

SHELTON PLANNING & ZONING COMMISSION

May 21, 2014

The Shelton Planning and Zoning Commission held a Special Meeting on Wednesday, May 21, 2014, Shelton City Hall, Room 303, 5:00 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present: Chairperson Ruth Parkins
 Comm. Anthony Pogoda
 Comm. Virginia Harger
 Comm. Thomas McGorty
 Comm. Jim Tickey
 Comm. Frank Osak (alternate for Nancy Dickal)

Staff Present: Richard Schultz, P&Z Administrator
 Anthony Panico, P&Z Consultant
 Karin Tuke, P&Z Recording Secretary

Mayor Mark Lauretti was in attendance.

Tapes (1), correspondence and attachments on file in the City/Town Clerk's Office and the Planning & Zoning Office and on the City of Shelton Website www.cityofshelton.org.

CALL TO ORDER/PLEDGE OF ALLEGIANCE & ROLL CALL

Chair Parkins called the special meeting of the P&Z Commission to order at 5:07 p.m. in Room 303 with the Pledge of Allegiance and a roll call of members present. She indicated that Mayor Lauretti was present and the agenda item will be a discussion of the Mas Property.

Mr. Schultz stated that in assisting the Mayor, Staff has provided a hand-out of with a chronological overview of all of the planning related issues with Constitution Boulevard and the Mas property. He referenced the maps on display showing the Constitution Boulevard/Mas property area.

Mayor Mark Lauretti, Shelton City Hall, 54 Hill Street, Shelton CT addressed the Commission.

Mayor Lauretti s stated that he wanted to take the opportunity to talk about a few things with the Mas property being the focal point from a planning and growth perspective for the City and to familiarize the Commission with the history of the parcel and what the City's role has been in the last several years with respect to that piece as well as other pieces.

He indicated that he wants to put some ideas out there for the Planning Commission to become familiar with because about a month or two months ago, the BOA authorized him to negotiate the sale of the Mas property. He stated that he wasn't sure if the Commission was aware of that. Any sale that occurs with the property is going to have contingencies. The City is going to want contingencies, the owner is going to want contingencies and the land use boards are going to have a significant role in what happens here. He stated that he thought it was important that they take a 30,000 foot view of the development and planning. He added that he had mentioned a little bit about this when he met with them regarding Hawk's Ridge which he will also discuss tonight without belaboring the point. He indicated that he thinks it bears mentioning because the big picture is what they have to see as planners and decision makers – the big picture. It is hard for the average person to see that when they aren't involved in all of the aspects such as he has been, and Tony Panico, Tony Pogoda and Frank Osak in many respects because of the time and length of service that they have had with the City.

Mayor Lauretti indicated that his involvement is in every corner of the City government and has been from day one and he thought it was important to be involved and to have a voice when he thought that voice was necessary or important, to support things or not support things based upon the overall goals of the City. He stated that the Mas property was purchased by the City back in 1995 and they bought it from the FDIC in foreclosure. They bought it with the intent of a development piece that would extend Constitution Boulevard. It was one of three missing links of Constitution Boulevard at that point in time. They have made a lot of strides in trying to achieve that goal. The Commission, through various applications, has carved out the path of

Constitution and along with the City they have been able to attain the right-of-way for the future build out of that road. He stated that he thinks that they can all agree that it didn't make any sense to make any investment in Constitution Boulevard North until the portion from Bridgeport Avenue to Route 108 was built and in place. He commented that was the focal point here tonight.

Mayor Lauretti commented that he wanted to have an exchange of ideas with Commission members about some of the things that he says and some of things that are on their minds in terms of development. He added that he never really gets too worked up over the Plan of Conservation and Development (POCD); he knows that some people do. It is a blueprint and a good thing to do. When things change, he thinks that they have to change. He added that he thinks that they have. Change isn't good just for the sake of change; sometimes they have stayed the course and it has paid dividends for them. Often times he applauds the powers to be that were in the helm of Shelton 40 years ago because the foresight they had in terms of planning was incredible. He commented that he knows Tony and Frank were a part of that as well as others who are no longer with us but that is what they are doing today. Mayor Lauretti stated that some people think that Bridgeport Avenue was the ingenuity of Mark Lauretti and his administration and it really isn't. It was the ingenuity of decision makers 40 years ago; they are just carrying out the mission.

Mayor Lauretti indicated that economic development was highlighted and designated for two areas of this City – Bridgeport Avenue and the Downtown – and they are doing that. It is important to have these discussions about planning and about where the City is trending to. He indicated that he got a call today from the Connecticut Post who is doing an article based on the Census. The U.S. Census released some document today that talked about the growth in Connecticut and where that growth is occurring and some of us won't be surprised to know that Shelton is the leader in that regard in terms of population growth. He stated that they have been pretty good at keeping their numbers down over the last 25 years and their population has probably grown by about 4,000 people or less. He indicated that when he got elected it was 35.9 or 36.4 and they harboring just fewer than 40,000. He commented that he thinks that is a good thing, a very good thing. It is one of the reasons why they invested so heavily in their Open Space purchases and he thinks that they did it smarter than anybody could have imagined because they bought large parcels and pieced them together, as they are still doing. He stated that particularly up behind Shelton High School, they just bought 10 acres from Maybeck which adds to a 400-500 acre parcel that they have been assembling for the last 23 years.

