

PLAN UPDATE ADVISORY COMMITTEE

Minutes

Room 104, Shelton City Hall

Shelton, CT

Tuesday, September 27, 2005

I. Call to Order

Chairman Frank Osak called the meeting to order at approximately 4:00 P.M.

Members Present:

Frank Osak, Chairman	Peter DiCarlo, Co-Chairman
Fred Musante	Anthony Pogoda
Jim Tate	

Also in attendance:

Eric Barz, Planimetrics
Glen Chalder, Planimetrics
Rick Schultz, PZC Administrator
Marianne Chaya, Clerk

II. Pledge of Allegiance

All in attendance pledged allegiance to the flag.

III. Bills

Peter DiCarlo reported on the current bill from Planimetrics and noted how many meetings are left including public hearings. The question is if there is sufficient money left in the budget to the end of this process. Glen Chalder said that this last invoice is the largest because this encompasses the time that went into the draft. He noted the amount he felt would be coming due for staff time. He also said that at any time we are not comfortable with any invoice we could send back to them for review. The only wrinkle that has come up is a change to the State Statutes regarding the process of adoption of the plan. They flipped the process around to add an additional staffing. There may be additional meetings to talk to you about. We do have some funds set aside for possible additional services that could cover it. We are pretty flexible with the number of meetings that may be needed to cover all the material.

The committee then discussed what type of things they would have in future meetings to be the most productive. Some of the things as each member is going through the draft and sees an error they can email the changes to Eric, but if it were a strategic change it would have to be discussed at a meeting.

Peter DiCarlo MOVED to approve the paying of the Planimetrics invoice in the amount of \$11,141.78 dated September 21, 2005. SECONDED by Tony Pogoda. All were in favor, MOTION PASSED.

IV. Economic Development Plan (Map) and Future Land Use Plan: Planimetrics

Eric showed the map and plan to the committee and explained that they are preliminary maps. The Economic Development plan's discussion will give results that would feed into the future land use plan and be revised. The current land use is shown on this plan so that we would know where the vacant land is that is adjacent to existing economic development versus land that is already developed.

Eric and the committee discussed some of the zoning depicted on the map and possible changes. They also spent time identifying certain areas, what is the current use and possible changes. They discussed what they felt the land use plan should reflect.

V. First Draft of Plan: Planimetrics

Planimetrics distributed copies of the 2005 Draft Plan of Conservation and Development to the committee. Eric began giving a brief overview of each section as follows:

The preface begins with the Purpose of the Plan explains why we are going through the process. It is pretty much verbatim from the handouts given to the committee earlier. There have been some subtle changes made from the various discussions at earlier meetings.

Chapter 1 is the Planning Context. This chapter of the plan outlines the conditions and trends affecting the community up to the preparation of the Plan. Eric briefly discussed the following topics in this chapter: Introduction to Shelton, Historical Context, Regional Context, A Growing and Changing Population, Changing Housing Conditions, A Diversified and Growing Economy, Land Use in Shelton – with the Land Use Map, Zoning in Shelton, Development Potential in Shelton, Current Fiscal Overview, and Fiscal Impact of Potential Development. Eric mentioned that he blended part of booklet #8, the Economic Development Buildout into this chapter. The rest of it is in the section titled Guide Appropriate Development. The Land Use in Shelton is where there is a significant change from the preliminary booklets. This is a result of Jim Tate, Tom Harbinson and Rick Schultz going over the development potential map with a fine-toothed comb. We shifted land out of some of the categories resulting in significant reduction in development potential. There is a lot less vacant residential land than what we originally thought. All the buildout numbers have been adjusted to reflect this change.

Chapter 2 – Community Issues. Eric explained that the important first step in preparing a Plan of Conservation & Development is to identify the issues that are

most important to residents. This is a synopsis of the kick-off meeting and the three workshops. The subjects are Things to Encourage, Things to Discourage, Things to Focus on and the Initial Theme/Strategies.

Chapter 3 – Protect Important Resources. The overview strategy is to protect important resources that maintain a healthy environment and contribute to community character and quality of life. This chapter details the following subjects: Preserve Open Space with a map of the Open Space Plan, Preserve Agricultural Resources with a map of the Agricultural Resources, Preserve and Protect Important Natural Resources with a map detailing the Water Resources and the Natural Resources, Preserve Historic Resources, and Preserve Scenic Resources. Each section contains strategies and Eric asked the Committee to review and make sure that they are the strategies previously agreed upon. There was extensive discussion regarding modifications to the format of this section plus some changes to the coloring in the legend and some graphic changes in the strategies.

Planimetrics agreed to come back for two meetings in October to continue discussion on the draft plan.

VI. Future Meetings

The next meeting will be Monday, October 3 at 4:30 PM and there will be another meeting on Monday, October 17 at 4:30 PM.

VII. Adjournment

Tony Pogoda MOVED to adjourn. SECONDED by Jim Tate. All were in favor, MEETING ADJOURNED at 6:10 P.M.

Respectfully submitted,

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