

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, March 20, 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: Charles Kelly, Vice-Chairman
Jimmy Tickey
Ruth Parkins
Peter Laskos
Robert Cristiano, Alternate (Seated for Virginia Harger)
Matt McGee, Alternate (Joined at 6:10 p.m. and seated
for Elaine Matto)

Excused: Virginia Harger, Chairwoman
Elaine Matto, Secretary

Also Present: Attorney Francis Teodosio, Corporation Counsel
Alexander Rossetti, Planning and Zoning Administrator
Alexandrea Castro, Asst. Planning and Zoning Admin.
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

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
Vice-Chair Kelly 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
Vice-Chair Kelly identified members present and gave the meeting protocol.
- IV. Executive Session – Legal Update
Motion made by Comm. Parkins, seconded by Comm. Laskos, for the Commissioners, Attorney Francis Teodosio and staff to go into Executive Session at 6:02 p.m. On a voice vote taken by Vice-Chair Kelly, the PZC voted 5-0 in favor of, with no Commissioner voting nay or abstaining.

Motion made by Comm. Parkins, seconded by Comm. Laskos, to reconvene at 6:42 p.m. with no votes taken during Executive Session. On a roll call vote taken by Vice-Chair Kelly, the PZC voted 5-0 in favor of, with no Commissioner voting nay or abstaining.

Attorney Francis Teodosio addressed the Commission. He mentioned that the reason for the Executive Session was to discuss litigation pending against the City of Shelton regarding the applications for Mohawk, Fountain Square and Daybreak Ridge.

V. Public Hearing

Vice-Chair Kelly noted that Alt. Comm. McGee joined the meeting at 6:10 p.m. and was seated for Comm. Matto.

Vice-Chair Kelly 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.

- B. Application #23-28, Dominick Thomas for 118 Armstrong Rd Shelton LLC., at 118 Armstrong Road (Assessors Map 19, Lot 10) for a PDD Zone change in an R-1 Zone, for 41 residential condominium units. Continuation of Public Hearing; Review, discuss and possible action.

Motion made by Comm. Parkins, seconded by Comm. Laskos, to accept the letter of withdrawal. On a voice vote taken by Vice-Chair Kelly, the PZC voted 6-0 in favor of, with no Commissioner voting nay or abstaining.

- 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.

Vice-Chair Kelly indicated that Appl.#23-26 was accepted for review on November 8, 2023. He mentioned that an application for a PDD zone change, Statement of Uses and Standards, initial and revised development plans, a letter containing the signatures of approximately 20 residents opposing the application, an email from a resident rescinding his signature from one of the letters of the six 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 reviewed his revised site plans, noting there are now 21 one-bedroom units and 0 two-bedroom units. The previous plans showed that there were three studios, 10 one bedrooms and six two bedrooms.

Mr. Panico asked Mr. Rose why he added more units instead of reducing the size of the building. Mr. Rose replied that it was in order to make the building "financially feasible." Comm. Parkins referenced the density of the building, noting, "I just think it's too dense for the location" and Vice-Chair Kelly, Comm. Tickey and Mr. Panico concurred.

Mr. Rose mentioned he added additional parking spaces outside and there are

now a total of 33 parking spaces. He then reviewed the grading and elevations. He indicated that the brick base is a little higher and there is a five ft. grade change between the entrances and exits into the parking area. Mr. Panico inquired about the sidewalk and Mr. Rose replied that it will be extended up to the parking lot.

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

1. Ms. Laura Strange, Shelton, CT addressed the Commission. She voiced her opposition and said, "I'm against the apartment complex." She mentioned that she washes her house every year from all of the "constant smog and exhaust" from the vehicles driving by.
2. Ms. Anna Sidorova, Shelton, CT addressed the Commission. She expressed her zone change and parking concerns. She then inquired about the benefits for the residents who already live on Long Hill Avenue.
3. Ms. Mary Jane Shaw, Shelton, CT addressed the Commission. She relayed her parking concern and said, "it's very congested already."
4. Ms. Eva Washenko, Shelton, CT addressed the Commission. She enjoys her family neighborhood and expressed her parking and density concerns. She stated, "this building is out of proportion...it's ridiculous actually."
5. Mr. Edward Grey, Shelton, CT addressed the Commission. He relayed his parking and density concerns.
6. Mr. Aldo Gardella, Shelton, CT addressed the Commission. He expressed his parking concern. He referenced the vehicles from Antonio's Pizza and Pepper's Landscaping are parking along Long Hill Avenue.
7. Mr. Ed Kowalsky, Shelton, CT addressed the Commission. He expressed his traffic and noise concerns.
8. Mr. Mike Johnson, Shelton, CT addressed the Commission. He relayed his parking concern and mentioned he has had three of his vehicles totaled from people "speeding." He then voiced his erosion concern, due to the trees which were removed.
9. Mr. Gilman Lebelle, Shelton, CT addressed the Commission. He referenced the parking garage and expressed his fire concerns from electric vehicles.
10. Mr. Paul Opalach, Shelton, CT addressed the Commission. He

expressed his traffic concern and stated that he would prefer to have a parking lot installed.

Mr. Rose replied to the public comments. He referenced the building, noting it is fully sprinklered and the garage is open.

Motion made by Comm. Parkins, seconded by Comm. Laskos, to continue the public hearing. On a voice vote taken by Vice-Chair Kelly, the PZC voted 6-0 in favor of, with no Commissioner voting nay or abstaining.

VI. Other Business

A. Minutes for Approval

i. February 14, 2024

Motion made by Comm. Parkins, seconded by Comm. Cristiano, to approve the PZC Regular meeting minutes of February 14, 2024. On a voice vote taken by Vice-Chair Kelly, the PZC voted 6-0 in favor of, with no Commissioner voting nay or abstaining.

ii. February 21, 2024

Motion made by Comm. Laskos, seconded by Comm. Cristiano, to approve the PZC Special meeting minutes of February 21, 2024. On a voice vote taken by Vice-Chair Kelly, the PZC voted 5-0-1 in favor of, with Comm. Parkins voting to abstain and no Commissioner voting nay.

iii. February 28, 2024

Comm. Laskos mentioned the legislation is called “work live ride” under Appl. #24-02.

Motion made by Comm. Parkins, seconded by Comm. Cristiano, to approve the PZC Special meeting minutes of February 28, 2024 with the change. On a voice vote taken by Vice-Chair Kelly, the PZC voted 6-0 in favor of, with no Commissioner voting nay or abstaining.

VII. Adjournment: Vice-Chair Kelly adjourned at 7:45 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary