



City of Shelton
Planning & Zoning Commission
Shelton City Hall, 54 Hill Street, Shelton CT
Special Meeting– April 4, 2006

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Allan Cribbins called the meeting to order at approximately 5:00 P.M. All those present rose and pledged allegiance to the flag.

COMMISSIONERS PRESENT:

Chairman Allan Cribbins
Vice-Chairman Anthony Pogoda
Virginia Harger
Daniel Oraziatti

Also Present:

Anthony Panico, P&Z Consultant
Plan Update Committee Members:
Tom Harbinson

Rick Schultz, P&Z Administrator
Marianne Chaya, Clerk

Chairman Cribbins stated that tonight's meeting would be a work session addressing the Future Use Plan.

Mr. Panico said that he and Rick Schultz spent some time going through mostly the non-residential areas highlighting areas that the Commission should discuss.

Rick Schultz read a section of the draft plan that explains the future land use plan "is a depiction of the plan's recommendation for the future conservation, the open space, and economic development for Shelton". This is a very important mapping component that you will be using when you adopt the plan. After initial review Staff has found some areas that need to be changed or tweaked. We will report this to the Commission for review and discussion.

The strategy listed on page 7-24 states the strategy that should be used for the Future Land Use Plan. This makes it a high priority and is spelled out clearly. The wording of the strategy was discussed.

The Commissioners decided to start on the map and the following is the suggested changes to the future land use map that was presented from Planimetrics.

1. The parcel along Route 8 and Old Stratford Rd (exit 12) - change from R-1 to restricted office.
2. Lane St./Huntington St. is shown as central business district. Change to restricted commercial to be consistent with the other uses in the area.
3. Route 8 by the Griffin Health Center (Platt St./Rt 8/Bridgeport Ave) – it is currently R-1 and the FLUP shows it as office/light industrial area. To be consistent it should be restricted commercial.
4. Mas property and it's environment- essentially it is shown as office/light industrial now except for the American Legion property which is community facility. This is a transitional property that has been on the market for a long time. A suggestion was to create a special

- category called Future Planned Economic Development. This category would warrant additional planning studies.
5. Land Fill site – should also be in the Future Planned Economic Development category.
 6. Pagliaro property off of John Dominck Dr. is shown as residential and the City has purchased as open space.
 7. Rt. 110 right of way – north of Beacon Point marina - a small sliver is shown as industrial. It would be a good area to change to residential with the hopes that the City could acquire it as open space.
 8. Rt. 110 – starting at Murphy's Lane going north – change to restricted commercial.
 9. River Rd. by the ice skating rink – change the green portion to reflect the easement to the river. It doesn't go to River Rd. Extend the purple designation up and noted as the Future Planned Economic Development.
 10. Sunnyside – extend the restricted commercial to the next property line. Extend the front category to the property line of the houses that back up to Coram (from Petromont La to the open space area).
 11. The triangle parcel at the Stratford/Trumbull line (Rt. 8 corridor) – change to white – excess right of way. It may be part of the Residence Inn.
 12. Trap Falls at Heather Ridge – the landlocked parcels need to be addressed.
 13. Bridgeport Ave. along the river – behind Blockbuster. It is currently LIP.
 14. Bridgeport Ave. at Wal-Mart – eliminate the watercourse.
 15. Bridgeport Ave. along Todd Road – change the underlying to restricted professional/office.
 16. Show the Route 8 expressway going through and Constitution Blvd. extension.
 17. Wiacek Farm – there are 4 acres that the family retained. The rest the City purchased for open space.
 18. Route 110 – Across the street from the entrance to Indian Well State Park - Overlook area. Blend the green to add in the recent purchases for open space.

The Commissioners decided they would meet again on April 20.

The meeting adjourned at 6:25 P.M.

Respectfully submitted,

Marianne Chaya
Planning & Zoning Clerk

1 tape is on file in the City/Town Clerk's office