

DOWNTOWN SUBCOMMITTEE

SHELTON PLANNING AND ZONING COMMISSION

MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING MARCH 20, 2008 8:30 AM AT THE SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON, CONNECTICUT**

Commissioners Present:

Chairman Jason Perillo

Ginny Harger

Leon Sylvester

Ruth Parkins

Staff Present:

Richard Schultz, Planning and Zoning  
Administrator

Others Present:

Anthony Pogoda, Planning and Zoning Commission

John Guedes, Primrose

James Ryan, SEDC

Peter Burns, Decarlo and Doll

Fred Clark, Decarlo and Doll

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 Perillo called the meeting to order at 8:30 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 of the Birmingham Condo project indicating that 74 units have been sold. Discussed Site B and indicated that all environmental issues have been completed. Soils have been removed to the state of Massachusetts. The site is ready for the Radcliffe project.

Sites C and D were then discussed and indicated that plans are ready for Commission submission. Plans have already been submitted to STC.

Sites D, F and G were also discussed including total unit count and commercial size. Parking ratios and location was also discussed.

Phase III was then discussed including Wooster Street improvements, Canal street improvements, sidewalk widths and underground utilities.

Architectural plans for the Radcliffe project have been updated and will reflect the recommendations of the Subcommittee. Increased use of brick has been incorporated.. The project is requesting the reduction of the overall parking to 440 spaces . The overall parking ratio of two spaces per unit will still be maintained.

The Subcommittee indicated that it will rely on Staff to support the parking reduction.

Primrose also indicated that it will be enhancing the canal areas so they will compliment the redevelopment of Radcliffe.

Mr. Ryan commented on the upgrades of Wooster Street, pedestrian walkway over the tracks and other issues regarding downtown.

Commissioner Sylvester commented on the need to provide adequate pedestrian connection of Canal street to Howe avenue. We can not overlook this important planning issue. He then discussed the importance of the architectural component of the Radcliffe project and listed the significant buildings downtown

Mr. Clark gave an update of the Phase III project to the Subcommittee.

Chairman Perillo thanked everyone for attending today.

The meeting concluded at 10:45 am.

Respectfully submitted

Richard D. Schultz, AICP

Recording Secretary