

CITY OF SHELTON
TOWN CLERK

DOWNTOWN SUBCOMMITTEE
SHELTON PLANNING AND ZONING COMMISSION
MINUTES

2011 SEP 22 P 3:31
Joseph B. Sedlock

**DOWNTOWN SUBCOMMITTEE MEETING SEPTEMBER 9, 2011 8:30 AM AT
THE SEDC OFFICE, 475 HOWE AVENUE, SUITE 202, SHELTON,
CONNECTICUT**

Commissioners Present:

Chairman Virginia Harger
Ruth Parkins
Joseph Sedlock

Staff Present:

Richard Schultz, Planning and Zoning Administrator
Anthony Panico, Planning Consultant

Others Present:

James Ryan, SEDC
Jason Perillo, State Legislator
Mr. and Mrs. John Watts
Andy Montelli, Representative of Fairfield Residential

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 8:35 a.m. and welcomed everyone this morning.

Worksession

I. Upper Canal Street Redevelopment

Mr. Montelli of Fairfield Residential introduced himself and gave an overview of his company which is located in Fairfield, CT. He indicated that his company is interested in purchasing the remaining sites on upper Canal Street to build luxury apartments. He indicated that three owners control the remaining properties and is currently working with them to work out a development plan. Mr. Montelli then discussed projects in Connecticut including the Norwalk project (old Pepperidge Farm property on Westport Road) and the new Stamford facility on the site of the old Stamford Advocate.

Mr. Montelli believes that the development can accommodate up to 250 units without any retail. The units will contain studio and one and two bedroom apartments. Parking will be provided on site.

Mr. Panico asked if a market analysis is needed.

Mr. Montelli indicated no.

Chairman Harger suggested follow-up discussions will be needed with this Subcommittee if the project moves ahead.

II. Downtown Shelton Comprehensive Plan

Mr. Schultz presented an updated target map showing the revised limits of the study area. Copies were distributed to SEDC.

Mr. Panico indicated that he continues to work on the narrative portion of the Plan and will report at the 10/14/11 meeting.

The meeting was adjourned at 9:55 AM.

Respectfully submitted
Richard D. Schultz, AICP
Recording Secretary