

DOWNTOWN SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING MAY 8, 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
John Ruffalo, Architect Consultant to DSC

Others Present:

Jason Perillo, State Representative
James Ryan, SEDC
John Guedes, Applicant
Fred Musante, Huntington Herald

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 (Sites C and D, Canal Street)

John Guedes discussed the architectural issues for sites c and d and then distributed revised renderings for review by the Subcommittee.

He then discussed the elevations of the Townhouses for site D and its relationship at the Riverwalk.

Chairman Harger discussed the rear deck features of the townhouses.

Commissioner Sylvester then discussed the percentage of brick being used on the buildings and how the revised elevations are much improved.

Commissioner Parkins discussed the layout of the units including the ranch types on the end.

Mr. Guedes indicated that 10 percent of the total units need to be handicapped accessible.

Commissioner Sylvester requested discussion on the grade of the vinyl siding.

Mr. Ruffalo indicated that the project should be using textured siding for optimum appearance.

Commissioner Parkins asked if the units will be using gas.

Mr. Guedes indicated that he would like to work on the Outlaw building now by installing a new elevator and then work on the Apex building. He also indicated that the IWC recently approved all regulated work including the partial filling of the canals.

Mr. Ryan then gave an update on the final design for Phases III and IV and the final alignment for the Housatonic Railroad.

The meeting was adjourned at 9:45 AM.

Respectfully submitted
Richard D. Schultz, AICP
Recording Secretary