

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING FEBRUARY 15, 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, Planning Consultant

Others Present:

James Ryan, SEDC

John Guedes

Rich Wydomski

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

**Worksession**

Chairman Perillo re-capped last weeks discussion regarding the Phase III improvements to Canal Street and the impacts to the lower canals.

Mr. Guedes presented and discussed development plans for Sites C, D and E on Canal Street and went over the changes from the approved Initial Development Plans for the reconstruction/redevelopment of the following sites.

Site C: 10 units and 30,000 sq. ft of commercial floor area and 59 parking spaces

Site D: 23 units with 53 parking spaces

Site E: 53 units with 80 parking spaces

Mr. Guedes then discussed the site development issues including filling for the floodplain, riverwalk and pedestrian walkways and compared the designs with plans prepared by Rotundo for the city. He also discussed the potential commercial tenants for the Brennan Bldg. and indicated that he does not see tenants going into the basement area of the bldg. A cost of \$580,000.00 is anticipated for the environmental issues and clean up.

Barken and Mess has been working with the STC on traffic related issues. Indicated that parking is an issue which has to be addressed because of the loss of parking previously planned for the filling of the canals across the street from sites C and D. Mr. Guedes then presented plans for Sites G1 and G2 located at the corner of Wooster and Canal Streets showing the parking structure. The garage is three levels with 149 parking spaces and an additional 32 parking spaces on-grade accessed from Canal Street.

Commissioner Harger suggested the connection of the commercial parking on Site C with the residential development on Site C.

Mr. Guedes then discussed Site E and the new construction of the parcel. A total of 613 units has now been reduced to 590 units.

Chairman Perillo then directed Staff to prepare a report on behalf of the DSC and forward it to the full Planning and Zoning Commission on the following issues:

1. Reconstruction of Canal Street Phase III: report favorably
2. Shelton Riverwalk Phase II: report favorably
3. Sites C and D: report favorably as presented

The next meeting is scheduled for Friday, February 22, 2008 at 8:30 am. weather permitting.

The meeting concluded at 9:30 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary

