

DOWNTOWN SUBCOMMITTEE  
SHELTON PLANNING AND ZONING COMMISSION  
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING JULY 12, 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  
Anthony Panico, Consultant

Others Present:

James Ryan, SEDC  
Eric McPherson, Alderman  
Anthony Pogoda, P & Z Commissioner  
John Ruffalo, Architect  
Joe Ritz, Facility Manager, InLine Plastics

**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. 34 Canal Street

John Ruffalo reviewed the plans for the improvements to the recently purchased two story building by InLine Plastics. They have also purchased the rear building facing Howe avenue as well. Several improvements are planned including re-pointing the bldg., painting the windows, refurbishing the doors, painting the exterior, etc.

Anthony Panico suggested that a similar architectural feature be added to the front right corner of the bldg and add landscaping.

Rick Schultz went over the Zoning permit process and the procedure on the abandonment of the Hull Street right-of-way.

Eric McPherson also discussed the process on the abandonment of Hull Street.

Mr. Ruffalo discussed the proposed exterior color of light cream color and the contrasting colors.

## II. Downtown Plan

Mr. Panico indicated that this issue will be discussed at the next meeting.

Mr. Schultz suggested that that Mr. Melisi, owner of Kyle's Corner, be invited to the next DSC meeting.

## III. Eric McPherson Report

Mr. McPherson discussed the no police presence in downtown because of being understaffed and the major intersection areas that were recently painted to control traffic. The Mayor is currently addressing the chain link fence in front of Yankee gas parking lot.

Discussed the need to have property owners upgrade sidewalks in front of their properties.

The Mayor and Aldermen McPherson and Kudej will be undertaking a tour of downtown next week.

Chairman Harger brought of the need to bring in more trash containers for the July 4<sup>th</sup> fireworks.

## IV. SEDC Update

James Ryan reported that the SEDC approved the Transportation and Parking Plan Study for downtown. It will brought to the Mayor's office and ultimately to the BOA. Will begin discussion in the Fall.

The environmental cleanup on the Celastic property will begin soon. Axton Cross property continues to be cleaned as well.

Discussed the Chromium Process property and the schedule to clean up this important property. The removal of soil on the Samarius property will begin shortly.

Mr. Ryan then discussed the Phase III and Phase IV of the improvements to Canal Street and Railroad property. He also discussed the transformer project for the Conti bldg.

Staff advised the Subcommittee that the next meeting is on August 16, 2013.

The meeting was adjourned at 9:55 AM.

Respectfully submitted  
Richard D. Schultz, AICP

Recording Secretary