

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, April 27, 2022
Shelton City Hall (Virtual and in person)
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins
Jimmy Tickey
Peter Laskos
Dan Onofrio, Alternate
John Uysal, Alternate (Left at 8:00 p.m.)

Also Present: Alexander Rossetti, Planning and Zoning Administrator
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Excused: Kenneth Nappi, Downtown Development Coordinator

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 6:00 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 and gave the meeting protocol.
- IV. 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. Initiation of Appl. #21-30, Russo & Rizio, LLC., for 79 Platt Road, LLC., at 79 Platt Road (Assessor's Map 77, Lot 20) on 1.96 acres for a Zone Change from OPD to IA-2, and a Special Exception for three (3) buildings with one building in front for limited retail use connected with a contractor's business, and two buildings in the rear for private contractor storage and equipment bays. Review,

discuss, and possible action.

Comm. Matto read aloud the public hearing notice regarding Appl. #21-30.

Chairman Harger indicated Appl. #21-30 was accepted for review on January 11, 2022. She mentioned the following items were posted to the City of Shelton website: zone change special exception application with narrative, property map, site plan, overall site plan, site line map, zone change radius map, grading and drainage plan, corrected soil and erosion control plan, storm sewer cross section and architectural plans.

Attorney Christopher Russo, from Russo & Rizio, LLC., addressed the Commission on behalf of the applicant. He indicated the site is surrounded by industrial uses even though the zone is Office Park District (OPD). He said, "it is visually disconnected from Bridgeport Ave. and the site also doesn't meet the standards of the OPD, the minimum lot area in OPD is 120,000 square feet." He mentioned this property will generate more tax revenue in an IA-2 Zone and it will not impact a residential neighborhood.

Attorney Russo noted the proposed zone change to an IA-2 would conform to the Shelton Plan of Conservation and Development (POCD). He then read the following section from the POCD.

"Rezoning land from residential to commercial and industrial zones in appropriate locations can provide a compound net benefit by not only providing for higher value nonresidential development, but also by displacing potential residential development that might otherwise become a perpetual drain on the city's budget. Suitable land should be identified adjacent to current commercial and industrial zones where conflicts with existing residential development can be kept to a minimum."

Attorney Russo reviewed the overall site plan and indicated the applicant proposes to construct three buildings: one retail building of 6,750 sq. ft. with 12 parking spaces and two contractor buildings of 4,800 sq. ft. with multiple garage bays. Comm. Kelly inquired about the number of proposed garage bays and Attorney Russo replied, "possibly up to six." Chairman Harger asked if the retail building will be open on weekends and Attorney Russo said, "possibly Saturday."

Attorney Russo reviewed the site line map. He indicated the driveway will go beyond the front building to access the two rear buildings on the side. Chairman Harger asked Mr. Panico if he had any concerns about the driveway's location and he mentioned he would like to know the city engineer's thoughts.

Attorney Russo went over the floor plans. Mr. Panico inquired about the material for the proposed buildings. Attorney Russo remarked the retail building is brick on all four sides, the roof is asphalt shingles and the interior of the building is open. Mr. Panico asked what the elevation is and Attorney Russo replied, "12 by

5.” Attorney Russo noted there is a masonry wall on the bottom of the foundation with an insulated metal roof for the two rear contractor buildings. Mr. Panico expressed he would like to see full size drawings from staff.

Chairman Harger inquired if there was anyone from the public who wished to speak but no one from the public indicated to Mr. Rossetti that he or she needed to be recognized to make any comments.

Motion made by Comm. Kelly, seconded by Comm. Parkins to close the public hearing for Appl. #21-30. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

- B. Initiation of Appl. #22-06, PDD #101, Good Guys Development LLC., at Petremont Lane and 275 Coram Rd (Assessor’s Map 66, Lots 22 and 23) for a Major Modification of PDD #101 for 100 apartments with onsite parking. Review, discuss and possible action.

Comm. Matto read aloud the public hearing notice regarding Appl. #22-06.

Chairman Harger indicated Appl. #22-06 was accepted for review on April 12, 2022. She mentioned the following items were posted to the City of Shelton website: application, site plan, grading and utility plan, erosion control plan, landscaping plan, lighting and floor plans, two engineering reports, traffic impact study, elevations, artist rendering, sewage and Inland Wetlands excavation application and a letter from a local real estate agent giving his opinion on the suitability of the project.

Attorney Stephen Bellis addressed the Commission on behalf of the applicant. He reminded the Commissioners that the applicant obtained PDD #101 for 47 apartments on July 13, 2021 and later purchased 275 Coram Road and a vacant lot on the corner of Coram Road and Petremont Lane. He reviewed Exhibit 4, Merge Map, noting they would like to modify PDD #101 to add the two acquired lots. He went over Exhibit 6, Plans and Architectural, showing the esplanade at the entrance and the sewer connecting to Coram Road.

Attorney Bellis said, “this part of town does not have any apartment buildings.” He reviewed Exhibit 1, Rendering, noting they incorporated the changes that staff suggested at their previous meeting. He stated, “we designed the building in layout to make it a first-class building, we estimated the cost to be around \$20,000,000 with an estimated tax revenue to the town of between \$350,000 to \$500,000 yearly.”

Attorney Bellis indicated there will be 40 studio units, 32 one-bedroom units and 28 one-bedroom units with an office and remarked, "Building A and Building B are identical." He described the lobby with the amenities of a lounge with a gas fireplace, golf simulator, fitness center, meeting room, kitchen area and a mail room. He mentioned the outside will have a dog park and a picnic area with fire pits but no pool. He stated, "we voluntarily agree to make 10% of the units be affordable at the 80% median income." Comm. Parkins inquired if the units will be mixed for the affordable housing and Attorney Bellis replied, "yes."

Attorney Bellis referred to the city engineer's letter, noting any improvements to Petremont Lane should be coordinated with the Street Committee and the Board of Aldermen. Chairman Harger inquired whether there are any potential improvements and Attorney Bellis said they made a safety improvement of extending the curb along Coram Road. He then mentioned the fire marshal gave his approval.

Mr. Pat Carey, Real Estate Broker/Owner, Carey & Guarrera, addressed the Commission on behalf of the applicant. He indicated that the project will not impact any residential area because the surrounding buildings are for office and retail use. Regarding traffic, he said, "this is the ideal spot since when you come out of there you have almost immediate access onto Route 110 or Constitution Boulevard, you're not cutting through a neighborhood." Concerning parking, he noted there are two parking spaces per unit, and stated, "which I think is ideal."

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He reviewed the site plans, noting they created a center entrance into the common space between the two residential towers. He indicated there are 31 parking spaces underneath each building and said, "overall, there are 197 spaces that are provided on site with 12 deferred." Mr. Panico asked if the underneath parking could be concealed more from the street view, and remarked, "I don't like a building that looks like it's sitting on stilts." Mr. Rose mentioned he could install screen walls.

Mr. Rose indicated there are one and one-half parking spaces per studio and two parking spaces for one-bedrooms. Comm. Parkins inquired if there will be a charge for parking spaces and Attorney Bellis said "no". He mentioned the 40 studio units range from 560 – 658 sq. ft., the 32 one-bedroom units are 740 sq. ft., and the 28 one-bedroom units are 1,032 sq. ft. He reviewed the floor plans, reiterated the amenities, noting a storage area with approximately 22 crates.

Chairman Harger inquired about the size of the roof deck and Mr. Rose replied, "1,200 sq. ft." Comm. Parkins questioned about the type of heating source that will be used and Mr. Rose remarked, "probably going to end up being electric." Mr. Panico asked about the materials for the exterior of the buildings and Mr. Rose said he will use stone in between the windows and for the lower level. He will also use brick, wood and vinyl siding, and the roof will have architectural

fiberglass asphalt shingles. Mr. Panico stated he would like to see a picture of the insulation and Mr. Rose said he would provide it at the next meeting.

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He reviewed the grading and utility plan, noting the grade will be lowered about 3% but the units on the second level above the parking will be at grade. Mr. Panico expressed that he would like the grass area between the curb and the street to be regraded and to create a berm for the landscaping area to minimize the impact of the parking area. Mr. Silva replied that he could make a landscaping berm using mulch and boulders.

Mr. Silva indicated the dog park will be a flat area between the two retaining walls with a double gate, which will be surrounded by a fence. Chairman Harger inquired about the base for the dog park and Mr. Silva noted it will either be grass or turf.

Mr. Silva reviewed the storm water gallery system and stated, "the water coming off will be less, after we build this, than there is today." He then went over the landscaping plan, lighting plan and the soil and erosion control plan. He referred to the city engineer's letter who asked about an emergency access and stated, "the fire marshal isn't requiring it but if he were to... we could put an emergency access if we had to."

Mr. Kermit Hua, PE., KWH Enterprise, LLC., addressed the Commission on behalf of the applicant. He reviewed the traffic report, noting there is now an access on Coram Road. He then reported there are 37 trips in the morning and 39 trips in the evening.

Comm. Matto inquired about the height of the buildings and Attorney Bellis replied, "we're below 60 feet." She then asked about the amount of acreage which was acquired and Attorney Bellis said, "approximately one and one half to two acres." Mr. Panico questioned about whether the construction would be done all at once and Attorney Bellis remarked that the foundation would be installed for both buildings simultaneously, then build one building to completion and so forth.

Chairman Harger opened up the public portion and the following member spoke regarding Appl. #22-06:

1. Ms. Lois Bryant, Shelton, CT addressed the Commission. She indicated her sister is an adjacent property owner and is concerned about the water running down Petremont Lane.

Mr. Silva addressed Ms. Bryant's sister's concern and said, "the water will no longer go to Petremont directly, we're going to try to hold that in our infiltration gallery system."

Chairman Harger inquired if there was anyone from the public via remote who wished to speak but no one from the public indicated to Mr. Rossetti that he or she needed to be recognized to make any comments.

Motion made by Comm. Kelly, seconded by Comm. Laskos to close the public hearing for Appl. #22-06. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

- C. Initiation of Appl. #22-08, PDD #86, Steven Bellis for Brookview Apartments LLC., at 303 Old Bridgeport Avenue (Assessor’s Map 91, Lot 16) for a Major Modification of PDD #86, for 30 apartments with onsite parking. Review, discuss and possible action.

Chairman Harger indicated Appl. #22-08 was accepted for review on April 12, 2022. She mentioned the following items were posted to the City of Shelton website: application, Statement of Uses and Standards, floor plans, elevations, and site engineering design report.

Attorney Stephen Bellis addressed the Commission on behalf of the applicant. He reported that the 28 apartment units have been constructed. Since Brookview apartments is under contract, he indicated the applicant would like to purchase the adjacent parcel in order to protect the value of Brookview apartments. He mentioned the applicant would like to then demolish the adjacent building and construct another apartment building. He noted the applicant would like to modify PDD #86 by adding 1.2 acres to the 4.3 parcel he owns.

Attorney Bellis reviewed Exhibit 4, Lot line revision map, in which one can move property lines as long as one is not creating a subdivision which is two or more lots. He indicated there is an existing house, known as parcel b, on the property that the owners will keep and it will not be made part of the PDD. He reported he met with the Board of Directors at Sunwood Condominiums and they agreed that both the applicant and Sunwood community could use the private road which could be their ingress and egress from parcel a.

Attorney Bellis indicated the WPCA is waiting for the PZC to approve Appl. #22-08 first before they officially comment. He mentioned there are wetlands on the property which are “flagged” and he met with Mr. John Cook, Wetland Administrator. Mr. Panico inquired if there is a wetlands setback line anywhere and Attorney Bellis replied, “in my opinion, that it would be the parking area to the right of the building and might be 50 feet from the parking lot area to the left of the building as well.”

Mr. Manuel Jose Silva, P.E. of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He indicated he could put arborvitaes on top of the retaining wall. He reviewed the grading plan, noting the way to connect the two platforms is to have the driveway along Sunwood Drive. Comm. Matto expressed she would like the butterfly bush removed and feels the arborvitaes should be placed on the wall. Attorney Bellis said he will wait to hear from the Inland/Wetlands Committee.

Mr. Silva mentioned he will install catch basins to collect the rain water, which will go into an underground storm water gallery system. The overflow water will be cleaned through the infiltration system and then go into the brook. He then briefly went over the soil and erosion control plan and landscaping plan. Chairman Harger inquired about the trash system and Mr. Silva replied that the dumpsters will be in the upper parking lot on the left side.

Chairman Harger asked about affordable housing and Attorney Bellis said, "yes, he wants to voluntarily provide 10% of the units that would be random throughout the building." Comm. Parkins questioned the parking ratio and Mr. Silva stated there are 62 parking spaces for 30 units. Comm. Kelly inquired about charging stations for electric vehicles and Attorney Bellis remarked, "we would agree to it, it's not on the plans now."

Mr. Jim Blakeman, applicant, addressed the Commission. Chairman Harger questioned the walkability between the buildings and Mr. Blakeman said he will discuss that with the Wetlands Committee.

Mr. Pat Rose, the Architect of Rose-Tiso & Co LLC, addressed the Commission on behalf of the applicant. He confirmed there is a grade break with the building on righthand side to the lefthand side. He reviewed the floor plan, noting the rear of the building is four stories. He then went over the elevations.

Mr. Kermit Hua, PE., KWH Enterprise, LLC., addressed the Commission on behalf of the applicant. He reported there are 11 trips in the morning peak hour and 12 trips in the afternoon peak hour, which is less than 1% of the traffic.

Chairman Harger inquired if there was anyone from the public who wished to speak but no one from the public indicated to Mr. Rossetti that he or she needed to be recognized to make any comments.

Motion made by Comm. Parkins, seconded by Comm. Kelly to continue the public hearing for Appl. #22-08. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Laskos – Aye
Comm. Kelly – Aye

Comm. Tickey – Aye
Comm. Parkins – Aye

Comm. Matto – Aye
Chairman Harger – Aye

The motion passed 6 to 0.

V. Other Business

A. Minutes for approval:

i. April 12, 2022 – Regular Meeting

Comm. Parkins indicated it was the city who received the grant for Sinsabaugh Heights and the word “renewal” should be replaced with “renewable.” Comm. Matto noted it should say “discontinuous lots” instead of “continuous lots” regarding Appl. #21-27. Mr. Panico mentioned he was unclear about the descriptions for the Add On motions since they are “very vague.” Mr. Rossetti replied that Attorney Dominick Thomas submitted them on the day of the April 12, 2022 meeting and as a courtesy the PZC accepted them.

Chairman Harger suggested the PZC April 12, 2022 Regular Meeting Minutes should then be tabled.

VI. Adjournment. Chairman Harger adjourned at 9:13 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary