alternate (Seated for Peter Laskos)

Also Present: Alexandria Castro, Asst. Planning and Zoning Admin.
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer (Joined at
6:20 p.m.)
Sarah Vournazos, Recording Secretary

PZC Commissioner Excused: Jimmy Tickey

Also Excused: Alexander Rossetti, Planning and Zoning Administrator

USB disks, 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
Chair Harger called the meeting to order at 6:09 p.m.
- II. Pledge of Allegiance
All those who were present rose and recited the Pledge of Allegiance.
- III. Roll Call
Chair Harger identified members present and gave the meeting protocol.

Chair Harger reported that Comm. Laskos submitted his resignation last week and the Republican members of the Commission will select his replacement at a later time.

- IV. Public Hearing
Chair Harger read aloud the guidelines for the public hearings, and how the public who wished to comment on the proposals being presented will be recognized by the Chair.

- A. Application #23-26, 10 Long Hill Ave LLC at 10 Long Hill Avenue (Assessors Map 117B, Lot 49) in a CB-2 Zone, petitioning for a Planned Development District with a three-story residential building consisting of 19 apartments and on-site parking. Continuation of Public Hearing; Review, Discuss and possible action.

Chair Harger indicated that Appl. #23-26 was accepted for review on November 8, 2023. The public hearing opened on February 28, 2024 and it was continued until March 20, 2024. She mentioned that an application for a PDD zone change, Statement of Uses and Standards, initial and revised development plans, the latest dated March 30, 2024 showing 17 one-bedroom apartments, a letter containing the signatures of about 20 residents opposing the application, an email from a resident rescinding his signature, letters from eight residents, sign posting photos and certificates of mailing, were posted to the city's website.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He confirmed that the applicant reduced the number of units from a mix of 21 apartments to 17 one-bedroom apartments. He noted there are a total of 33 parking spaces with 18 of them located underneath the building. He reported he shortened the length of the building by 28 sq. ft. He mentioned the one-bedroom apartments range from 840 sq. ft. to 1,100 sq. ft.

Chair Harger acknowledged that Ms. Stephanie Charboneau joined the meeting at 6:20 p.m.

Mr. Rose reviewed the floor plans and pointed out the office and fitness center. He then went over the front, rear, right side and left side elevations. Chair Harger inquired about how the building looks as though it is going downhill. Mr. Rose replied that "it is because Long Hill Avenue goes uphill" and the building is level. He mentioned he added bay windows and noted there are two affordable units.

Mr. Panico expressed his concern about the parcel size and that it is crowding the back of the sidewalk. He asked, "what would make this site eligible in a site this size?" He mentioned he would like to see a property map. He referenced the Statement of Uses of Standards, noting it should be changed to reflect the one-bedroom apartments instead of studios or efficiencies. Comm. Parkins mentioned the two affordable units and said, "one of the bigger units and one of the smaller units would be ideal."

Chair Harger opened up the public portion and the following members spoke regarding Appl. #23-26:

1. Mr. Angel Avina, Shelton, CT addressed the Commission. He referenced the traffic and relayed his parking concern.

2. Mr. Aldo Gardella, Shelton, CT addressed the Commission. He mentioned his parking concern and would like to know where the construction workers will park.
3. Mr. John Uysal, Shelton, CT addressed the Commission twice. He voiced his parking concern and stated he would be in support of this application “if they come back with enough parking.” He noted his traffic concern, especially in inclement weather.
4. Ms. Anna Sidorova, Shelton, CT addressed the Commission. She relayed her density concern. She inquired about the landscape and asked if there will be trees removed.
5. Mr. Victor Avina, Shelton, CT addressed the Commission. He expressed his parking concern.

Mr. Rose replied to the public comments. He indicated the landscape plan will be included with the detailed development plans. He brought up parking, noting it is adequate for the apartments.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to continue the public hearing. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Cristiano – Aye	Comm. Matto – Aye	Comm. Kelly – Aye
Comm. McGee – Aye	Comm. Parkins – Aye	Chair Harger – Aye

The motion passed 6 to 0.

V. Old Business

- A. Application #24-02, PDD # 91, Dominick Thomas for Fountain Square, LLC at 745-795 Bridgeport Avenue (Assessor’s Map 28, Lot 18) for a Major modification of a PDD Modification of Initial Development Concept Plans, Amendment to the Statement of Uses and Standards, and Final Site Development Plan approval for a 170-unit residential use in accordance with Connecticut General Statutes 8-30g, and removal of the proposed hotel, office building and internal fountain. Review, Discuss, and Possible Action.

Chair Harger indicated the public hearing was closed on March 27, 2024. She referenced the Plan of Conservation and Development 2017, noting it is an “advisory document only.” She mentioned the planners report and said, “I dispute the notion that a high-density multifamily residential building would enhance Fountain Square.” She relayed that the Commission would have approved 206 apartments proposed in October 2021 at One Parrott Drive if they thought a high-density multifamily residential was appropriate for this

area. The Commission would also have approved the proposal for 272 apartments in July 2020 at 710 Bridgeport Avenue if they thought they were appropriate for this area.

The Commissioners discussed Appl. #24-02. Comm. Kelly brought up the original proposal for the hotel and then the 145 apartments proposal, which the Commission opposed. He said, "I feel that if we approve this project we are not doing what we have been elected to do." Comm. Matto relayed that she does not like losing the greenspace and "attractive elements." Comm. Parkins noted that the applicant is "looking to make as much money as they possibly can and at the expense of our community." Comm. Cristiano and Comm. McGee are in opposition as well and concur with the Commissioners.

Chair Harger indicated that staff is directed to prepare an unfavorable resolution.

VI. Adjournment: Chair Harger adjourned at 7:34 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary