

PLAN UPDATE ADVISORY COMMITTEE

Minutes

Room 104, Shelton City Hall

Shelton, CT

Monday, June 6, 2005

I. Call to Order

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

Members Present:

Frank Osak, Chairman	Peter DiCarlo, Co-Chairman
Fred Musante	Mike Adanti
Tom Harbinson	Jim Tate
Anthony Pogoda	

Also in attendance:

Rick Schultz, PZC staff
Marianne Chaya, Clerk

II. Pledge of Allegiance

All in attendance pledged allegiance to the flag.

III. Minutes for Approval

Tom Harbinson MOVED to approve the minutes from the May 23, 2005 meeting. SECONDED by Anthony Pogoda. All were in favor, MOTION PASSED.

IV. Committee Discussion on Booklets 4 & 5

The feeling Peter got from the minutes from the last meeting was that there were many questions posed and some statements of fact or position that the committee feels relevant. The questions should be posed to Planimetrics to receive a response and if some of the questions would be forthcoming in another book.

The tape of the last meeting was copied and forwarded to Planimetrics to Eric Barz's attention. Rick Schultz said that he would be on the phone to Eric tomorrow and he would ask some of the pertinent questions. Marianne said she would pick out all the "bold" questions and cut/paste them to a new document. Peter noted that on page 6 of the 5/23/05 minutes, where it talks about how did we get from 25% to 12% commercial and industrial over the years. Is it explainable? In the discussion we had, the concern was; at one point a 25/65 split. Now the ratio has changed – how did we get there? It was suggested asking Planimetrics. Rick can ask this question tomorrow. We need to see this

data trended. It doesn't seem that commerce has vacated the town in mass exodus. It appears that there is such an influx of residential. Frank noted that Gloria Kovac explained how they make appraisals to go into the Grand List a good portion of that especially for the landlords are done by the income approach. There are a lot of vacancy signs around town.

Tony Pogoda mentioned the importance of the discussion concerning the State aid and how Shelton fairs in relation to Monroe, for instance. Rick pointed out that our Grand List for 2003 was \$3.3B and Trumbull's \$3.35. That does impact how much State aid we receive. Monroe may have received more money due to the reimbursement from their high school building.

If you are trying to touch on capital improvements you have to project the Grand List for at least a 6-year span, you have to have this information trended out.

The question asked last week about how do you get the maximum value out of the remaining land, what do they propose out of the 4500 acres pegged for residential, do they think they should all be used for residential or utilize some of it for commercial/industrial? The areas that could be given consideration would be the fringe areas like Bridgeport Ave. or downtown. Perhaps some of the areas downtown could be changed to high density like apartments. This is to get the best bang for the buck.

The suggestion came up about making it a resolution which is part of the zoning regulations that you can't change have a zone change unless you go through the first step of amending the plan of development and land use.

Fred asked Rick to find out what the neighboring towns have for their percentage split for residential and industrial/commercial and why. The concern was why did ours change and that they differ from what the Assessor is giving us. What are we doing wrong and is it wrong? Could we have done better, how and where?

The question came up and an example was given that an application comes in for a use and it is in a commercial/industrial area, given our situation today and if this plan is drafted and accepted, that you would have a very clear directive and no doubt that you could not consider that application based on substantial grounds that it doesn't meet the plan of development. Can we do that? Another example is if a large farm comes in with a plan for a golf course and 70 homes, what happens at that point? Unless there is a protection overlay, that is an as-of-right situation. It seems the number one priority is to protect the farmlands. We need the mechanisms to protect the farmland. There are specific examples in Shelton that we have to protect and we need the information given in these booklets to tell us that. Peter pointed out that the specifics would come out in the draft plan. Frank noted that you have to adopt the land use plan as your plan of development but you have respect for it as time goes on. You go back and give it the respect and don't take that everything that comes in and say it's a breach but we will consider it anyway. You have to amend the plan of development before we would consider a change in zone or change in land use. Jim said that he agreed with it but he doesn't read it in the booklets. He needs to read it in the booklets. Tony stated that he felt these booklets are giving us generalities. Until they come up with our thoughts and extrapolating our most important thoughts,

there will be one book that would contain all our salient points and be given to Planning & Zoning as our new bible for adoption.

Fred pointed out that if that is the case, we need to start now. We have certain things we have already agreed on. First, the farms; we need to preserve them. Tell us how we are to do that. Second, the schools system and the theory of neighborhood schools and maybe centralize the schools. We need to work on identifying the things now.

The committee members discussed the plan and the implementation and how that if the plan is right with the community it will work. Take for instance the public hearing last week with over 300 people showing up and the pressure the community is putting on when applications come in with zoning changes. The plan has to be adopted and has to be held to. People are speaking out and they are mad. They are telling us that they don't want changes to density. Stay with the zone.

They discussed the commercial development, office park development around the Route 8 corridor.

Rick brought up the traffic capacity issue. The Commission gets reports from all the applications. We have several areas that are graded as "F". It is difficult to make land use decisions when we are getting the "F" grade. Constitution Blvd. and Waterview is a couple of examples. There are some big commercial developments proposed for the Ivy Brook area.

It was asked how the traffic study coming along. Rick noted that they have been in communication with Planimetrics. They asked Rick to ask Planimetrics about it.

Tony suggested that Rick let Eric know that they are really interested in options available to address the preservation of the farmlands.

V. Future Meetings

Monday, June 13. Rick suggested planning on two hours for the meeting.

VI. Adjournment

Anthony Pogoda MOVED to adjourn. SECONDED by Jim Tate. All were in favor. Meeting adjourned at 5:50 P.M.

Respectfully submitted,

Marianne Chaya
Clerk, Plan Update Advisory Committee
1 tape is on file in the City/Town Clerk's office