Mayor Lauretti stated that when you do those things and when you plan and do those things - you get good results. He indicated that the thing that has really grown exponentially and he talked a little bit about this as he traveled around the State in his quest for the Governor's nomination, is the number of jobs is what has really grown and really bloomed. He indicated that when he got elected, they had somewhere between 6,000 to 7,000 people who commuted into Shelton and now it is between 22,000 and 25,000. It continues to grow even in a down economy. They are hopefully going to have an announcement very shortly that will send another 800 employees into their City on a daily basis. He indicated that is why the things that the P&Z Commission approved up on Bridgeport Avenue really provided the extra emphasis and growth that is occurring because you can't bring in all these people every day to work and not have services for them; it is not practical to think that there can be an office building on every single parcel up on Bridgeport Avenue. He added that he has had that disagreement, that discussion, with the former chairman of the Commission publicly but that got sorted out too.

Mayor Lauretti stated that they have a pretty good mix, a pretty good balance up on Bridgeport Avenue. He commented that is part of the reluctance when anybody ever talks about residential being close to Bridgeport Avenue. He stated that they are probably not aware of it, but there are several developers who are interested in the UI site and residential is the favorite topic. He commented that as he mentioned during the Hawk's Ridge discussion that residential is a no-brainer. They can end zoning right here and now; make every piece residential and it will happen real quickly.

Mr. Panico stated that it was just like the last time they had interest in the Mas piece. It was driven by residential.

Mayor Laretti responded that to that point, and added that the next application that will come before them with respect to the Mas property is going to have a component of residential.

Mr. Panico commented that a component is one thing but being driven by residential is another thing.

Mayor Laretti responded yes but to understand the magnitude of the cost of Constitution Boulevard and to get someone to pay for it there has to be an economic incentive for that to happen because nobody is going to invest the kind of money to build that road and not get what they need in terms of zoning. He stated that was really the heart of the matter and residential is going to be part of it. He added that residential is certainly going to be a big component of what happens along the River and Downtown. He indicated that is what people are interested in and that is what allows them to come in and remediate properties, spend millions of dollars to take contaminated soils out. They have to come to terms with that. Mayor Laretti stated that personally, in the Downtown area that is just what the doctor ordered. He thinks that is a good thing. When they talk about 100 unit residential approvals, he gets nervous about them when they are single family detached. They used to do that in the 1960's and 1970's because in Shelton the population was 15,000 to 18,000. It was OK to do that but life has changed and Shelton has changed and to perpetuate their quality of life, which he tells people all the time; he indicated that the two biggest things that he can do for his community is keep it affordable and to keep a good quality of life because if you can't do those two things than forget it.

Mayor Laretti commented that there are other communities in this State where people are trapped. Their property values have bottomed out, their taxes have gone through the roof and they are trapped and can't get out. He indicated that was not the case here, far from it; they have had pretty good balance. Mayor Laretti indicated that was a part of his concern in his comments about Hawk's Ridge when he spoke to them about it.

He stated that in going forward, knowing that as they move forward there are going to be other projects of that magnitude that are going to be required to get certain things done (i.e. the Mas property, Constitution Boulevard). He commented that when they did Summerfield, they took easements and right-of-ways and gave numbers and density in order to make it affordable for people to give them that rather than spend money writing a check to buy it at whatever the market value was. He added that he doesn't think anyone has done it better than they have when it comes to stuff like that. This Commission has been a big part of that for the 20+ years he has been here and he knows they were before that.

Mayor Laretti stated that he wanted to stop there and open it up for some Q&A about the Mas property and what they think should go there and he'll tell them what people are approaching him on. He's not at liberty to say who the people are but anybody that they engage with is going to have the financial wherewithal to build that road, plain and simple, or there is not going to be a deal.

Mr. Panico stated that from day one they have always kind of envisioned a multi-use complex up there that had some residential to it, had some office to it and things like that in it. He stated that he doesn't think that the office market today or in the foreseeable future can support the concept that they originally had up there. The last action that they officially took up there was when they gave a PDD to City Trust and unfortunately, it took a little bit too long to get that decision out.

Mayor Laretti asked if people needed to see that map. He suggested that he put it up for everyone to see and give a little bit of background as to what they approved back in '87.

Mr. Panico stated that back in 1987 they basically approved a grouping of parcels, about five parcels (he showed the parcels), one of which had been spoken for by City Trust because they were kind of the driving force. He showed how the road was coming up a little bit more angled toward the side that City Trust was going to occupy with a multi-story building for their corporate headquarters, etc. and then there were proposed office uses and one residential component.

Comm. Osak asked for clarification as to where Bridgeport Avenue was located on the map.

Mr. Panico pointed areas on the site map including Bridgeport Avenue, Route 8, Exit 13, and where Constitution Boulevard ends right now. He stated that the object was to get this road climbing up the hill at a reasonable grade but it can't be flat because you'll never get out of the ground. They ran several profiles and finally agreed that at 8% you could do it. He showed the start point at 8% where you could eventually get out of the ground by the time you hit another point up higher, but if you go any farther than that you'd be in a deep cut and you'll never get out of the ground until you get up there. That is not going to help because you can't get into the side parcels reasonably well. The last configuration they had, because they had the split ramps on Exit 13, they knew that with just a road coming down, with all that flow of traffic coming down Constitution Boulevard to this point, would have to double up in there to get over to the ramps. He stated that there was a section of road that was going to be double loaded in traffic.

Mr. Panico indicated that they decided to put a spur road that picks up at one point and comes down and he showed the point where that division in traffic is made. People that are southbound would make a turn and be right opposite the ramp and would not overload that stretch of road. He showed the location where you would get off coming home at night and go straight up. They felt that was....

Comm. Osak asked about going north.

Mr. Panico responded that you would stay right on here, cross through, get on the ramp and go north.

Comm. Osak stated that there was a drawing someone showed him 15 or 20 years ago...

Mr. Panico commented that this one is from 2005. He added that was their last whack at the planning side of this.

Comm. Osak asked if they were talking to City Trust in 2005.

Mr. Panico responded no, this is long after City Trust went belly-up and the whole project went belly-up. FDIC ended up with it and the City got it from FDIC.

Mayor Lauretti confirmed that was in 1995 – '94 or '95.

Mr. Panico commented that they got it with the exception of one distressed parcel down here.

Mayor Lauretti commented in regard to another map showing Constitution Boulevard and Bridgeport Avenue. He pointed out the location of the exits being referred to.

Mr. Panico stated that the map looks like what they approved for City Trust.

Mayor Lauretti responded yes, it is.

Mr. Panico commented that it looks like the subdivision that City Trust was filing.

Mayor Lauretti went to a newer version of the area laid out by the Zoning Commission for 2000 – 2010. He indicated that there were two pieces there that the City does not own and does not have the right-of-way for so the City, obviously, is going to have to play a role with whomever the Mas property goes to.

Comm. Osak asked if he means eminent domain.

Mayor Lauretti responded that they are going to have to play a role and, hopefully, it won't be eminent domain but he thinks that they all know that if a big heavyweight comes in, the people over there will hold them hostage for a number and that doesn't serve anyone's interests. People have to be realistic in their expectations and that is why he hopes it never comes to that. He added that he thinks that they could probably mitigate that or guarantee this person, this company that the City will secure the right-of-way for the road. It is going to be a City-owned and operated road eventually so that is a role that the City would and should play in his view. He showed the two pieces again that are one acre parcels right where the road has to go.

Comm. Tickey asked what was on those parcels right now and if it was homes.

Mayor Lauretti responded that one has a home on it and the other is vacant land.

Comm. Osak asked where they actually have the home.

Mr. Schultz responded that it was Blacks Hill Road.

Comm. Harger stated it was Cots Street to Black Hill Road.

Mr. Panico commented (inaudible)...

Mayor Lauretti stated that right now, this is the bargaining chip that they have but the extent of the road goes from here to here and they are going to ask someone to build...

Comm. Osak asked if he is talking about asking somebody to build everything from Exit 13 to where it joins Nells Rock Road.

Mayor Lauretti responded yes.

Mr. Panico clarified it was to Bridgeport Avenue. He asked the Mayor if that was his thought to get the entire roadway built.

Mayor Lauretti responded that was the goal.

Mr. Panico stated that was a big goal.

Mayor Lauretti commented yes it is a big goal but when you have a position of leverage then you can pursue those goals and with the value that this City offers, they are in the position to do that.

Comm. Osak asked how big the piece was – they are talking about Mas property but they are talking about something bigger than the Mas property.

Mayor Lauretti responded right, the Mas property is essentially 69 acres. They bought 63 acres. The FDIC held five acres because it was contaminated and the City didn't want to take it. This past year, after 10 years of going back and forth with the FDIC, they remediated it and the City now took possession of it. He stated again that they remediated it.

Mr. Panico asked if the City owns title to it now.

Mayor Lauretti responded yes.

Chair Parkins asked what it was remediated for.

Mayor Lauretti responded that it was an old dump site.

Mr. Panico commented that there was a big chunk of that which may not be readily developable.

Mayor Lauretti responded right.

Mr. Panico commented that it depends upon how much you want to disturb the natural conditions.

Mayor Lauretti stated that there are challenges to this site, challenges to putting this road in and that is why they say that they need to talk about some of the uses and what they can and will be because they are looking for density – that's what makes it work, that's what makes the numbers work.

Chair Parkins asked if he could envision it being phased – the road.

Mayor Lauretti responded that their first goal is to protect the City's interest; in other words, they don't turn over the entire piece and say, "OK build a road" and they aren't going to spend \$6M building this road for you before (inaudible)...

Comm. Osak stated that you'll give them a discount on the 63 acres...

Mayor Lauretti responded right but the point he is trying to make is that there are a lot of economics that come into play and they have to put on their business hats and decide how best to do that without negotiating publicly. He is trying to get them to understand that there has to be some give and take because their goal has always been the road. They view this as an asset to the City for many reasons.

Mr. Panico stated that he thinks that what they wanted to get out of it, adding that he was trying to remember what he was thinking of 10 years ago – they wanted to get the road out of it for the city some way, somehow, get economic growth in the area and they wanted a central fire house site that could serve the corridor. He stated that those were the three things that they were looking for.

Mayor Lauretti stated that they wanted to do an emergency service facility in that area because it was closer to Bridgeport Avenue and would be serviced by all major roads.

Mr. Panico added that it would allow them to go east and west on the new Constitution Boulevard – or north and south.

Mayor Lauretti stated that the Echo Hose has really outlived its usefulness in terms of location, it just has. In looking at its location, if you have to get to Bridgeport Avenue, you can't get out of Downtown sometimes. He added that was just the way it is and that is not going to change.

Mr. Panico stated that there is one more important thing that should be pointed out and that is the Intermediate School property sits in there and it actually shares a common property line at that corner with the Mas piece.

Mayor Lauretti responded yes, it does.

Mr. Panico stated that in a lot of their thinking was how, if any, they should relate that to what they were doing with the Mas piece.

Comm. Tickey asked what the blue buildings shown on the map were.

Mr. Panico stated that they aren't really there. It was just drawn to give a graphic idea of what a building of different sizes might look like.

Mayor Lauretti stated that they determined that part of the equation, there was a developer that came before them 10 years ago...

Mr. Panico commented that 10 years ago, the use of the school was up in the air and they said that if it became a non-educational facility then it was going to be some sort of economic development then it really should have access from here and not rely on Perry Hill Road.

Mayor Lauretti stated that part of his goal today was to come and put the issue on the table. He is not looking for any answers; he is looking for discussion in maybe a couple of weeks, a month so that they've had more time to become more familiar with it and take a look at other aspects of the City in terms of approving projects for developing, knowing that this is in the mix and knowing that Downtown is a priority. He commented that he hopes that they all agree that at least for Downtown that density in terms of residential with some commercial use is the way that they should be proceeding; particularly along the River. Mayor Lauretti stated that as they probably know, another section of the River Walk has just been completed, another section of the road has just been completed and they are pushing their way up the River, as they should be, very methodically.

Mr. Panico added that they have to try and get the Railroad off the dime and open that street again.

Mayor Lauretti responded that they aren't going to wait for the railroad. They are going to keep moving forward. They have to; these are economic cycles that you can't sit around and wait for every little thing to happen or you are going to miss them and these players are going to go away. He added that is something that people in big government don't understand. He stated that they haven't done that here. If they employed that thinking, Avalon wouldn't be there right now.

Comm. Harger asked what the length of the proposed was versus Constitution Boulevard South.

Mayor Lauretti responded 5,000 feet and asked Rick Schultz for clarification on that number.

Mr. Schultz responded yes.

Mayor Lauretti added that it was 5,000 and change.

Comm. Harger asked what Constitution Boulevard South was.

Mr. Panico stated that it wasn't 5,000.

Mr. Schultz added that a mile was 5,280 feet.

Comm. Pogoda commented yes, it was roughly a mile.

Comm. Harger asked what the grade was coming up Constitution Boulevard south from behind Riverdale – from behind that initial hill where it flattens out by Ivy Brook.

Mr. Panico responded that it is about 7%, if he remembers correctly.

Comm. Pogoda commented that it isn't really much more if you can go 8%.

Mr. Panico stated that what you would probably end up doing - you need two lanes because you need the equivalent of a climbing lane or a slow lane because if there is any kind of industrial traffic associated with this...It is like they have had on Constitution, let them use one lane.

Mayor Lauretti stated that they have never let those grades get in their way before.

Mr. Panico stated that is exactly why he told the Mayor, he thinks about 15 years ago; don't look to the State to build this road. If the State builds this road for you, it will be unusable to the City of Shelton because they won't put an 8% grade on that road. The result is going to be that they are going to build that road through a canyon so adjacent land won't be any good if you can't get to it. He added that they are better off keeping it directly under the City's control and let the City work it out with a developer.

Comm. Tickey asked about the 8% grade that was mentioned possibly with this.

Mr. Panico responded that they did enough preliminary profiles along there to be comfortable with 8% being a workable grade where they can still have reasonable access to the abutting property – not great access – but you can get up out of it and yet it is still workable for traffic.

Mayor Lauretti stated that the last thing that he wanted to leave them with, that he thinks is important is that they should have a discussion, and Staff can help supply some statistics about the type of burden that different types of residential development put on the City. He commented that he thinks it is important for them to understand that because many times when these public hearings are held, the Applicant is trying to sway you to go in their direction and facts get left out. He made that comment when he came to talk to them about Hawk's Ridge. In going forward, you have to be aware of the fact, as an example, in doing R-1 single family detached, they have a tendency to generate more in services through the City than a more transient type of residential such as apartments or even condominiums just because people like that travel a lot more. When people have families that live in a house, he commented that he was

a good example of this, and on weekends when you are going and going, this other types of uses don't. These office buildings aren't taking a shower every morning; they aren't flushing the toilet all day long; they have to understand the capacity of the waste water treatment system. He knows that is not the direct call of the Planning & Zoning Commission or Wetlands Commission, it is the WPCA, but at the end of the day it affects all of us. Mayor Lauretti stated that they have to understand gallons, they just do. He learned it early on and what that capacity is.

Mr. Panico stated that traditionally multi-family residential occupancy generates the least impact on City services. The other end of the scale is single family detached housing – that takes the most.

Comm. Osak asked about the occupancy demographics of multi-family, multi-storied structures on school children, fire protection, police protection and all that. He asked if that information was available anywhere.

Mr. Panico responded that they've had a variety of studies provided ...

Comm. Osak commented that he knows that the developers give them that all that stuff...

Mr. Panico stated that is probably 75% to 90% correct; you have to take everything with a grain of salt but they aren't far from being right.

