

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, May 22, 2024
Shelton City Hall (In person & Virtual)
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 (Joined at 6:37 p.m.)
Jimmy Tickey
Robert Cristiano
Matt McGee, Alternate (Seated for Ruth Parkins from
6:30 p.m. – 6:37 p.m.)

Also Present: Attorney Francis Teodosio, Corporation Counsel
Alexander Rossetti, Planning and Zoning Administrator
Alexandrea Castro, Asst. Planning and Zoning Admin.
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

Chair Harger called the meeting to order at 6:10 p.m.

II. Pledge of Allegiance

All those who were present rose and recited the Pledge of Allegiance.

Side Note

Chair Harger indicated that the Republican members of the PZC caucused and approved the appointment of Robert Cristiano in placement of Peter Laskos who resigned his seat.

III. Roll Call

Chair Harger identified members present and gave the meeting protocol.

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 #24-05, Villeda Lawn and Masonry, at 40 Oliver Terrace. (Assessor's Map 63, Lot 12) for a Special Exception Application to allow a building and contractor business in an IA-2 Zone under Schedule A, Permitted Use Line 45. Review, Discuss and Possible action.

Chair Harger indicated that Appl. #24-05 was accepted for review on March 18, 2024 and the public hearing opened on May 8, 2024. However, she mentioned that the legal notice from the applicant was not posted and had not been sent to the abutters and the public hearing of May 8, 2024 is voided.

Comm. Matto read aloud the legal notice regarding Appl. #24-05.

Chair Harger indicated that a photo, a public hearing letter and the certified mail receipts have been posted on the city's website.

Mr. Alan Shepard, P.E., Nowakowski, O'Bymachow-Kane Associates, Shelton, CT addressed the Commission on behalf of the applicant. He indicated that the applicant would like to have a recycling operation where they take in wood chips, brush and lawn clippings from small landscaping companies in the area and recycle them into mulch. The applicant also accepts concrete and asphalt which will be crushed and resold to the contractors.

Chair Harger inquired about the yards in comparison to a commercial dump truck. Mr. Shepard replied that the applicant uses a three-yard truck which is bigger than a pickup truck. Chair Harger then asked about how the materials are contained. Mr. Shepard remarked that the applicant will pile up the grass clippings and is planning to install a black chain-link fence around the perimeter of the property. Comm. Kelly brought up combustion control and Mr. Shepard said, "the best thing you can do is keep them wind-blown and just turn them over."

Chair Harger asked if there was anyone from the public who wished to comment and no one from the public indicated to Ms. Castro that he or she needed to be recognized to make any comments.

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

Comm. Kelly – Aye	Comm. Matto – Aye	Comm. Cristiano – Aye
Comm. Tickey – Aye	Chair Harger – Aye	

The motion passed 5 to 0.

Mr. Rossetti read aloud the Resolution regarding Appl. #24-05.

Motion made by Comm. Matto, seconded by Comm. Kelly, to move the resolution for discussion.

Chair Harger seated Alt. Comm. McGee for Comm. Parkins.

Motion made by Comm. Kelly, seconded by Comm. Cristiano, to approve the resolution. On a roll call vote taken by Chair Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Chair Harger recognized Comm. Parkins at 6:37 p.m. and relieved Comm. McGee.

- B. Application #24-07, “390 Shelton Avenue”, Chris Russo for B-WIZZ, LLC., at 390 Shelton Avenue (Assessor’s Map 89, Lot 29) in an R1 zone, for a Planned Development District on 5 acres, for 16 detached dwelling units. Review, Discuss and Possible action.

Chair Harger indicated that the applicant filed a request to defer the public hearing to an upcoming PZC meeting.

Motion made by Comm. Cristiano, seconded by Comm. Kelly, to accept the application request to defer the public hearing. On a roll call vote taken by Chair Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Old Business

- A. Application #23-29, PDD #100, Dominick Thomas for Six Todd Road LLC., at 6 Todd Road, (Assessor’s Map 77, Lot 25) for a Major Modification to a PDD, Amendment to SOUS and IDCP, and Final Site Development Plans, reducing a 10,170 square foot retail building to a 3,690 square foot restaurant with drive-thru. Review and discuss Resolution; Possible action.

Mr. Rossetti read aloud the Resolution regarding Appl. #23-29.

Motion made by Comm. Cristiano, seconded by Comm. Matto, to approve the resolution for discussion. On a roll call vote taken by Chair Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

Comm. Parkins inquired if staff received the site plans which showed the sidewalk. Mr. Rossetti replied that staff has “confirmation and plans that indicate a sidewalk can and will likely be installed prior to completion of the project and it is planned for.” He noted that if McDonald’s begins construction before the sidewalk installation, then the applicant will be required to submit

their approvals to staff and will need to bond for the sidewalk.

Motion made by Comm. Kelly, seconded by Comm. Cristiano, to approve the resolution. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Kelly – Aye	Comm. Cristiano – Aye	Comm. Parkins – Aye
Comm. Tickey – Nay	Comm. Matto – Aye	Chair Harger – Aye

The motion passed 5 to 1.

B. ZBO-24-41, Application for Certificate of Zoning Compliance, Rodeo Cannabis, 504 Bridgeport Avenue. Review, Discuss and Action.

Attorney Francis Teodosio, Corporation Counsel, addressed the Commission. He referenced the application for a modification of the PDD and the pending public hearing. He advised that the PZC needs to show that they approve staff's administrative action to reject the application.

Motion made by Comm. Parkins, seconded by Comm. Kelly, to approve the administrative action of the staff in rejecting the Rodeo Cannabis for the application of the certificate of zoning compliance. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Parkins – Aye	Comm. Matto – Aye	Comm. Tickey – Nay
Comm. Cristiano – Aye	Comm. Kelly – Aye	Chair Harger – Aye

The motion passed 5 to 1.

VI. Other Business

Minutes for Approval

i. April 10, 2024

Comm. Tickey mentioned he would like to strike the words, "reminded the Commissioners he has been on the Commission for 10 years".

Motion made by Comm. Tickey, seconded by Comm. Cristiano, to approve the PZC Regular meeting minutes of April 10, 2024 with the changes. On a roll call vote taken by Chair Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

ii. April 17, 2024

Motion made by Comm. Kelly, seconded by Comm. Cristiano, to approve the PZC Special meeting minutes of April 17, 2024 as submitted. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Cristiano – Aye	Comm. Matto – Aye	Comm. Tickey – Aye
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Comm. Parkins – Aye

Comm. Kelly – Aye

Chair Harger – Aye

The motion passed 6 to 0.

iii. May 08, 2024

Chair Harger referenced New Business, Section V, Item B, to strike the extra word “the” in the second sentence. She then mentioned the public hearing, Villeda, and stated that she would like the words “as it was determined that the applicant had not sent notice of the public hearing to abutters as required” in the motion.

Motion made by Comm. Matto, seconded by Comm. Cristiano, to approve the PZC Special meeting minutes of May 8, 2024 with the changes. On a roll call vote taken by Chair Harger, the PZC voted as follows:

Comm. Matto – Aye

Comm. Cristiano – Aye

Comm. Kelly – Abstain

Comm. Tickey – Aye

Comm. Parkins – Aye

Chair Harger – Aye

The motion passed 5 to 0 to 1.

VII. Adjournment Chair Harger adjourned at 7:04 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary