

**To the City of Shelton, Citizens Advisory Board**  
Wednesday, March 16, 2011 at 7:30 P.M.  
S.E.D.C Headquarters, 475 Howe Avenue, Suite 202, Shelton, CT.

*Minutes should be considered a draft version until approved by the CAB at their next meeting.*

**Members Present:** James Oram, Chairperson, Judith Augusta, Guy Beardsley, Joseph Bienkowski , Cheryl Dziubina,(arrived at 7:40 p.m.) Rebecca Twombly, and David Zamba (arrive at 7:40 p.m.)

**Members Absent:** Joseph Defilippo, Regis Dognin, and Robert Novack

A quorum was present and the meeting was called to order at 7:30 p.m.

**Special Guest:** James Ryan, S.E.D.C., Elsbeth Lydon, Library Director

Rebecca Twombly made a motion to accept the minutes of the February 16, 2011 meeting. Joseph Bienkowski seconded it. All agreed. Motion was filed.

**OLD BUSINESS:**

James Oram showed the board a copy of the letter he composed and sent to Rick Schultz of P & Z on CAB input on the Mill Street Variety store moving across the street.

James Oram then turned the meeting over to James Ryan for a update on the re-development of downtown projects.

Phase 3

Brownfield and Riverwalk Road work along Canal Street. All is going well with the removal of the railroad rails and it should be finished by mid April. The road extends from under the bridge. The road will be left open during construction. Joseph Bienkowski asked what was being done with the rails. James Ryan said they cannot keep them because there is no place to store them.

James Ryan plans to prepare a calendar of what will be going on in downtown re-development.

James Ryan showed a drawing of the Avalon site and how the building will look and the grounds around the area. It has been designed with 200 units. James Ryan said CAB still can have input on the design and he will let the board know of any upcoming meetings in regards to the re-development of the site. As of now, there is nothing scheduled.

There has been no date set for Axton Cross site cleanup but it could be on the market by the end of the year.

Rolfite site: Clean - up is almost done and the EPA is very pleased with the progress of the clean-up.

David Zamba asked if all the re-development sites will be graded and grassed before they go on the market to make the area appealing because it could be awhile before they are sold and developed.

The Rotary Pavilion is moving along without any major problems. James Tate is about 90% done with the design and the Rotary committee should start getting bids very soon and it could be done by the end of September.

James Oram then took over the meeting so the CAB members could discuss what kind of business they would like to see downtown. Many things were suggested including Trader Joe's, Pepe's Pizzeria, Whole Foods, Fresh Market and many more. James Oram will make a list of all ideas for the next meeting.

Guy Beardsley made a motion to adjourn the meeting at 9:30.p.m.David Zamba seconded it. All agreed. Motion was filed.

**The next meeting of the CAB will be held April 20, 2011 at 7:30 p.m. at the SEDC Office, 475 Howe Avenue, Suite 202, Shelton, CT**

***\*Please note:***

***If you are unable to attend this meeting please call Jim Oram (afternoons or evenings) at 924-9134 or e-mail him at jamesf45@sbcglobal.net***

Respectively Submitted by  
Nancy A. Noga  
Recording Secretary