

PLAN UPDATE ADVISORY COMMITTEE

Minutes

Room 104, Shelton City Hall

Shelton, CT

Monday, April 11, 2005

I. Call to Order

Chairman Frank Osak called the meeting to order at approximately 4:40 P.M.

Members Present:

**Frank Osak, Chairman
Fred Musante
Tom Harbinson
Anthony Pogoda**

**Peter DiCarlo, Vice Chairman
Michael Adanti
Jim Tate**

Also in attendance:

**Rick Schultz, PZC staff
Marianne Chaya, Clerk
Glenn Chalder, Planimetrics
Eric Barz, Planimetrics**

II. Pledge of Allegiance

All in attendance pledged allegiance to the flag.

III. Minutes for Approval

Anthony Pogoda MOVED to approve the minutes from the March 14, 2005 meeting. SECONDED by Tom Harbinson. All were in favor, MOTION PASSED.

IV. Conditions and Trends Report: Planimetrics

Eric Barz said he would go over the overview of the Conditions and Trends that was distributed to the committee members last week. The report is broken down into the following sections: Demographics, Housing, Economy, Land Use, Buildout Potential and Fiscal Considerations. The intent of this report is to outline the conditions and trends from the beginnings to today that helped shape Shelton to what it is today. This creates a benchmark to help us achieve our goals.

The first section is the introduction to Shelton, historical context, and regional context.

Eric Barz explained the next section, which is titled A Growing and Changing Population. There are graphs detailing the historic population growth from 1790-2000, the components of population change from 1950-2000. This section also

details the projected population range from 2000-2020 plus the age composition to 2000 plus the projection to 2020. The median age is also shown with Shelton in relation to the neighboring towns.

It was noted that 1-2 people occupy 50-60% of the housing. The chart that shows the migration by age cohort shows in the 1990's that the migration was the people aged 0-14 and 30-44. The 15-29 year olds were leaving town, due to college and jobs. We see sort of equilibrium for about 15 yrs., ages 45-60, then a slight drop, then there is an increase of people ages 75+. This is probably due to the senior housing and nursing facilities.

The age composition is shown to current plus the projection. There is also details of each age range, what the primary needs are per age range plus the projection per age range as to whether it would be higher, lower or stable by 2020. The projection shows Shelton with a higher number of residents 55+ and the residents 0-19 lowering.

They talked about the benefits of keeping the residents in Shelton longer, by perhaps offering some type of tax benefits.

The discussion turned to new housing starts. New housing means new residents are coming in that weren't here before and you have the changing demographics in the existing units. Studies show that occupancy for a housing unit peaks about 11 years after the new family moves in. This is taking into account the kids have graduated from high school and moving out. Generally speaking population increases for about 11 years. The longer you can keep people in their housing unit, after 11 years, is economic development for the community. That means that they don't have school age children in the unit anymore. Services need to be provided to keep the older residents in town.

The next chapter is the Changing Housing Conditions. There is a chart showing the 2000 Housing Mix as to where Shelton falls in relation to the surrounding towns. It also details the housing tenure of how Shelton ranks as compared to State figures. The housing growth is shown by the number of units every 10 years from 1980-2005 and the percent change. The next graph shows the value for specified owner-occupied housing in 2000 relative to the State, County and Shelton. The median housing value in 2000 shows Shelton about in the middle in relation to the surrounding towns.

Glenn Chalder said that one of the strategies to think about to recommend to Planning & Zoning could be that if the typical housing units today have an average occupancy of 2.5 people and a new housing unit could be more than that. An active adult housing development would have occupancy of 1-1.5 people. We could build 50% more active adult units on a property, which would be net fiscal gains for us, instead of building single-family subdivisions, and be ahead of the game from a fiscal standpoint. You get more units that pays net tax revenue and the service needs are relatively modest compared a single-family home. The physical location, the geo-physical shape of the community, with the attributes Shelton has with availability of rail-lines and employment, coupled with quality of life, puts us in a position that we can capitalize on situations that other communities surrounding us cannot. We have about 25% available growth that other communities do not have and we should be able address the growth. We

should be turning our thinking of communities from a non-profit to a corporation that we are managing and administering both on the revenue and expense side. Think about how we can maximize revenue and reduce expenditures. It's a different world we are in today.

In regards to trying to project population and housing growth it is hard to predict as you are approaching buildout, the land is becoming more scarce, you are getting into steep and wetland areas, and the landowners are holding on to it to get a premium price. The rates of growth will start tapering and leveling off.

Eric Barz explained affordable housing relative to the State statute. The target is 10% and Shelton falls in the range of 3%. It does not appear that Shelton would ever be able to reach that 10% goal. For every 10 houses that you build, one of the 10 would have to be affordable. You would have to convert 1000 of the existing housing units to meet that goal.

In the Diversified and Growing Economy section Eric explained the charts showing the different employment sectors, the number of firms, the percentage, the number of employees and the percent of total. Eric also went over the data showing where Shelton falls in relation to the surrounding towns of the ratio of jobs to housing and labor force (2000). Shelton has a 1.4 ratio of jobs to housing units that makes Shelton a balanced community.

Eric explained the Journey to Work (2000) table that illustrates the commuting patterns of Shelton residents and workers. Despite over 22,000 available jobs in Shelton, nearly 15,000 residents, or 74% of the labor force commute to jobs outside of Shelton, replaced by over 17,000 incoming workers during the day. Shelton's job growth in the last decade is the fastest growing compared to our neighbor's. Shelton's job growth rate was over 50% higher than the average statewide growth rate during the 1990's.

The Non-Farm Employment Trends (1970-2000) table showed the percentage changes for each category for that time period. The net result shows that Shelton has a fantastic economy with some real strengths.

The next page shows the resident income comparison of the surrounding towns. Shelton is about in the middle of the chart.

The next chapter deals with the Land Use in Shelton. The first part of the table shows the land use, number of acres, the percentage of committed land and the percent of total land. The numbers show that we are about $\frac{3}{4}$ of the way developed. The bottom part of the table shows the remaining use of uncommitted acres and the percentage of the total acreage by use.

Planimetrics provided a Land Use Map for each committee member and will have a larger scale map available for viewing.

A synopsis of how Shelton's zoning is organized. There are 19 conventional zoning districts, 3 overlay districts, and Special Development Areas (SDA). This is a complex system of zoning. Eric explained the zoning in more detail. A recommendation will come out of this where we try to reduce the number of districts and provide for more certainty and take away the potential for people to be surprised. The committee members and Planimetrics discussed how to go about the recommendation of zoning changes for the future.

The Development Potential in Shelton is based on the 4800+ acres, or 24% of the City's vacant, under-utilized and uncommitted land. This land was put into the GIS mapping system, which gave a "dot" for each potential housing unit. Eric then reviewed it and removed the unlikely ones. The end result was of the 4800 acres, 290 acres was commercial and industrial. Given the remaining land we have a potential for 2,260 additional housing units. Adding this number to Shelton's existing housing units results in approximately 17,590 housing units at full buildout, which is nearly 20% more than the 2000 Census total of 14,707 units. Glenn said that they would give them a bigger scale developable land map for the committee to review.

V. Future Meeting

The next scheduled meeting will be Monday, May 16th and Planimetrics will review the next topic.

VI. Adjournment

Tom Harbinson MOVED to adjourn the meeting, SECONDED by Tony Pogoda. All were in favor, MEETING ADJOURNED at 6:20 PM.

Respectfully submitted,

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