

DOWNTOWN SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

**DOWNTOWN SUBCOMMITTEE MEETING AUGUST 16, 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
Angelo Melisi
Matt Calandro

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. 100 Center Street

Matt Calandro discussed a proposed outdoor food event “Thanks to the Patrons” consisting of live entertainment, pig roast, food and table/tents on Saturday, September 21st from 11am to 11 pm.

Approximately 150 to 200 people would be needed to break even.

Commissioner Parkins suggested holding the event on Sunday instead of Saturday.

Chairman Harger also suggested Sunday anticipating in Shelton day.

Additional discussion took place on what was needed by the Commission, Police Dept, Fire Marshal and state Liquor Commission.

Matt Calandro then distributed a preliminary plan for outside dining.

The Subcommittee and Staff made several suggestions and recommended a follow-up meeting on the details.

Chairman Harger questioned the gate design.

Commissioner Parkins questioned the entrance design.

The restaurant business is currently 75% sit down and 25% take out

II. Kyle's Corner: Howe Avenue/Bridge Street

Angelo Melisi presented a right-of-way map showing the remaining piece of state property which is needed for the project.

The city is requesting Mr. Melisi to close off Bridge Street with a fence and install curbing and striping.

Mr. Melisi indicated that he still wants to buy out the Polish Club and move forward with his project.

Jim Ryan then discussed the railroad status with the crossing.

Mr. Melisi suggested the city installing angle parking on Canal Street West to help with downtown parking.

Commissioner Parkins asked what the projected date is on the submission of new plans.

Mr. Melisi indicated that it depends on several things including the state leasing or selling the land.

Alderman McPherson requested Mr. Melisi to clean up the site as soon as possible.

Mr. Melisi agreed and will send down a crew shortly.

The Subcommittee thanked Mr. Melisi for attending the meeting this morning and looked forward to seeing him in the near future.

III. SEDC Update

James Ryan distributed an article on the old samarius site regarding the cleanup. He discussed other cleanup efforts on other sites.

The Canal street reconstruction project was discussed in great detail. The mayor's office is thinking about doing a traffic/parking study.

Mr. Ryan also discuss the River walk extension and how it is mooning forward after some delays. Milone and Mc Broom will now be handling the engineering along with Jim Tate.

The Subcommittee also discussed several on-going issues with Canal Street and the River Walk.

IV Downtown Plan Update

Staff indicated that they are continuing to work on the plan along with revising mapping and will have an update at the next meeting.

Staff advised the Subcommittee that the next meeting will be a special meeting on September 20, 2013 and will cancel the 9/13/13 meeting..

The meeting was adjourned at 10:05 AM.

Respectfully submitted
Richard D. Schultz, AICP
Recording Secretary