

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

DOWNTOWN SUBCOMMITTEE MEETING APRIL 4, 2008 8:30 AM AT THE SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON, CONNECTICUT

Commissioners Present:

Chairman Ginny Harger

Leon Sylvester

Ruth Parkins

Jason Perillo

Staff Present:

Richard Schultz, Planning and Zoning
Administrator

Others Present:

Chris Jones, Planning and Zoning Commission

John Guedes, Primrose

Al DaSilva, Developer

James Ryan, SEDC

Richard Wydomski, Public

A tape of the complete meeting is available for public listening and can be obtained at the Planning and Zoning Department.

Chairman Harger called the meeting to order at 8:45 a.m. and welcomed everyone this morning. He then called on John Guedes to give an update on his Canal Street project.

Worksession

Mr Guedes gave an update on Sites C and D along with the improvements to Canal Street. STC has received preliminary plans and has started their review.

Site C:

10 units with 23 on-site parking; 30,000 square feet of commercial space with 36 parking spaces.

Site D:

23 units with 53 parking spaces

The Brennan building roof needs to be raised to accommodate commercial space. All units on site D will have garages. The grades for both sites C and D will have to be raised to comply with the Flood Hazard elevation. All environmental issues have been addressed.

Primrose will be submitting an application to the Inland Wetlands Commission for the improvements to the canals.

Mr. Ryan gave an update of the Phase III project.

Chairman Harger thanked everyone for attending today.

The meeting concluded at 9:45 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary