

The Plan Update Advisory Committee held a Meeting on June 7, 2004 at 4:30 P.M. in the Shelton City Hall, Room 104, 54 Hill Street, Shelton, CT.

Members present: Chairman Frank Osak
Michael Adanti
Peter DiCarlo
Fred Musante
Anthony Pogoda
Jim Tate

Staff present: Richard Schultz, Planning Administrator

The Chairman opened the meeting with the Pledge of Allegiance.

APPROVAL OF MINUTES

On a motion made by Michael Adanti seconded by Peter DiCarlo it was unanimously voted to approve the minutes of May 24 and June 2, 2004.

SCOPE OF SERVICES: PUAC

Chairman Osak stated letters went out concerning the 24th's meeting. The letters that went out from the Mayor's Office had no mention of PUAC. My suggestion is that the Committee members names be put on that letter, he added.

It would be better if the Mayor and the Committee co-signed the letters, stated Fred Musante. My point is if you read these letters it is the same team that you had for 12 years and not for good or bad, why give us the work if you are not saying we are participating and we are doing the work, stated the Chairman. If it is under Planning & Zoning maybe Joe should be the one to sign it, he added.

Fred Musante stated that Joe should sign it. Planimetrics formulated then the Mayor wanted to see the text. He added his comments to it, stated Richard Schultz. How did the Mayor get involved before we did, questioned Peter DiCarlo?

The 7 of us should be on there along with Joe as the Chairman as Planning & Zoning, stated Chairman Osak. Whoever is doing the work and this should be signed by Joe, stated Fred Musante.

The purpose of today is to review these final drafts before they are mailed out or posted. We went over the 3 letters going to residents, stated Richard Schultz. I went through the Wards and picked out 5 streets, 25 homes from each Ward. That is 200. The Mayor felt strong the business Community should be involved and I contacted SCDC. They were able to give me 50 labels, he added.

Will that go into the Huntington Herald, questioned Jim Tate? The deadline for this week was last Friday so that will be in next week, stated Richard Schultz. It will be in all three papers.

We have residential, the business, the Mayor's press release and the posting, stated Richard Schultz. This is a public informational notice and it is important the boards be posted in the grocery stores and public buildings.

Planimetrics drafted the letters and they were signed by the Mayor, stated Fred Musante. It was edited and the editing process is not complete until we look at. Then incorporate what you want to do and make sure that these are mailed out. These things can be controlled and we should get the letters done and get this signed.

There is a short cycle in the paper and I don't want to start out with not enough time, stated Jim Tate. We should say that we wanted to get this done, if there is someone who could not make this one, we will be having another, he added.

I think it is important that we get the people here and get the feedback, stated Anthony Pogoda. The first time is important to us.

The letter says that you are one of 200 people and somehow you should temper the words. You are receiving a special reminder, stated Peter DiCarlo. We set a public meeting so everyone is invited, the letter doesn't say that. It says you are one of 200 households invited to attend, stated Richard Schultz. If you put something in that you can't afford to send it to everyone can you please inform your neighbors, stated Chairman Osak.

We had a meeting with the Mayor, Tom was there, Peter was there, Chairman Osak was there, and he pointed to some one who was there for almost all of the meeting. He wanted a better definition of what we were getting, almost by line item, stated Peter DiCarlo. This exercise today is to establish what the City will provide, what will Planimetrics provide and on that basis we will say that Item A is \$10 grand but because the City will provide some it will go to \$8 grand. There will be a final accounting of what everyone will provide, he added.

Everyone has the data outline in front of them. Let's start with conditions and trends. That includes the history of Shelton, regional rule, demographics, land use, build out estimate, etc. stated Richard Schultz. What Planimetrics is proposing to provide is their mapping by including the Assessor's database & regulations. This category Staff can provide a lot of assistance to. Staff will be providing some of this, he added.

(GSA) is not completed right now, stated Peter DiCarlo. Who will complete that, he questioned? Right now there is the Council of Governments (GSA) program, which I feel comfortable with, stated Richard Schultz. Planimetrics worked with them. We will finish this plan at 78% stated Chairman Osak.

This is how it will be in the future the next update will be totally digital, stated Jim Tate. We need someone to tell us what can and can't be produce, he added.

If you raise the anti you will agitate the Mayor, stated Peter DiCarlo. We are going to agitate him no matter what, this is something that we need and we don't have any answers stated Jim Tate. It is too important stated Richard Schultz. We have 2 outfits here, one of which is involved in the doing and the other is aware of what is going on, stated Peter DiCarlo. The outfit that is on the fences will do something on short order, he added.

The question is how much of Shelton is still incomplete, when will it be done, and will it cost us any money, stated Fred Musante. Michael Adanti has it right to put in there to finish it, stated Chairman Osak. If this hinders our planning process why take it, he added. We should get a handle on it and make sure it is done in a timely manner, stated Peter DiCarlo.

The Assessor's database follows the same path, stated Richard Schultz. That will be a detailed Grand List and can you get a historical 10-year back to that, asked Chairman Osak? I will look into that stated Richard Schultz.

Land Use Regulations, stated Richard Schultz. That is the zoning book, Fred Musante stated. That is the annual report stated Richard Schultz. The bond perspective, he added. We have this stated Fred Musante. You have to list long and short-term indebtedness and retirement schedules stated Chairman Osak. We have that stated Jim Tate.

(GSA) offers the most adequate data, stated Richard Schultz. I would like it to come out of the (GSA) using the current zoning, stated Peter DiCarlo. I wonder about what could be done, he added. You have to put money into the (GSA), stated Jim Tate.

Important issues to the Community. Planimetrics are proposing their surveys, stated Richard Schultz. It could be a lot of things quality of life, recreation, stated Richard Schultz. We need clarification of that, he added.

When you speak to scientific it could be issues being brought from the public, stated Anthony Pogoda. We need clarification, stated Jim Tate. Back figures and data, stated Anthony Pogoda.

Next category implications of the 1992 plan, stated Richard Schultz. The trend of the 1992 is important to me, stated Jim Tate. We want to know what the P & Z acted on or adopted and we need to know why is this on here, not to repeat history, stated Chairman Osak. This update was done in 1988 and someone took it off the shelf in 1992, why bother they said, he added.

There is a component that I will sit down with Eric and Glenn. It was not the full plan but pieces of it. It is important to see what was left behind, stated Richard Schultz.

We have been tiptoeing around the finger pointing with regard to audit and the desire to avoid it, stated Peter DiCarlo. What he is saying is we don't want to repeat history, stated Chairman Osak. You have to do some thing positive and then incorporate it all into what was missed last time, he added. There was a plan that was cherry picked, stated Peter DiCarlo. We can act and promote changes to the regulations, stated Chairman Osak. If we don't want this on the shelf we want to say if you are having a problem with the pdd's, etc, he added. We have to change that and I would like you to consider those. That is the end result, it will be in the zoning book to be followed and utilized, stated Peter DiCarlo.

Starting with trends there is an opportunity to insert what you want, stated Peter DiCarlo. The mission statement is not glued here. You have to find out what you want fixed, stated Fred Musante.

You are talking about issues that are important to the Community and you are saying don't worry about that, stated Peter DiCarlo. You can say something maybe on the final product. When the Commission is embroiled with the public we will destroy ourselves, stated Chairman Osak.

It is not about making a public statement, it is about what Planimetrics is going to do for us, stated Peter DiCarlo. Do we want them to give us feedback on that issue? We asked the obvious questions, stated Chairman Osak.

Remember we are meeting with Joe Pagliaro tomorrow, right here, stated Chairman Osak. We can't talk to the Mayor without that first, he added.

I haven't heard any issues important to the Community in front of the Mayor, stated Peter DiCarlo. You know that the Community would say to control growth, stated Chairman Osak. You are talking about fiscal well being and improving the quality of life, he added.

Should we write those questions, asked Jim Tate? Under development those should be addressed, stated Peter DiCarlo. It may well be that we don't need to address the important issues and you go back to the other issues you could point out the important issues to the Community then, stated Anthony Pogoda. All the focus comes to the public and then the public will say that it's not important this is. We hear everyone saying the same thing. I don't hear it just about one thing. I want to hear it from the White Hills and the different issues from the people downtown, he added.

End of Side 1A of 1B, Tape 1 of 1 at 5:15 P.M.

You have buildings going in on Long Hill Avenue with no idea of the traffic, you have the Botti development with no idea of the traffic there, stated Fred Musante. You have 35 units coming behind me how are we going to handle it, he added. It is out of control, stated Chairman Osak. You have to control growth. Say no he added.

Natural resources and Open Space. We have a 93 Open Space plan that needs to be updated. Conservation has not start a subcommittee.

We have an inventory and then there is the plan. The Greenway plan has not changed since the 93 plan. That could be done in house with the help of Planimetrics. That is a minor issue, stated Jim Tate. If you were to add 1500 more houses what would be the Open Space requirements, asked Chairman Osak? There are lists of priority properties to acquire. The way that is done, we could build out on that, stated Jim Tate. Open Space must have a plan, stated Anthony Pogoda. In between the map and the quality of life survey, we are far ahead of other communities, stated Jim Tate. We are looking at 10, 15 or 50% of the acreage that is in the City, he added.

Historic resources, stated Richard Schultz.

We have mapped the City fully, stated Jim Tate. We can't read all of the data they have because of the technology. We have just now put it into technology so we can read it all including topo, assessors, open space, land use, conservation and requiring of parcels, he added.

Planimetrics can use that and it is more information then they will expect to have. It is not land use related it is to pick out information on parcels, stated Jim Tate.

We only have one historical area that is Huntington Center. However, there are other areas in the Community to think about, stated Richard Schultz. That is national. I have a note should we stop the deterioration of Huntington Green and reverse the decline as an Historic Entity, stated Chairman Osak. It has lost its Historical Significance. In 1973 the State Highway Department in considering Route 108 going through there did this and they decided to do it as a round about. The State wanted to take 5 feet off the front of Huntington Street and Gene Miller editor of the Evening Sentinel lived in the 1820's house and he went crazy without reading what the potential was to direct the traffic around and connect to the 2 churches. Frank Kelly was the Mayor and he said I don't want any more trouble. Oly and I tried to convince him but it didn't work. Church Street was a pedestrian walkway, stated Chairman Osak.

What is the Public Act 490, asked Peter DiCarlo? That is agriculture land that they get a break in the assessment that goes back to the 60's, stated Richard Schultz. It is a component of agricultural preservation. We got a few properties using Act 490, he added. There are a lot of small fields that are grandfathered under the Tax Act and a building lot could be taxed as earth, stated Jim Tate. It would be interesting to see the impact of that.

Growth management – Planimetrics is going to zero in the amount, rate, type and place, stated Richard Schultz. I want this tied to revenue projections for a portion of the development with high service demand, that is what I would like to see in those information studies, stated Chairman Osak.

In 62 and 72 there was talk about it and the consultant, Sam Pine, stated that the area would never support any more office space, stated Chairman Osak. Growth management is important. Whatever soaks up services is something that should be looked at. You have to add to the Grand List things that don't feed the service requirements, he added.

I think that line growth management is the most important of this over here. Not controlling those 4 things you might just blow the City out of the water. Not with just Shelton but with any City. Look at the way Shelton is growing, stated Anthony Pogoda. We see it everyday.

You can decide if you want to look at one area differently from another area stated Jim Tate. I am trying to understand not making any contribution to the plan of Economic Development in trends or is Planimetrics going to do it all, stated Peter DiCarlo. Planimetrics has already done quiet a bit in their Route 8 Corridor Update Study, stated Jim Tate.

The information they want is economic trends, that is Planimetrics item, stated Peter DiCarlo. All of page 3 is Planimetrics items, he added.

Community Facilities – we have meet with WPCA and this will be coming from the City, stated Richard Schultz. They have to put money in to help massage this. I fear we are going to do that with the schools, stated Chairman Osak. You heard Glenn that they feel comfortable with their projections of enrollment, stated Richard Schultz.

When Planimetrics gets this out and we will get a scope and the cost, we will get another crack at this, asked Chairman Osak? Yes, said Richard Schultz.

The next is the traffic consultant – I was emailed today by Planimetrics, stated Richard Schultz. Does the Engineer have any of this, asked Jim Tate? He has some and he doesn't have some, stated Richard Schultz. Glenn went back to Barkan & Ness to see what service they will provide. I am a proponent of the Traffic Consultant. I am convinced that you need a Traffic Consultant and this spells out his charges. The initial range was between \$20,000-\$25,000, stated Richard Schultz. I don't want to pay for something I won't use, stated Chairman Osak.

We don't know the extent of the traffic study and this simply says time units charged to do it, stated Chairman Osak. I think the Police Department should have the answers in regard to hazardous areas, stated Jim Tate. Should this be circulated to the Police Department? I would think Planimetrics and Barkan & Ness would go through that information, stated Anthony Pogoda. I don't want to pay for any information we already have and information we don't really need, he added.

If someone could say what is wrong with what we have with the population that would be a discreet piece of work, stated Chairman Osak. Then come back with units, residential and commercial what are the amplifications of those problems if you don't do that. The second part has to be done while you are waiting for the build out, he added.

I want to make sure that there is enough in the transportation and what will be in Huntington Center, what will happen at Constitution Blvd, what will be signalized, etc., stated Jim Tate. We will shift that to Planimetrics because they should have this, stated Fred Musante.

When you get to the assessment you have to take all the data that is collected to make an assessment stated Peter DiCarlo. Planimetrics is not the best group to make a decision on the traffic, I think Barkan & Ness is, stated Jim Tate. Planimetrics has to coordinate that and they need to work with Barkan & Ness. It is up to them, stated Anthony Pogoda.

We show the roads as collectors, stated Richard Schultz. There is the cost and geometry issues with that stated Jim Tate.

The Valley Council of Governments 8 years ago did a plan recommending 4 lanes on Huntington Street, stated Richard Schultz. You want to do your own transportation component at the local level and then you guide the valley, he added.

Pedestrian transportation that is very minor and the City can provide that.

Utilities – City and Aquarian, and the other utilities. The Mayor will provide that, stated Richard Schultz.

Fiscal Operations – You got to get an operating budget on a per capita basis. You have to look at the past 10 years and look forward. You start testing the models and you will have to explain that, stated Chairman Osak.

PLAN UPDATE ADVISORY COMMITTEE

JUNE 7, 2004

The 24th is coming fast, when can he get us back what we need, asked Chairman Osak? I don't know stated Richard Schultz.

On a motion made by Jim Tate seconded by Anthony Pogoda it was unanimously voted to adjourn at 6:05 P.M.

Respectfully submitted by,

Diana Barry, Secretary