

CITY OF SHELTON, CITIZENS ADVISORY BOARD

**Minutes for the regular meeting, Wednesday, July 20, 2015 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 regular meeting.

Members Present: James Oram, Rebecca Twombly, Cheryl Dzuibina, Judith Augusta, Regis Dognin, Guy Beardsley

Members Absent: David Zamba, Joseph DeFilippo, Joseph Bienkowski, Robert Novak

The meeting was called to order at 7:30 P.M. by Jim Oram who led the group in the Pledge of Allegiance. A quorum was present with the arrival of Guy Beardsley at 7:45

OLD BUSINESS:

Approval of previous minutes was deferred until the next meeting

NEW BUSINESS:

Paul Grimmer briefed the CAB on SEDC activities and project status:

Chromium Process

The project is moving ahead and we expect to issue a Notice to Proceed for August 1st or thereabout. The work itself will take 60 working days, which works out to 12 weeks. The work will begin inside the structure and last about 7-10 days. Once the interior work is complete they move to the outside. All work will be confined to the envelope of the building, so the contractors will not be required to close any roads in the process.

Paul further discussed the traffic plans for Canal and East Canal and stated that the contractor will utilize the City lot at the Cornell Street for parking. Once work is slated to begin, the SEDC will notify the area business so that they can plan accordingly.

Members of the CAB asked if it was possible to salvage any of the materials from inside the building. Specific to their request was a metal stairwell which may be able to be used as a historic memento and perhaps re-used in for artistic or historic purpose. Paul Grimmer stated that he would inquire about the stairwell. Paul did state that as part of the contractor's bids, they factor in salvaging parts and materials, so there may be a cost associated with the salvaging of the Stairwell.

Cel-Lastik

Over the past few days, project engineers AECOM, managed to remove some of the ground water monitoring wells and installed 2-3 flush mounted wells on site. There will be some ground water testing over the next few years, so the flush mounted wells will stay in place, until the water tested falls within acceptable ranges, as determined by the DEEP.

Axton Cross / Chromium Process

All work on the Axton Cross site is coming to an end and we will soon package this site along with the Chromium Process land for resale for private development. The Chromium site requires removal of significant amounts of contaminated soil to the front and rear of the site. The tricky part of the restoring the site lies within the filling the site with clean soil.

The wall that was once the foundation of the Chromium building is positioned at the edge of Burying Ground Brook. There is concern that the by filling the site, the pressure placed on the foundation wall will cause the wall to fall into the Brook.

The SEDC is working with our engineers in order to develop a long term, safe and secure method of placing the fill on site. This may require an engineered system of bracing the wall.

Canal Street Construction

The City Engineer is moving forward with construction documents and specifications for Canal Street Reconstruction project. The work will start at the border of 223 Canal Street and end at the Canal Street / Wooster Street Intersection. 223 Canal Street (the building) will remain in place while the road construction is taking place. Once the road is complete, and the building has been demolished the contractor will be required to come back and complete that portion of road and corresponding sidewalks.

Historic Preservation

As part of the 223 Canal Street Demolition and site cleanup activity, the State of CT Historic Preservation Office has indicated that the demolition of 223 Canal Street has an adverse effect on the historic nature of the area. Thus, to compensate for this loss, the SHPO is requiring that the City undertake certain steps to ensure that other buildings in the immediate area be treated appropriately. Specifically, SHPO has requested that we nominate the "area" beginning with the Canal down the street and ending at 223 Canal Street for designation on the National Historic Register. And, further they recommend creating a Historic District for the area. This comes with some pros and cons. Such as, the State Historic Office will have a review process of every activity within the district, thereby removing some local control.

However, there are also advantages that come with the designation, such as the ability to access historic preservation tax credits and historic preservation grants that may be available from state, federal and even private sources.

Members of the CAB expressed considerable interest in participating in historic preservation activities.

Area Wide Planning Grant

The SEDC is applying for an Area Wide Planning Grant through the US EPA. The \$200,000 grant will provide further opportunity to study, plan and market the various sites within the Shelton Enterprise and Commerce Park.

The next meeting of the CAB will be held August 17, 2016 at 7:30 P.M. at the SEDC Office, 475 Howe Avenue, Suite 202, Shelton, CT. *Members of the public are always invited.*

Please note:

Members who are unable to attend this meeting please call Jim Oram at 203.924.9134 (afternoons or evenings) or email him at jamesf45@sbcglobal.net.

**Respectively submitted,
James Oram
Chairperson**