

DOWNTOWN SUBCOMMITTEE  
SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING MAY 10, 2013 8:30 AM AT THE  
SEDC OFFICE, 475 HOWE AVENUE, SUITE 202, SHELTON, CONNECTICUT**

Commissioners Present:

Chairman Virginia Harger  
Ruth Parkins

Staff Present:

Richard Schultz, Planning and Zoning Administrator

Others Present:

James Ryan, SEDC  
Eric McPherson, Alderman  
John Watts, Canal Street property owner  
Agni Kalishi, Downtown Pizza  
Tad (B & B Cages/Life Design)

**A tape of the complete meeting is available for listening at the Planning and Zoning Dept.( hours are Tuesday thru Friday 8:00 am to 5:30pm and a recorder is available for use)**

Chairman Harger called the meeting to order at 8:30 a.m. and welcomed everyone this morning.

Worksession

I. 350 Howe Avenue: Downtown Pizza

Mr. Schultz gave an update of Downtown Pizza and their request for the placement of tables and chairs on the sidewalk.

Mr. Kalishi addressed the Committee and indicated that he needs to place tables outside for his customers.

The Subcommittee advised Mr. Kalsihi to not obstruct pedestrian passage and no umbrellas with advertising.

II. B & B Cages/Life Design

Mr. Schultz invited Tad of Life Design to the meeting as he was cited by Staff for installing roof mounted advertising on the Conti Bldg.

Tad explained his reasons for doing it and his need to stay in business.

The Subcommittee advised him to remove all the flags and to paint over the vents ASAP to avoid legal action.

III. 235 Canal Street

Mr. Watts, owner, of three properties on Canal street, discussed his plans for the construction of 11 apartments (Phase I) and Phase II (undecided at this time). He indicated that he wants to demolish the rear portion of the bldg. A total of 22 parking spaces will be provided on site. There will be 9 two bedroom units, 1 one bedroom unit and 1 handicap unit

Mr. Schultz discussed the process of submitting plans to the full Commission. Recommended a follow-up meeting before his submission.

Mr. Ryan advised the Subcommittee of the need of Mr. Watts to provide an easement on the property for a future Vista Switch

IV. SEDC Update

James Ryan reported on the Rolfite, Samarius and Chromium Process site. Also discussed the need to secure a grant to clean up the Chromium site..

Mr. Ryan then discussed the the Derby/Shelton Bridge enhancement plan.

Staff advised the Subcommittee that the next meeting is on June 14, 2013.

The meeting was adjourned at 9:50 AM.

Respectfully submitted  
Richard D. Schultz, AICP  
Recording Secretary