

DOWNTOWN SUBCOMMITTEE  
SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING JUNE 5, 2009 8:30 AM AT THE  
SEDC OFFICE, 475 HOWE AVENUE, SUITE 207, SHELTON, CONNECTICUT**

Commissioners Present:

Chairman Ginny Harger  
Leon Sylvester  
Ruth Parkins

Staff Present:

Richard Schultz, Planning and Zoning Administrator  
Anthony Panico, Planning Consultant

Others Present:

Ken Schaible, Jr.  
Darrel Schaible  
John Schaible  
John Ruffalo, Architect

A tape of the complete meeting is available for listening at the Planning and Zoning Dept.

Chairman Harger called the meeting to order at 8:38 a.m. and welcomed everyone this morning.

Worksession (Far Mill Brew Pub at 475 Howe Avenue)

John Ruffalo, architect for project discussed conceptual plans for a proposed brew pub/restaurant occupying two floors of the former Mayflower Florist. A total of 3,000 sq. ft of floor area is proposed of which 480 sq. ft. will consist of a covered patio area created on the Howe Avenue entrance. The main level will consist of a full service restaurant/pub and the patio area while the basement will consist of the brewery and pub with an outside patio on city property. The upper kitchen area will have a dumb waiter going down to the basement. The lower level patio on White Street will need BOA approval. If this does not happen the project will still go ahead with one patio at the Howe Avenue elevation.

Ken Schaible indicated that the brewery operation would be done during off hours in the basement not to interfere with the pub.

Leon Sylvester expressed his concern with the safety of the brewery in the basement area.

Ken Schaible indicated that the beer brewing operation is safe and is not a distillery.

Anthony Panico asked if the beer will be brewed for onsite consumption only.

Ken Schaible indicated yes because the brewery will only make 310 gallons or 10 barrels.

Ruth Parkins asked what the brewery hours would be.

Ken Schailbe indicated between 7 am and 2 pm.. Upstairs will be a full service restaurant with liquor. All brewery supplies will come from White Street. He then discussed his parking counts which he took throughout downtown including Webster Bank parking lot, Howe Avenue cub side parking, White Street municipal parking, Post Office parking lot and the Schaible parking lot in back of Dunkin Donuts. There is a total of 95 spaces available within 100 feet of the site.

John Ruffalo indicated that the project will need a total of 46 parking spaces

Ken Schaible indicated that he would like to be open by spring of 2010.

John Ruffalo then indicated that the developer will also be doing exterior building upgrades.

Chairman Harger indicated that she will reporting this meeting to the full Commission at its 6/9/09 meeting.

The Chairman recessed the meeting for a walk thru of the basement and upper floor area of the brewery/pub.

The meeting was adjourned at 9:50 AM.

Respectfully submitted  
Richard D. Schultz, AICP  
Recording Secretary