

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING APRIL 11, 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:

Mayor Lauretti

John Guedes, Primrose

Al DaSilva, Developer

Tony Nizzardo, Developer

Steve Bellis, Attorney for Primrose

James Ryan, SEDC

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 8:40 a.m. and welcomed everyone this morning. She then gave an update on the Radcliffe project and then called on John Guedes to give an update on his Canal Street project.

### **Worksession**

Mr Guedes gave an update on the proposed upgrades to the canal areas. He then indicated that he would prefer city ownership instead of association ownership.

Commissioner discussed the ownership arrangement and requested Staff to give a complete overview at the full Commission meeting on 4/22/08.

Mr. Ryan then gave an overview of Phase II and discussed sidewalk, pavement widths and utility issues.

The Subcommittee indicated that it will want to see an agreement with the developer regarding maintenance, public access to the canals.

Mr. Guedes then discussed Sites C, D, E and F.

Mayor Lauretti then discussed the extension of the riverwalk and the cost associated with the design along and in the river. He then indicated that he has given this issue alot of thought and he is not supportive of the design along the river.

Commissioner Sylvester indicated that the city can not lose public access to the hydroelectric site and the pedestrian access needs to be maintained.

Staff was directed to give a detail overview of Phase III at the 4/22/08 meeting and how it relates to the redevelopment of downtown.

Mr. Perillo commented on the Brennan building occupancy and hopefully no delays will occur on the CO's.

Chairman Harger thanked everyone for attending today.

The meeting concluded at 9:45 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary