

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING FEBRUARY 8, 2008 8:30 AM AT SEDC
OFFICE, 475 HOWE AVENUE, SUITE 202, SHELTON, CONNECTICUT**

Subcommittee Members Present:

Chairman Jason Perillo

Ginny Harger

Staff Present:

Richard Schultz, Planning and Zoning Administrator

Anthony Panico, Consultant

Others Present:

James Ryan, SEDC

Al Dasilva, Primrose

John Guedes, Primrose

Rich Wydomski

Phil Nizzardo, SEDC

Dave Sullivan, P.E., Barken and Mess

Chairman Perillo called the meeting to order at 8:45 am and then welcomed everyone this morning.

Worksession

Mr. Guedes gave an update of the partnership with the city pertaining to the improvements of Canal Street under Phase III (from the bridge to Wooster Street at Howe Avenue).

Mr. Ryan stated that he will be receiving final preliminary plans from DeCarlo and Doll which need to be reviewed and endorsed by the Planning and Zoning Commission

Mr. Guedes advised everyone that Primrose wants to proceed with the partial filling of the canals to accommodate the widening of Canal Street. Primrose has full control of all the properties on at this time and would like to do the work without any unforeseen delays. Only local Inland Wetland Permits are needed. Also advised the members that Spongex has moved out and the only company using the canal system is Chromium Process.

Comm. Harger indicated that McCallum's issue is new and Primrose has had discussions on its canals for several years

Chairman Perillo also expressed his opinion on the smaller canals after they are modified by Primrose.

Mr. Guedes indicated that the remaining canal areas need to be turned over to the city and if not then an association will have to be created to oversee the maintenance of it.

Mr. Panico reminded Primrose to establish a schedule when all levels of the improvements to the canals will be done.

Mr. Guedes indicated that the improvements need to be done this year in conjunction with the city's work. Better Package's property is not controlled by Primrose and needs to be addressed.

Mr. Ryan stated that the city has to acquire some areas to widen Canal Street including the possible use of eminent domain.

Chairman Perillo stated that it is important that DSC's minutes clearly show support of the partial filling of the lower canal areas. This also only reinforces the need to protect the larger McCallum canal.

Mr. Guedes stated that the next DSC meeting should discuss sites C, D and E including the Better Packages site which needs to be demolished. The PZC will ultimately need to modify the Initial Development Plans if the Better Packages site is allowed 50 dwelling units. The revised architectural plans are also being worked on for the Radcliffe Park development.

Mr. Guedes then reviewed the STC comments dated 1/8/08 with Dave Sullivan from Barken and Mess and Mr. Ryan.

Chairman Perillo then directed Staff to prepare a report from DSC to the Planning and Zoning Commission supporting the improvements to Canal Street and the second ramp to the parking deck for the Birmingham as required from STC.

Chairman Perillo thanked everyone for attending and advised Staff to schedule a follow-up meeting next week on 2/15/08.

The meeting concluded at 9:35 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary