

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING FEBRUARY 29, 2008 8:30 AM AT  
SHELTON CITY HALL, AUDITORIUM, 54 HILL STREET, SHELTON,  
CONNECTICUT**

Subcommittee Members Present:

Chairman Jason Perillo

Ginny Harger

Staff Present:

Richard Schultz, Planning and Zoning Administrator

Anthony Panico, Planning Consultant

John Ruffalo, Architect Consultant

Others Present:

John Guedes, Primrose

Al DaSilva , Primrose

Steve Bellis, Atty. For Primrose

Chairman Perillo called the meeting to order at 8:40 am and then welcomed everyone this morning.

**Worksession**

Mr. Guedes presented and discussed architectural plans for the Radcliffe development proposal including:

1. added more brick to the front and rear elevations

2. entire perimeter have similar features

Comm. Harger asked for clarification on the design of the garage area relative to the flood hazard requirements

Mr. DaSilva indicated that they wanted to maintain a riverfront theme for the building.

Mr. Ruffalo thought it was more attractive with the additional brick but it would be up to the DSC to determine how much brick.

Chairman Perillo indicated that he thought that the new plans were more attractive and that Canal Street had to establish its own orchestral theme.

Mr. Panico indicated that this building will set the tone for the rest of the development and that each new building should compliment each other. Questions if the developer could use a cement type clapboard.

Mr. Guedes indicated no because of the costs.

Mr. Schultz suggested complementing the atrium glass feature of the Birmingham building.

Mr. Guedes requested the DSC report favorably to the full PZC.

Mr. Perillio stated that it appears that there is a favorable consensus with everyone at this time and suggested that Comm. Harger advise the full PZC.

Commissioner Harger suggested that the applicant provide an illustration of the new building showing the Birmingham next to it.

Mr. Guedes advised the DSC that the roof line of the Birmingham is taller than the Radcliffe.

### **Worksession on Sites C and D**

Mr Guedes stated that there there appears to be a favorable consensus on site c and that site D should be all set and shouldn't need any modifications.

Mr. Perillo recommended not to change the footprint of the Apex building.

Mr. Panico stated that site E impacts what happens on site D.

Mr. Guedes stated that the objective for sites C and D was for lower densities with townhouses while maintaining the existing factory building.

Mr. Perillo stated that the owner wants to establish value on site E.

Mr. Panico suggested transferring development units from site E to other sites.

Mr. Guedes indicated that the Better Packaging Bldg. needs to go on site E.

Mr. Perillo remarked that the parking ratios need to work for site E as well as the whole site. Difficult to give the green light on site D without finalization on site E.

Mr. Guedes would like to discuss parking issues at the next DSC meeting.

The meeting adjourned at 9:30 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary