

**PLAN UPDATE ADVISORY COMMITTEE**

*Minutes*

*Room 104, Shelton City Hall*

*Shelton, CT*

*Monday, October 18, 2004*

**I. Call to Order**

Chairman Frank Osak called the meeting to order at 4:30 P.M.

**Members Present:**

**Frank Osak, Chairman  
Fred Musante  
Jim Tate**

**Peter DiCarlo, Vice Chairman  
Anthony Pogoda  
Tom Harbinson**

**Also Present:**

**Deputy Police Chief, Joel Hurliman  
Eric Barz, Planimetrics**

**II. Pledge of Allegiance**

All in attendance pledged allegiance to the flag.

**III. Approval of Minutes**

Tom Harbinson MOVED to approve the minutes from the September 27, 2004 meeting. Fred Musante SECONDED the motion. All were in favor, MOTION PASSED.

**IV. Long Range Overview: Police Department**

Deputy Police Chief Joel Hurliman introduced himself and said he would present the committee with long-range needs for the Police Department. The biggest thing that comes to mind is to replace the police facility or do a major renovation within the next 10 years. For example, one issue is that the female locker room only has 4 lockers and no showers.

The committee members asked if the facility was in a good location, how much more space is needed and can you expand on the site. D/C Hurliman said the location is not bad; but it's not centrally located. There is room to expand on the site and it could be possible to add a floor. The communications of the system needs to be upgraded and we have been looking into moving the communications center to an offsite location. We are looking to maybe move it to the old Intermediate School. It was asked why they would not want it in the same

building and it was explained that right now the communications center is upstairs and the emergency operations center is downstairs. If in the event of a fire you have lost all communications. The trend is for police departments to have them located in another building. The question was asked if there were a projection of the number of officers the department would be needing based on if the population would grow another 10,000. Right now there are 52 people, down 2, and we are budgeted for 60. You can't really make projections based on population; it is more based on call volume. The building was recently reconfigured to make some changes to the space, for prisoner egress and ingress. The problem comes when there are more officers, especially female. It was noted that this committee is going to be looking at the needs of the departments 10 years down the line, to 2015. The idea of substations was discussed. The population, even if in 2015 is 49,000 people, no, there would not be a need; but based on geography, yes. Community substations might work where you don't need them to be fully staffed.

The question came up if it was felt that there is a need for a new site or a standard infusion of capital. The fact that by 2015, by D/C Hurliman's projection, is the police station, as we currently know it and maybe an addition or two will have outlived its usefulness. Adding 50% by maybe going up a story may be practical.

There was discussion regarding the communications system. The big issue is licensing of frequencies. The police are currently on 800 MHz. The fire department is on a low band. We are looking to upgrade our system to around 1.5M MHz and we have had discussions with the fire department and EMS to get all similar frequencies to go to a trunk system. Cost of upgrading was discussed. Eric Barz asked about traffic issues, primarily where the traffic hot spots are. Traffic wise, Huntington Center is a problem, not only during rush hour but Saturday mornings and during church times. When Constitution Blvd. is extended that should alleviate some of the problems. Lower Bridgeport Ave. is another area. Whenever there is a problem on Route 8 it starts backing up on Bridgeport Ave. when the people start cutting through. We do have a traffic plan with Derby whenever there is a problem on Rte. 8, where they would put some officers out as well as Shelton to direct traffic, which only works when Derby keeps up their end of the bargain. There is a problem at Center St. and Howe Ave. We have asked the State to change the cycles on the lights but they really need to do a visual check to fix the problem. There is also a traffic plan set up with the State if there is a major problem on Rte. 8 to re-route traffic.

Regarding the effect of cost being imposed on the community with certain types of development. The police are a small component of that. The cost comes when the police are constantly called to answer some type of request for assistance. How does commercial development affect the police? When it is retail, Wal-Mart as an example, we are frequent visitors there, at least 3-4 times a week. The calls are for vandalism, car break-ins, shoplifting and accidents in the parking lot. Condo complexes and large parking lots have problems with vehicle thefts. Eric asked for a spreadsheet showing the percentage of calls and where.

Fred Musante asked D/C Hurliman to provide them with their 5-year plan. There was discussion regarding a plan once where they felt the fire department should be located at Constitution Blvd. after the road expansion, feeling that would be a central area and did you feel that the Police Dept. would benefit by being there. D/C Hurliman stated that Constitution Blvd. is relatively close from where they are now.

Jim Tate asked if he saw any traffic improvements besides Constitution Blvd. in terms of road realignment or signalization where the City would need to get involved. The only other place would be the need for a 3<sup>rd</sup> lane on Route 8. That would cut down on accidents and back-ups on Bridgeport Ave.

The question came up about the new condos approved on Bridge Street. How does that affect the police? Anywhere you have condos you tend to have more vehicle thefts. A single building condo where there is a secure door would have less risk of break-ins than the condos that are spread out. The break-ins you might see would be where it would be an inside job. Anytime there is a concentration of cars is where you see more break-ins and car thefts.

The discussion turned to Huntington Center and the traffic backups around the area. One of the reasons for backups is too many driveways. The driveways need to be lined up with the traffic signals.

Eric Barz asked if there were any other area where there are a lot of accidents. D/C Hurliman answered that most are due to speed. They did discuss Commerce Drive and that street is not a problem if the speed limit is followed. Accidents also are a result of the driveways not being lined up with the traffic signals and the driveways need to be limited. The other area of concern is by Wal-Mart and Wendy's. It was noted that there would be a new traffic signal put in that area once the new section of the shopping center is done. That should help.

Discussion followed regarding the input from the police department traffic division when new development comes in.

The three things the committee members asked D/C Hurliman to provide is the 5-year capital budget, the call volumes on Bridgeport Ave. and some of the shopping centers, and how many incidents in one of the Scinto towers.

The last item of discussion was the number of staff in regards to the budget. D/C Hurliman also explained the hiring process and how it ties into the training at the academy.

## **V. Issues and Progress of Project Report: Planimetrics**

Eric Barz tacked up examples of the exercises from the last workshop. There were three groups that were given the task of designing a theoretical subdivision, which was 20+ acres on old farmstead with 3.5 acres of wetlands running through the middle. The first group was to design a subdivision using the simplified set of rules that Shelton already has for a 1-acre zone. They were to have 40,000 sq. ft. lot minimum and 175' frontage on the road. 10% had to be set aside for open space. They came up with 12-lots. The next group had a flexible set of rules. Instead of giving a minimum lot size, they were given a density standard, .7 units per acre. How that was arrived at was by taking 10%

for open space, 5% for the road and a configuration loss factor. The wetlands were factored in and this group came up with 12-lots as well. The last group had no rules and they came up with 14-lots. They only provision was that it would have to be approved by Planning & Zoning. They made it a cluster community (condos) on a private street. At the end they swapped plans and evaluated each other. They looked at cost of the subdivision; cost of services and how profitable it was to the developer and landowner. They asked all in attendance which development they liked the best. It pretty much was an even split. Eric compared the ones from the exercise to what was done in his office. He asked the committee members what they thought about the different subdivisions. They discussed what type of subdivision would probably sell. What they need to look at is what is the solution that is generally applicable to the balance of the land to protect open space, rural character and community character. The market will dictate what types of subdivisions are going in and the zoning regulations have to have flexibility.

A question that they should think about is in 15 years, how much non-residential development do you need and at what return per acre to match the residential number. You can't answer that question until you settle the density. It was discussed that most of what is left in town that is undeveloped is farmland in White Hills. Depending on how those properties end up, whether they are acquired; the build-out is what this committee should look at is the scenarios as to whether it is more cost-effective to outright purchase the farmlands as opposed to what the return can be or what percentage is being worked to balance out what the end goal is. It all depends on your time frame. If you have people who can see past tomorrow and see 20 years down the road, that is the breaking point. If you go out and buy a million dollars worth of raw land to get your money back on that million dollars, you look at how many acres you got for the million dollars; you do the density and factor in a half a kid per house, and \$8500 or whatever it is. If that is the issue, that is what this committee needs to look at. A study shows that after 20 years the town breaks even. From that time forward, it is a win-win situation, because if that had been developed and after 20 years, you say, ok, we reached a point where we bought it and we broke even. Now it costs \$20,000 to educate a child and you have 100 children who need to be educated for perpetuity. There is a unique situation of balance. Someone is going to have to do some digging to find out what land we have and where we can utilize it. Eric said that they would help that with that. We are working on a zoning layer and as it is right now, it's not real accurate. We can't do a build-out analysis without knowing what the zoning is. When we get that we will be able to look at the available land, the land that is under-utilized, which is where you have a single house in a one-acre zone that has multiple acres, and then we can overlay wetlands, flood plains, steep slopes and whatever other standards that we want to consider is un-build able. The computer will tell us what the development potential is. Then we can look at the scenario on a density basis.

## **VI. Communications Subcommittee Progress Report**

Fred Musante said he had nothing new to report. Eric Barz stated that at the last workshop there were only 25 people, including the committee members. There was discussion about how to try and get more people to the workshops. Eric said that he would like to get some shock value in some type of article, but Glenn will not let him do this, where it would ask, are 38,000 of you willing to sit back and allow the future of your city to be dictated by 25 people? They need to continue to post notices of the meeting and get the word out as much as possible, even reminding all the other boards and committees. There might be the feeling that when the first meeting happened, a lot of people thought that they would be able to have their 15 minutes to speak, and they were set into groups to get their data another way. Eric reminded them that they still would have that say before this is all said and done. That is 100 people, what about the other 38,000? A possible feeling is, unless something is in their backyard, they are satisfied for the most part.

## **VII. Future Meeting Times and Schedules**

The next workshop is November 8, which is infrastructure. The committee members wanted to meet next Monday, October 25 to discuss the Board of Ed long-range plan. They all would work on questions for the Superintendent and discuss the plan at the next meeting.

## **VIII. Other Business**

Eric Barz stated that Glenn Chalder met with the Mayor and he authorized \$15,000 to keep us rolling. That does not cover Barkin & Mess as the consultant for the traffic study. He was told that by January 15, the Mayor is going to make a decision as to who will be doing the traffic study.

Frank Osak stated that he has an email from Royce & Randy York titled, Shelton: A Progressive Community. All committee members have a copy. He asked that it be entered in the record and it was decided that it would be attached to the minutes recorded in the City/Town clerk's office.

## **IX. Adjournment**

Peter DiCarlo MOVED to adjourn. SECONDED by Tom Harbinson. All were in favor, MEETING ADJOURNED at 6:20 P.M.

Respectfully submitted,

Marianne Chaya  
Clerk, Plan Update Advisory Committee  
2 Tapes are on file in the City/Town Clerk's Office