

DOWNTOWN SUBCOMMITTEE  
SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING MAY 4, 2006 4:00 PM AT THE  
SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON, CONNECTICUT**

Commissioners Present:

Chairman Jason Perillo  
Ginny Harger

Staff Present:

Richard Schultz, Planning and Zoning Administrator  
Patrick Tisi, Assistant Administrator/ZEO  
Anthony Panico, PZC Consultant  
James Ryan, Executive Director, SEDC

Boards Present:

Gary Zahornasky, Inland Wetlands Commission  
John Cook, Wetlands Coordinator  
Tom Harbinson, Chairman, Conservation Commission  
Jim Tate, Conservation Commission  
Dave Zamba, Open Space Committee  
Marty Coughlin, President, Historical Society  
Tracey Tate, Historical Society  
Christine Carlson, Historical Society  
Deborah Rossi, Historical Society  
Rocco Peccerilli, Parking Authority

Applicant Present:

John Guedes, Architect and Representative of Primrose Companies

Newspaper Reporter Present:

Tony Spinelli , CT. Post

Chairman Perillo called the meeting to order at 4:05 p.m. and had everyone introduce themselves and the Board they represented. He then explained the purpose of today's meeting and then called on Mr. Guedes to give an overview of his redevelopment proposal along Canal Street East. At the end of the presentation members will have an opportunity to exchange comments and questions. More importantly it is essential that all Boards take back with them copies of the Conceptual Master Plan, place it on their next agenda, discuss it and give feedback to the Downtown Committee as soon as possible.

Worksession

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Mr. Guedes discussed the conceptual master plan entitled “The Housatonic River Valley in Shelton, Shelton River Front Property” dated 2/7/06. The following components of the Plan were discussed:

<u>Phase</u>	<u>Site</u>	<u>Unit Count/Commercial Size/Other</u>
I	A	100 units; Birmingham on the River (under construction)
7	B	254 units
4	C	21 units; 30,000 sq. ft. commercial
2	D	23 units
5	E	53 units
3	F	100 units (Star Pin bldg.)
6	G	54 units; 46,000 sq. ft. commercial
	J	4 level parking garage; 375 parking spaces

Mr. Guedes discussed the agreements which have been made with the various owners. He indicated that the Beard family is comfortable with the project moving forward even though a final resolution has not been reached with the Tilcon Asphalt Plant. Mr. Guedes also discussed that environmental consultants have been hired which have started evaluations of the sites. Primrose has determined which buildings should be preserved and which ones should be demolished. Also discussed that communication has started with the Canal Co. to deed over property to widen the road.

Jim Ryan indicated that the City of Shelton will be overseeing the improvements to Canal Street East and Wooster Street North. This will be Phase 3 of the ongoing downtown redevelopment program. He then gave an overview of the city’s downtown redevelopment program and the upcoming improvements associated with Phase three. Mr Ryan also gave an update of the Farmer’s Market and the pedestrian crossing matter.

Commission/Board Comments/Questions

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Chairman Perillo advised all in attendance that this and the entire downtown redevelopment program needs to be pedestrian friendly. Without that fundamental concept in place this and other downtown projects will not work correctly.

Mr. Guedes responded that this project will provide pedestrian access and other amenities.

Mr. Coughlin questioned the walking path across the bridge to Derby and the recreational needs of the new residents and the burden on the city.

Mr. Tate questioned the number of bedrooms within the development.

Mr. Guedes responded by restricted the number to 1 and two bedrooms.

Mr. Cook questioned if there is room for changes to the plan.

Mr. Guedes stated that they are conceptual real but there is room for change. He then discussed the riverwalk extension for the area and the distribution of parking for the parking.

Mr. Perillo thanked everyone for attending and reminded all to do their homework by reviewing, discussing and reporting on the master plan.

The meeting concluded at 5:10 p.m.

Respectfully submitted

Richard D. Schultz, AICP  
Recording Secretary