Comm. Osak stated that he wants to know what is right.

Mr. Panico responded that he doesn't know...you could commission your own study...

Mayor Lauretti stated that is what he is asking the Commission to do when he asks them to look at the big picture. He commented that he wants them to understand how things fit in comparison to the rest of the City, knowing what they want to do in other parts of the City instead of creating competing interests in services, in the market, and things like that.

Mr. Panico stated that the biggest demand from any kind of residential is obviously the school burden or the educational costs so they can very readily get projections on the schools.

Mayor Lauretti responded yes that is an easy one but he thinks that the Commission should know and Rick and his Staff can get that information for them. The information is there, it has to be extracted. He added that another issue they need to understand is traffic counts and how it impacts the people that live here all the time. Some uses are – like office use is 5 days a week and peak times of the day. They know that because they live it and see it. Mayor Lauretti indicated that he had another meeting downstairs and they are waiting for him but he wants to come back in a couple of weeks or a month to get some guidance about usage on the Mas property because he doesn't want anybody...

Mr. Panico asked if he meant within the context of today's market or...

Mayor Lauretti responded yes, sure...

Mr. Panico stated that obviously the market is placing a lot of constraints on how they might otherwise think about it.

Mayor Lauretti stated that Tony mentioned it earlier, the Class A Office market is not going anywhere in Connecticut. They are fortunate that Bob is going to build another building. He is probably the only one in Connecticut that is building another office building but you know that if he builds it, he has got a user.

Mr. Panico agreed.

Mayor Lauretti stated that is good for us. He stated that they have created this situation and so there are alternatives that other people are talking about in terms of uses and that is where they'll get into the LIP and all those ancillary...He thinks it is important for the Commissioners to understand how these things trend, how they are different, how some people are committed to

being here because they want to be or can't go anywhere else. It is like water, it seeks its own level. Some people are going to move out of other places to move here, like this company, Comet, from Stamford with 40 employees who moved into the old Bassett building and they're looking to expand. He added that those LIP areas have served them well. Mayor Lauretti turned the discussion over to the P&Z Commissioners.

Mayor Lauretti departs at 5:42 p.m.

Mr. Panico asked if the Commissioners had time to meet and talk about this over the next couple of weeks.

Comm. Osak stated that Ruth Parkins wasn't present at the last meeting and Tony chaired the meeting but he made the comment that he had been here 5 months and hadn't seen any planning; you do every day zoning....

Chair Parkins responded well, here you go Frank...

Mr. Panico stated that is true but all of these PDD's have a planning component to them and they try to do planning the best they can, visualizing how it might or might not fit in the overall framework of the City and the framework of the POCD so they do some planning. It ends up being driven by the zoning component but they have to do planning especially with PDD's. He stated that the whole point of the PDD is that they want to do something that they can't do under conventional zoning so in order to evaluate it they do have to put their planning hats on.

Comm. Osak stated that they have a tendency to approve most PDD's. He's not sure that is smart.

Mr. Panico responded that he has made this argument many times and the reason why they have a high percentage of approvals on PDD's is because the bad ones never get to the table.

Comm. Osak stated that he understands that, he's been through that.

Mr. Panico indicated that before they take that step, they have a comfort level that they've got a sellable product based on them meeting with him and Rick and telling them to file if they want to but it won't go anywhere because it is too far out and won't work.

Comm. Harger stated that Staff sees a lot before it comes to the Commission.

Mr. Panico stated that they see things that you folks never see.

Chair Parkins indicated that they have a lot of Staff meetings with developers.

Mr. Panico indicated that while they don't try to make a decision for the Commission, they will tell them that they are free to come to the Commission.

Comm. Harger stated that you weed a lot out.

Comm. Osak stated that when they were going through Hawk's Ridge and he can't speak on it, well he can if Nancy Dickal isn't here...

Mr. Panico stated that they have to be careful with the Hawk's Ridge stuff.

Comm. Osak commented that you were touching on that and he refrained from making a lot of comments because it would touch on that and it's an undecided issue before this Commission so it is *ex parte* and then you can't talk about it.

Comm. Harger commented that in looking at what is "north" – are they supposed to look at what is on Constitution Boulevard south and what has worked there. They know exactly what lots are used for what.

Mr. Panico responded that it is a different market though.

Chair Parkins agreed that it is a different time.

Comm. Harger stated yes, but when you drive down Constitution Boulevard South, they have light industrial, a medical facility up there, a large storage facility down there that abuts Plaskon Drive in two different areas with one being accessible and one is not. She stated that they've got something almost like that because they have Falmouth up here, something similar but asked if this was necessarily going to be a mirror image of Constitution Boulevard South. She commented that she thinks that they need direction from the City about the Fire House.

Chair Parkins pointed out the location where the Fire House was proposed so it would stay right on Bridgeport Avenue.

Mr. Panico added that it has good access up and down Bridgeport Avenue and up and down the two other (inaudible)...

Comm. Harger asked if they had any other City services that they would need positioned somewhere.

Mr. Panico stated that the difficulty with that is that the market that existed when that was done is not the market that they have today.

Comm. Harger responded that he seems to be indicating that there is... (inaudible)

Mr. Panico stated that they visualized the same market when they were doing this work 10 years ago.

Comm. Harger commented yes, but it seems that the Mayor is indicating that there have been people who have approached him with something specific.

Comm. Pogoda responded that they don't know it yet.

Chair Parkins added that they have their ideas of what the economics are going to allow them to do to pay back for putting that road in.

Mr. Panico commented that he thinks that there are some unique types of uses that could successfully go there.

Comm. Harger asked what types of uses.

Mr. Panico responded in the hospitality area – hotel, not motel, type of facility that might be as broad and expansive as they want it to be in terms of a convention center type of things. He added that there are also restaurant opportunities up here ...

Chair Parkins stated that one thing that is lacking is a banquet facility. She noted that there were no banquet facilities in this town.

Mr. Panico commented that there has to be a high density residential component to this thing.

Comm. Tickey stated that he would think that they would position it in a way that some of those ideas might be closer to Bridgeport Avenue and when you get closer to the residential you are more mindful of the residential neighborhoods.

Mr. Panico stated that you start looking at residential as being a transitional use. For example, maybe this is more residential in nature...

Chair Parkins commented that they need to keep in mind that this will become the major mode of transportation to White Hills so it (inaudible)...

Comm. Pogoda stated that eventually...(inaudible)...

Chair Parkins indicated that it would eliminate a lot of the traffic on Nells Rock Road.

Mr. Panico stated that maybe he was being short-sighted but he doesn't see straight commercial.

Comm. Harger agreed.

Mr. Panico stated that maybe some kind of unique commercial component to it but it would have to be very unique.

Chair Parkins indicated that it is surrounded by dense condo complexes as it is.

Mr. Panico commented yes and asked if she was relating that on his multi-family comment or the commercial.

Chair Parkins responded yes.

Mr. Panico stated OK and asked if she was suggesting that maybe because of the residential, there should be a commercial component.

Chair Parkins responded no, she wasn't saying there should be a grocery store up there because of the residential, no. She is just saying that additional condos would fit in up there as a residential component.

Comm. Osak asked what they think their taxable Grand List is going to look like in 2025 – ten years from now and then 2035 – twenty years from now. He commented that was the planning question. All of this is about is money; the ability to fund the City that you want to live in. He asked what produces taxable dollars without requiring a tremendous amount of service or spending to support it.

Mr. Panico responded that in this particular case, he thinks that the Mayor is on the right track. If you have to give the land away, if they will build that piece of infrastructure, when all is said and done and it is in the ground, they collect the taxes.

Comm. Osak stated that he already knows what is going to happen, he is just conditioning them here but as planners, back in the 70's that is what they asked themselves. They knew that every time a single family owner occupied dwelling was in there was 1.4 kids coming with it and 4.2 people living in it and they knew that they tax they generated wouldn't pay for the kids in school so they said they had to stop that. Comm. Osak indicated that they projected themselves into the late 70's and early 80's ...

Chair Parkins asked how those projections work out.

Comm. Osak stated that they were going pretty good up until 25 or 30 years ago. He gave the example of Hawk's Ridge. He recalls that back in the early 80's the composition of their taxable Grand List had about 38% non-residential, taxable property in it – this is other than residences – and that is what they wanted. They didn't want the residential component to carry them...

Mr. Panico responded that he didn't buy that because within that residential component you run the gamut now, which you didn't back then, you run the gamut from the single family house to the rental apartment. There is a portion of the residential category that really fits into the ...

Comm. Osak stated that when they got to talking about what is happening with this last application, he said he wouldn't say the name; he went back to the POCD that the BOA in 2006 and the P&Z approved in 2005.

End of Tape 1A 5:53 p.m.

Comm. Osak indicated that it got completed in the later part of 2004. The residential component of the taxable Grand List then 27%, they lost.

Mr. Panico asked if he said the residential component.

Comm. Osak apologized and corrected himself – the non-residential component was 27%.

Mr. Panico responded that he did not think that number was correct.

Comm. Osak indicated that he should go back to that document, it was researched. He commented that he didn't have it here but he's looked at it.

Mr. Panico asked Rick if he could take a look...

Comm. Osak commented that he knows that is a good number. He read it about 4 weeks ago.

Mr. Schultz stated that he gave Frank some data.

Comm. Osak asked what they think it is today.

Mr. Panico responded that he didn't know.

Comm. Osak stated that he asked Rick to research it and it is 21%; in other words, residences are now picking up 79% of the tax bill. If they keep going like this, the residential portion of their community will be paying all of the taxes despite what they are saying....

Mr. Panico responded that he can't subscribe to that without knowing the composition of that residential component of the Grand List because there is multi-family in there.

Comm. Osak stated that he was ringing a bell for him to answer that question.

Mr. Panico indicated OK, when you bring along something like Avalon with \$50M worth of investment, he asked if it goes under the residential category. He stated that it shouldn't be if you are looking at it from a demand point of view so somehow or another the residential component needs to be broken down. He isn't sure exactly how but it needs to be broken down.

Comm. Osak asked what he thinks it is going to be in 2025.

Mr. Panico stated that if you just look at residential versus non-residential then it will probably be in the same general direction because a majority of their Grand List growth is going to come from the residential component, but hopefully, it is going to come from the residential component that does not ...

Comm. Osak stated that he doesn't know the answer to this question. He asked what the residential occupancy demographics of this new type of housing that is going on.

Mr. Panico stated that it is not new.

Comm. McGorty commented that a project like that (inaudible)...

Mr. Panico indicated that the old standards used to be .6 school aged children from a condominium type of development and when you went to the higher density residential rental residential the number was more like .25. He stated that they can go back and inventory what they have and as best they can, approximate what the educational demand (inaudible)....

Comm. Osak stated that is planning and that is his point, they don't know.

Chair Parkins commented that he is talking about discretionary income from these apartments.

Comm. Osak responded that was a different issue. He added that they knocked his socks off when they were down there for that traffic study. The people doing the traffic study did two pages on economic demographics at Avalon and he guesses that they put those pages on as an introduction that they can do that work and they are soliciting a contract to do economic work.

Mr. Panico stated that you can't really evaluate Avalon yet... (inaudible)

Comm. Tickey added that Avalon wasn't in some of those statistics either.

Chair Parkins agreed.

Comm. Osak commented that you don't know if they are going to have school aged kids in there or not. He added they you don't know if they are going to move in there with a \$56,000 annual income with nothing left for disposable, discretionary spending downtown. You don't know that, that is planning and that is what they aren't doing.

Comm. McGorty commented that some of the projects that have gone through over the last several years, it hasn't panned out that there is that high percentage of children that are going to school. It has come out less than what it was projected to be.

Comm. Osak asked if he knows what it is.

Comm. McGorty responded that he doesn't know what the exact number is but he knows that it has fallen short.

Mr. Panico stated that he can't quote him the numbers right now, but they did look at those numbers on several instances over the last four years. This Commission was convinced when they looked at projects (inaudible)...what they thought the relative number of school aged children was going to be from each project.

Comm. McGorty stated that he thinks that those numbers need to be tweaked (inaudible)...

Comm. Osak stated that he knows that Avalon hasn't come to fruition yet and hasn't matured to the point where it is statistically valid but it is getting there. He asked what it was going to be. He commented that they are going to do that all the way up to the Locks at the end of Canal Street that is what it is starting to look like....

Mr. Panico stated that they have that type of statistical information based on similar development in other communities.

Chair Parkins agreed and commented that when Avalon came to present to the Commission, they used their model to explain how many children there would be.

Mr. Panico stated that it doesn't have to be the community in Shelton. They have requested and been provided with the statistical analysis of multi-family units in other communities. He added that he doesn't see why Shelton is going to be atypical.

Comm. Osak stated that back in the POCD there is another interesting statistic in there. There are 2700 acres in '04 open for residential in the whole town. He added that doesn't include somebody coming in and putting a PDD on a non-residential use. In his way of thinking there was a good housing boom in '05 and '06 and part of '07 and then the bottom fell out but they probably consumed about 100 acres in '05 and '06 on single family owner occupied Toll Brothers and a few others chewed up some farmland.

Mr. Panico stated that it chewed up a lot more than 100 acres.

Comm. Osak responded OK, 200 acres so you've got 2500.

Mr. Panico stated that the 2500 figure doesn't sound right. He added that he did not work on the POCD; he was not a part of it so he can't throw numbers out. He doesn't know what those numbers are.

Comm. Osak responded that they are indicators. They may not be factual but they are indicators. When you have an indicator that is unpleasant to your thinking, you investigate further and eliminate the indication and get actuals. He stated that somebody has to do that. He indicated that when he saw that he asked Rick a couple of months ago to get a map and find out how much

non-residential acreage they have left. He commented that he went back to the 80's when they had 900 acres on Bridgeport Avenue and they were short and he said that there are about 500. They are converting some of that stuff into residential, albeit residential that doesn't have a lot of impact on schools and services, but nevertheless he asked what the taxable Grand List was going to look like in 2025 and 2035. He stated that he doesn't have all the answers but the indicators are telling him that he better start looking.

Chair Parkins commented that things have certainly changed a lot in this State since that Plan was put in and since they have to start developing those figures for the next plan, they have to start planning in another two years.

Comm. Osak stated that if they want his advice about the next plan, don't appoint a separate commission like they did the last two times and just let this commission do it.

Mr. Panico agreed and added that it was the first thing that they've agreed on today.

Comm. Osak commented that they have the wherewithal to do it without adding six unattached people because he was on the committee in 1989 and 2004 and all they did was teach everybody else what to look for. They spent all their time convincing everybody what the glossary of terms was about and didn't do any work.

Chair Parkins stated that maybe this discussion can lead into gathering information for the next plan.

Comm. Osak stated that you can get yourself an appropriation and get contractors to do the studies that you need and do them yourself.

Mr. Panico stated that he doesn't think the City is going to redo their whole Plan of Development from top to bottom.

Chair Parkins agreed that it was an update.

Mr. Panico stated that what this commission needs to do is sit down with that plan and identify the areas that they want to go back and revisit. The State doesn't say that you have to do a whole new plan every 10 years, but every 10 years look at your Plan and bring it up to speed

Comm. Osak responded that he's seen how you guys operate over the last 5 months and they are capable of doing it.

Mr. Panico stated that this Commission is definitely capable of doing it.

Comm. Harger asked where they should go from here. She asked if they should go through the POCD and look for suggested types of uses.

Mr. Panico suggested that if you want go back and look at the POCD and see what components of that plan need to have a fresh look.

Comm. Harger clarified that she was talking about ...for the Mayor.

Mr. Panico stated that they need to sit down with a map on the table and start doodling with it. He added that they have to ask what might happen or what might not happen...

Chair Parkins stated that she didn't think that they would be able to accomplish that at their regular meetings.

Comm. Pogoda agreed.

Mr. Panico stated that he and Rick are going to have to pull together some of the facts and figures from existing developments as Frank requested. He commented that they have to see what kind of demand they are putting out, what kind of average taxes per unit, and how many kids in the school system, etc. but by the type of development. It can't just be a broad category

of residential. It has to be single family detached owner occupied residential all the way up to multi-family rentals.

Comm. Osak stated that if they ask themselves what their taxable Grand List looks like at certain junctures – 2025, 2035...then you get forced into asking all the critical questions. He added that was the backbone of the thinking process.

Mr. Panico stated that a ten year period is kind of like – well, you would have to think about what is in the works right now. He added that a lot of times an idea is in the works right now but it is going to take 10 years to show up on the Grand List. Based on what they know is likely to happen, they are going to get \$30M this year, \$50M in the following year and come up with a number, but whether that is the number you actually achieve or not...it will but you in the ballpark.

Comm. Osak commented that at the risk of sounding foolish; make a companion about how much the cost of City Government will be against that Grand List.

Mr. Panico responded that would be a little more difficult but they could make it. He commented that Shelton is in a very enviable position; most communities are sitting out there and they are running dead flat – nothing is growing. They aren't getting any new economic development or any significant residential development. Nothing is happening and they are sitting flat. Mr. Panico stated that Shelton is being provided with proposals to do various things to run up the community; they have a very active, a very vibrant city and it is important that the Commission keeps the controls on it.

Comm. Harger stated that Zoning Regulations would be a good thing to go through; the charts that talk about permitted uses because that is the detailed list of specific kinds of retail and commercial and housing establishments. She commented that she thinks that is what would help her to look at so you could say...(inaudible)

Mr. Panico added that is usually where they end up after they come up with a general category then he and Rick ask how they would zone it. They try to figure out the nearest thing that they have is a zone that will allow you to do this, this, and this and prevent you from doing this, this and this...and if it doesn't fit a zone then they end up proposing a zone but lately what they end up doing is saying that it is best controlled by a PDD. A PDD would allow these kinds of uses and disallow other kinds of uses.

Comm. Harger stated that they can cull from the Zoning Regulations as to all the different kinds of possible things that go into that part of town.

Chair Parkins asked what they think in terms of the planning segment of Planning and Zoning to meet to discuss this. She added that she wasn't quite sure what the Mayor's time frame is but he did mention that in about one month he wanted to start getting some ideas generated.

Mr. Panico commented that he thought a 5:00 p.m. meeting...

Comm. Tickey agreed that they should meet separate from the regular P&Z Meetings.

Chair Parkins stated yes, definitely and commented that 5 p.m. was perfect for her and asked the other Commissioners if it would be convenient for them. In this type of planning, when they aren't looking at applications, she asked if the alternate commissioners would be able to participate in the discussion because she feels that is important.

Mr. Panico responded that he would say so.

Comm. Pogoda agreed and added that they weren't voting on anything.

Chair Parkins indicated that this wasn't an opinion type question but a statute question. She asked Rick Schultz to look into it.

Comm. Osak stated that he doesn't speak, not because of statute; he doesn't speak because of case law precedence.

Chair Parkins responded no, you don't speak because of the Statutes.

Comm. Osak responded no.

Chair Parkins responded that he doesn't speak because of the statutes, you are not allowed to...yes, it is the Statutes.

Mr. Panico commented that at the regular business meetings of the Commission it is statutory.

Comm. Osak asked if it was the Connecticut Statutes, OK, in Chapter 8-20A.

Chair Parkins responded yes, because it adds to (inaudible)...

Mr. Panico stated that it is a poor statute but it is there. He added that he thinks that alternates should be encouraged to participate.

Comm. Osak stated that Rick Schultz gave him the letter that Tom Welch sent but he misplaced it.

Chair Parkins commented that she thinks she saved it and can forward it to him again but it is a statute because it adds additional people to the Planning & Zoning Commission when there is only supposed to be six members. The alternates would make it 7 or 8. She commented that she would like to have the input of the alternate commissioners so she hopes that there is no issue with it and asked Rick to get an opinion on that.

Chair Parkins asked again about 5 p.m. on Wednesdays or Thursdays.

Comm. Harger stated that next Wednesday, 5/28, they have a P&Z Special Meeting.

Mr. Schultz added that Tuesday, June 10th there will be a regular P&Z meeting.

Mr. Panico stated that the first meeting needs to be a couple weeks away just to let him and Rick generate some things. He suggested keeping it off of the week that they hold regular meetings to make it easier on the commissioners.

Comm. Harger commented that June 5th is the first Thursday in June.

The consensus was for Thursday at 5 p.m. beginning June 5th.

Chair Parkins commented that they can keep it separate from the Tuesday and Wednesday meetings and if they meet on Thursday then they know it is a planning meeting. She reiterated that they would meet again on Thursday, June 5th for a Planning meeting and asked for a motion to adjourn.

ADJOURNMENT

On a motion made by Thomas McGorty seconded by Virginia Harger, it was unanimously voted to adjourn the meeting at 6:09 p.m.

Respectfully Submitted,

Karin C. Tuke
P&Z Recording Secretary