



City of Shelton
Planning & Zoning Commission
Shelton City Hall, 54 Hill Street, Shelton CT
Special Meeting– April 20, 2006

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chairman Allan Cribbins called the meeting to order at approximately 7:00 P.M. All those present rose and pledged allegiance to the flag.

COMMISSIONERS PRESENT:

Chairman Allan Cribbins
Vice-Chairman Anthony Pogoda
Jason Perillo
Virginia Harger
Leon Sylvester

Also Present:

Plan Update Committee Members:
Frank Osak
Peter DiCarlo
Fred Musante
Tom Harbinson
Jim Tate

Eric Barz, Planimetrics
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.

Chairman Cribbins stated that at the last meeting they made 19 changes to the Future Land Use Plan map. Eric Barz revised the maps and provided copies for the meeting.

Rick Schultz stated that he met with Planimetrics at their office and incorporated all the changes that were recommended by the Commission. One thing to note on the legend is the addition of the Future Planned Economic Development Area. The Commission recognized two distinct areas in the community, the Mas property, which will be the extension of exit 13 – Constitution Blvd. and the City owned property and the land that surrounds it including the American Legion. That requires additional planning efforts. The other area is the old landfill site on the Stratford town line. That is currently owned by the CRRA and ultimately that is going to be offered to the City of Shelton for title. That area will also need additional planning study.

Eric said that Rick gave him some changes to the descriptions of Future Land Use category on page 6-2. That is the description of these areas of future study. We had neglected to have a description of the industrial category to distinguish it from the office/light industrial category. Marinas are going to be added to the description of restricted commercial.

Eric said that where we go from here is we have to send the draft plan to the regional planning agency at least 35 days prior to the hearing for adoption. You also have to publish the draft plan on the city's web site. Sufficient numbers of copies have to be printed prior to the public hearing. June 6 is planned for the public hearing.

Chairman Cribbins noted that Frank Osak made a presentation of the plan to a group of seniors and asked him to share with us the interest they had. He said there were about 60 people who attended. He said he had about ½ hour for the presentation and the purpose was to give them enough information to start asking questions. Frank said he must have fielded about 25 questions. The questions were very good, solid questions. He spent some time discussing the topic of the number of older people staying in Shelton. They also discussed the fact that years ago the estimate of the population was about 57,000 people and now we are saying its only going to be about 48,000. The reason for that is there only 2.6 on average per household of about 15,000 houses. The people are staying due to the cost of living here is not that high. The Aldermen should take a look to putting some incentives into the system to keep the people here. The seniors expressed interest in the roads and downtown issues plus the river.

Rick Schultz noted that Bill Purcell, from the Valley Chamber of Commerce is here this evening and asked him to say a few words. Bill Purcell said that he would reserve most of his substantial comments for the public hearing. He said he realized that this is a critical and pivotal document for the Chamber of Commerce. He also commented on how Shelton is perceived in the community and is a sought out area. He said he would like to be able to take the next several weeks to engage some other groups to present the plan, especially some of the local business leaders.

Eric stated that he has prepared an executive summary that will be printed in the Shelton Life and it will be mailed prior to the public hearing.

Rick said that for the past few months the people who have been reading the plan have focused on the statement made on page 4-15 which reads Shelton is a mature community in it's economic development history with about 425 acres left. People have asked me if the Commission has given this a lot of thought and really examined the future land use plan to incorporate that. In other words, to expand our non-residential areas. You have done that but I think you will be hearing that at the public hearing. Residents have been calling me, especially the ones on River Rd. where you have commercial zones, then it abruptly ends and you have single-family homes. They have asked if the Commission would consider continuation of the commercial zones.

The Commissioners discussed some of the areas where they feel there will be discussion at the public hearing on zone modifications.

Chairman Cribbins stated that we have had about 6 meetings; we've made 19 changes to the land use plan and discussed several issues. For the most part we only did some clarification and wordsmithing of what was in the plan. We haven't changed the basic plan that was presented to us, which is very much with what we agree with. The strong points are that you have to protect what's left and we really have to put measures in place that make it difficult not to follow the plan, going forward for future boards.

Rick Schultz said that he still has to spend some time with Eric with a few minor changes such as acknowledgements.

Commissioner Pogoda MOVED to schedule a public hearing for the presentation of the 2006 Draft Plan of Conservation and Development on Tuesday, June 6, 2006, at 7:00 P.M. SECONDED by Commissioner Perillo. A voice vote was taken and all were in favor, MOTION PASSED.

The location of the public hearing will either be at the City Hall auditorium or the auditorium at Shelton Intermediate School.

Commissioner Pogoda MOVED to adjourn. SECONDED by Commissioner Harger. MEETING ADJOURNED at 7:45 P.M.

Respectfully submitted,

Marianne Chaya
Clerk, Planning & Zoning
1 tape is on file in the City/Town Clerk's office