

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 19, 2022
Shelton City Hall (VIRTUAL)
54 Hill Street, Shelton, CT 06484

PZC Commissioners Present: Virginia Harger, Chairman
Charles Kelly, Vice-Chairman
Elaine Matto, Secretary
Ruth Parkins
Peter Laskos
John Uysal, Alternate (Seated for Jimmy Tickey)
Dan Onofrio, Alternate

PZC Commissioners Excused: Jimmy Tickey

Also Present: Alexander Rossetti, Planning and Zoning Administrator
Kenneth Nappi, Downtown Development Coordinator
(Joined at 6:40 p.m.)
Anthony Panico, Consultant
Stephanie Charboneau, Stenographer
Sarah Vournazos, Recording Secretary

Excused: Josh O'Neill, Asst. Administrator, ZEO

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 6:04 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.
- IV. Public Hearing
 - A. Continuation of Appl. #20-22, "Royal View Park Royal," Dominick Thomas for Canal Properties, LLC., at 113-123 Canal Street (Assessor's Map 130, Lots 3, 4, 5, 6 and 7), petitioning for a Special Exception on 2.57 acres in the River Front District (RFD) zone. This proposal is for a five-story mixed-use building with 11,000 square feet of retail/commercial space on the first floor and ninety-two (92) studio, one, two, and three-bedroom apartments with onsite parking.

Review, discuss, and possible action.

Chairman Harger indicated Appl. #20-22 was accepted for review on December 8, 2020, withdrawn on January 27, 2021 and was then resubmitted and accepted for review on June 8, 2021. The public hearing opened on July 21, 2021 and continued to August 17, 2021 and September 22, 2021. She noted the PZC was informed on October 27, 2021 that the Inland / Wetlands Commission approved the project at their October 21, 2021 meeting. In addition, the PZC was notified on November 17, 2021 that the city engineer was finishing his report.

Attorney Dominick Thomas from Cohen & Thomas addressed the Commission on behalf of the applicant. He indicated the structural engineering report has now been completed. He then mentioned he researched about the parking and non-occupancy below the flood plain.

Chairman Harger inquired about the capping for the Burying Ground Brook and Attorney Thomas replied, "doing so would allow it to be exempt under the water diversion regulations." Attorney Thomas then spoke about the elevator in the building and noted if the elevator senses any water approaching, it would operate from the floor above the flood elevation.

Chairman Harger inquired about the number of parking spaces being provided and Attorney Thomas replied, "we're actually exceeding the parking requirement." He then said, "on the revised plans . . . parking provided is 205 spaces for 92 units." Mr. Panico stated, "up to 50% of the residential parking can be credited towards the non-residential parking" and Attorney Thomas mentioned there are 21 extra parking spaces.

Chairman Harger inquired about whether the height requirement is compliant with the PZC's zoning regulations and Attorney Thomas replied, "it is 61 ft. to the mid-point of the roof." Mr. Panico stated, "the zoning regulations for the RFD have a 60 ft. height limitation but the zoning regulations define the height of the building as to the highest part of the roof." Chairman Harger expressed she would like to applicant to propose something to resolve the height issue.

Mr. John Guedes addressed the Commission. He spoke about the cost of the project and stated, "there is a tremendous amount of cost associated with the development that is not normal." He then mentioned how pleased he is with the building's design and noted when he designed it, he wanted it to be "different." However, he expressed he would not like to decrease the number of units, saying, "it would present a hardship in cost."

Mr. Guedes addressed the Commission's concerns of parking, flooding and the building's height. He then noted the site is not fully remediated. Chairman Harger inquired about affordable housing and Mr. Guedes replied, "I had

offered eight or nine studio units...and will work with staff to come up with a program that makes economic sense for everybody.”

Motion made by Comm. Kelly, seconded by Comm. Laskos to close the Public Hearing for Appl. #20-22. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

Comm. Laksos – Aye	Comm. Parkins – Aye	Comm. Kelly – Aye
Comm. Uysal – Aye	Comm. Matto – Aye	Chairman Harger – Aye

The motion passed 6 to 0.

- B. Initiation of Appl. #21-26, “Dogtopia,” Shiller Management, LLC., at 850 Bridgeport Avenue (Assessor’s Map 18, Lot 23), petitioning for a Major Modification of PDD #2 to amend the Statement of Uses and Standards to permit "Dog care services, including but not limited to daycare, grooming, training, and overnight boarding." Review, discuss, and possible action.

Ms. Beatrice Yang, representing the landlord of Shelton Place, addressed the Commission. She indicated Dogtopia would replace 100% of Panera Bread’s space and would have a long-term lease.

Ms. Kayla Seely, applicant, addressed the Commission. She indicated she and Mr. Jim Riley currently run 19 Dogtopia locations from Massachusetts to North Carolina. She mentioned their operating hours are from 7:00 a.m. – 7:00 p.m., seven days a week, having one canine coach per room.

Chairman Harger inquired about the outdoor play area and Ms. Seely replied, “currently we are not pursuing outdoor play...but might in the future.” Chairman Harger and Comm. Kelly both inquired about overnight boarding and Ms. Seely replied that overnight boarding takes place in their play area and there are surveillance cameras. Comm. Uysal asked about the curbside pickup and Ms. Seely said they would utilize the curbside pickup spaces along the side of the building.

Mr. Jim Riley, applicant, addressed the Commission. He reviewed their HVAC system, saying, “we’re very focused as Kayla mentioned to keeping the air inside the playrooms feel like outside air,” noting the air would be tempered in summer and winter.

Motion made by Comm. Matto, seconded by Comm. Kelly to close the Public Hearing for Appl. #21-26. On a roll call vote taken by Chairman Harger, the PZC voted as follows:

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

The motion passed 6 to 0.

V. Other Business

A. Minutes available for review on the website for the following meetings:

i. January 11, 2022 – Regular Meeting

VI. Adjournment. Chairman Harger adjourned at 8:18 p.m.

Respectfully submitted,

Sarah Vournazos
Recording Secretary