

DOWNTOWN SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING DECEMBER 8, 2006 9:00 AM AT
THE SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON,
CONNECTICUT**

Commissioners Present:

Chairman Jason Perillo

Staff Present:

Richard Schultz, Planning and Zoning Administrator
James Ryan, Executive Director, SEDC
John Ruffalo, Subcommittee Architect

Others Present:

Joseph Monaco, Applicant
James Rotundo, Engineer
Barry Unger, Architect

Chairman Perillo called the meeting to order at 9:10 a.m. and welcomed everyone this morning. He then explained the purpose of today's meeting and then welcomed Mr. Monaco and his development team in attendance.

Worksession

Monaco's Project

Mr. Rotundo gave an overview of the revised plans for the proposed mix use development on the corner of Howe Avenue and Cornell Street including parking and the proposed improvements to the municipal parking. A total of 148 parking spaces are available in the vicinity and an additional 48 spaces at curbside.

Mr. Monaco indicated that he is looking to sell the 39 condo units at \$250,000.00 and will be providing retail on the first floor.

Mr. Unger discussed the architectural plans including floor plans. He indicated that the average size of each unit is approx. 800 sq. ft. There will be 4,000 sq. ft. of retail floor space on the first floor for occupancy.

Chairman Perillo suggested reducing the building to six stories and to be very careful on the parking design for the project. Suggested a follow-up meeting when the plans are further revised.

Mr. Ruffalo suggested that the applicant check out the agreement with the adult education school with the city so there are no parking related problems down the road.

.

The meeting concluded at 10:30 am.

Respectfully submitted

Richard D. Schultz, AICP
Recording Secretary