

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, September 10, 2025
Shelton City Hall (In-Person and 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
Robert Cristiano
Jimmy Tickey (Virtual, left at 7:04 p.m.)
Win Oppel, Alternate
Matt McGee, Alternate (Virtual, seated for Comm. Tickey
from 7:04 p.m. to 7:11 p.m.)

Also Present: Alexandria Castro, Asst. Planning and Zoning Admin.
Dominick Di Gangi, Professional Engineer
Evan Gutierrez, Recording Secretary

USB disks, correspondences, and attachments are on file in the City/Town Clerk's office and the Planning and Zoning office.

- I. Call to Order
Chair Harger called the meeting to order at 6:01 p.m.
- II. Pledge of Allegiance
All those present rose and recited the Pledge of Allegiance.
- III. Roll Call
Chair Harger identified members present and gave the meeting protocol. A brief moment of silence was observed to commemorate the 24th anniversary of the September 11 attacks and to mourn the assassination of Charlie Kirk.

Amendment to the Agenda: Chair Harger indicated a new Application had been submitted to the Planning & Zoning office and asked for a Motion to Add New Business, Appl. #25-19, PDD #66, Great River Water Club, Dominick Thomas for RICAR LLC and MIANUS HOLDINGS LLC to the Agenda. The Motion was made by Comm. Kelly and seconded by Comm. Cristiano. In 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

Motion passed 6 to 0.

IV. Applications for Certificate of Zoning Compliance

A. #25-40, Angela Maione, 713-719 Bridgeport Avenue, for a sign.

Comm. Matto noted that the Commission had discussed this application at a previous meeting, had requested changes to the sign's layout, and that the Applicant changed the sign to include all three businesses on the second floor of the building as requested.

Motion to Approve made by Comm. Kelly, seconded by Comm. Matto. In a roll call vote taken by Chair Harger, the PZC voted as follows:

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

Motion passed 6 to 0.

B. #25-43, MJ's Ammo Saloon, 514 Bridgeport Avenue, for a sign.

Comm. Matto stated that the sign meets the requirements for the location and recommended it for approval.

Motion to Approve made by Comm. Parkins, seconded by Comm. Kelly. In a roll call vote taken by Chair Harger, the PZC voted as follows:

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

Motion passed 6 to 0.

C. #25-44, MYLZ Energy, 99 Bridgeport Avenue, for a sign.

Comm. Matto indicated that she had no issues with the sign after the Applicant followed the request to remove the slogan under the logo.

Motion to Approve made by Comm. Parkins, seconded by Comm. Kelly. In a roll call vote taken by Chair Harger, the PZC voted as follows:

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

Motion passed 6 to 0.

D. #25-46, Krave House, 99 Bridgeport Avenue, for a sign.

Comm. Matto expressed concern about the sign being lit at night since the restaurant is only open for breakfast and lunch. Comms. Parkins and Kelly agreed, stating that the sign is in a residential area and will be bright at night. Comm. Matto stated that the Subcommittee recommended that the sign only be lit during business hours.

The Applicant, Mr. Vincent Perez, spoke to the Commission. Mr. Perez stated that the business is open from 7 a.m. to 5 p.m. and that the hours are subject to change during the winter months. Mr. Perez said that the restaurant has been open for a month and a half and is still trying to figure out the crowd volume.

Comm. Parkins indicated that the “Breakfast and Luncheonette” portion of the sign is confusing and implies that they are only open early in the day. Ms. Castro asked if the name of the business includes “breakfast and luncheonette.” Mr. Perez replied that the name of his business is Krave House, but the “breakfast and luncheonette” portion of the sign was included to clarify to passersby that his business serves food. Chair Harger suggested that Krave House use a term like “restaurant” that is more general. Comm. Parkins suggested “eatery,” and the Commission expressed approval with that suggestion. The Applicant asked if the “breakfast and luncheonette” peel-off portion of the sign was to be changed, would the revision need to be re-submitted for approval by the Commission. Chair Harger indicated it would not; Ms. Castro requested an updated rendering of the sign.

A representative from Brilliant Sign Solutions identified himself before the Commission. The representative stated that the vinyl peel-off portion of the sign can be easily changed, and a rendering would be submitted soon. The representative also stated that two separate electric switches could be made for either signs. Comm. Parkins indicated that the sign should not be on if the business is not open. Chair Harger summarized the discussion, stating that the top portion of the sign is fine as-is, but the bottom portion should be revised, zoning staff must receive an updated rendering, and the sign is only to be illuminated during business hours.

Motion to Approve made by Comm. Kelly, seconded by Comm. Matto. In a roll call vote taken by Chair Harger, the PZC voted as follows:

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

Motion passed 6 to 0.

V. Old Business

- A. Appl. #25-16 PDD #8, Dominick Thomas for CT03 LLC., at 1001 Bridgeport Avenue for a Major Modification to a PDD, modifying the Statement of Uses and Standards to convert the current hotel use to a multi-family residential use with a maximum of 96 units and additional onsite parking spaces.

A resolution for the Application was prepared and read aloud by Chair Harger. The resolution stated that the Commission was in overall support of the project and recognized that it would be a beneficial redevelopment that would increase affordable housing in the City.

Motion to Move the Resolution for Discussion made by Comm. Cristiano, seconded by Comm. Matto. In a roll call vote taken by Chair Harger, the PZC voted as follows:

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

Motion passed 6 to 0.

Chair Harger stated that the bulk of the improvements being made to the property are exterior, and repainting is the only interior improvement to be made. Comm. Cristiano expressed that the proposal was well-prepared and is a good repurpose of a declining hotel. Comm. Matto agreed. Comm. Parkins contended that the project is not in the best interests of Shelton because it overlooks the need for senior affordable housing. Comm. Parkins indicated the property is not likely to have long-term residents due to the lack of interior renovations being done to the property, and it will remain a transient property like the current hotel. Comm. Parkins felt that an 8-30g application would be more beneficial because it would require 30 percent affordable units at 80 percent area median income (AMI). Comm. Parkins also expressed concern about the lack of visitor parking and stated that she is not in favor of the proposal. Comm. Tickey stated that he was fine with the proposal since it was originally built for housing and will remain housing.

Mr. Di Gangi noted that the sewer connection fees were different when the PDD was first approved in the late 1980's, and recommended that the Applicant confirm with the WPCA that there are no additional benefit connection fees they may owe.

Motion to Approve made by Comm. Matto, seconded by Comm. Cristiano. In a roll call vote taken by Chair Harger, the PZC voted as follows.

Comm. Kelly: Abstain	Comm. Parkins: Nay	Comm. Cristiano: Aye
Comm. Matto: Aye	Comm. Tickey: Aye	Chair Harger: Aye

Motion passed 4 to 1 to 1.

VI. New Business

- A. Application #25-19, PDD #66, Great River Water Club, Dominick Thomas for RICAR LLC. and MIANUS HOLDINGS LLC., for a Modification to Final Site Development Plans including parking, recreational facilities, and building footprint, and an amendment to the Statement of Uses and Standards.

Motion to Accept for Review and Set Public Hearing by Comm. Cristiano, seconded by Comm. Kelly. In a roll call vote taken by Chair Harger, the PZC voted as follows.

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

Motion passed 6 to 0.

VII. Public Portion: No one present in the auditorium or participating online chose to comment.

VIII. Other Business

A. Comments from Chairperson and Subcommittee Chairpersons: Chair Harger noted that she attended the Executive Board meeting of the Shelton Economic Development Corporation (SEDC) the day before with Comm. Parkins. Chair Harger stated that SEDC President, Sheila O'Malley, gave updates on projects, including renovations at Sinsabaugh Heights; the Housatonic Riverwalk extension project, where four easements are needed; mediation of the Star Pin property at 267 Canal Street; administration of the \$2.9 million grant for Brownfields remediation for 125 Canal Street, and the intent to apply for a grant for a traffic study of the downtown area now that a traffic audit has been conducted.

Staff Comments: Mr. Di Gangi noted that work will resume at 48 Long Hill Crossroads later this week or the beginning of next week to remediate the brook and removing the debris. A drill rig will be brought in to start drilling pilot holes for blasting for the sewer excavation. The Contractor has selected the replacement sewer pipe material for the relocation of the existing sewer.

B. Minutes for Approval

i. June 24, 2025

Motion to Approve made by Comm. Cristiano, seconded by Comm. Kelly. As not enough Commissioners seated were present at the meeting in question, no vote was taken and the Chair tabled the vote.

ii. August 13, 2025

Motion to Approve as submitted made by Comm. Parkins, seconded by Comm. Cristiano. In a voice vote taken by Chair Harger, the PZC voted 5 to 0 in favor with Comm. Kelly abstaining from the vote.

iii. August 27, 2025

Motion to Approve as submitted made by Comm. Parkins, seconded by Comm. Matto. In a voice vote taken by Chair Harger, the PZC voted 4 to 0 in favor with Comms. Kelly and McGee abstaining from the vote.

IX. Adjournment: Chair Harger adjourned the meeting at 7:11 p.m.

Respectfully submitted,

Evan Gutierrez

Recording Secretary