

**SHELTON PLANNING & ZONING COMMISSION**

**June 5, 2014**

The Shelton Planning and Zoning Commission held a Special Meeting on Thursday, June 5, 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 (via conference phone)  
    Comm. Thomas McGorty (arrived 7:04 p.m.)  
    Comm. Nancy Dickal  
    Comm. Jim Tickey(arrived 5:32 p.m. )  
    Comm. Ned Miller (arrived 5:30 p.m.)  
    Comm. Frank Osak

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

Tapes (1), any 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](http://www.cityofshelton.org).

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Chair Parkins called the P&Z Special Meeting to order at 5:00 p.m. with the Pledge of Allegiance and a roll call of members present. She indicated that Comm. Harger would be in attendance via conference phone.

Chair Parkins asked the people in the audience if they were present for the planning discussion.

**Mr. Paul Wilson addressed the Commission and introduced his wife, Gwen Wilson, 301 Kings Highway, Shelton.** They indicated that they were just here to listen to what was being discussed.

Chair Parkins indicated that Mr. Panico would be showing some maps for the planning discussion. She commented that she wasn't sure where to begin, as Frank alluded to, they don't do a lot of planning, they do a lot of zoning so...

Comm. Osak stated that it kind of frustrated him when he first got back on the Commission in January and he's so used to reflecting on the make-up of the Grand List every year and how much is residential and how much is non-residential. He asked about the Grand List growth per capita which is essentially a good indicator of your ability to buy the quality of life that you need, etc. He doesn't see any of that – he's looking for it.

Mr. Panico stated that he and Rick Schultz have talked about this at length. They have gotten to the point where they can't look at the general breakdown that the Assessor uses between residential and non-residential because the new trend today is a form of residential that is really economically beneficial to the City. There is no strong market for the traditional economic development other than quasi-commercial stuff that they've been getting up and down Bridgeport Avenue. Once in a while they will get an office building here and there, which is great, but they don't have the scope of industrial and office development that they were getting 20 years ago.

Comm. Osak asked what indicator they use then.

Mr. Panico responded that he and Rick have to work with the Assessor's Office and break down the residential component.

Comm. Osak commented that's what you've got to do then. Somewhere they have to have a metric that they could track.

Mr. Panico responded yes, exactly.

Comm. Osak added to make sure that people who leave in the town don't bear the brunt of the tax burden. They can say all they want that there is a market for residences here but once that residence comes in here and they get their first tax bill, they are on the other side of the fence. They're our constituency too.

**Comm. McGorty arrived 7:04 p.m.**

Mr. Panico commented that the term "economic development" - meaning beneficial to the City is not always, necessarily, non-residential but he'll get into that later. He presented a map created in 1999, he referenced the corridor of Constitution Boulevard to the north or west, he wasn't sure...For orientation purposes, he pointed out the location of Bridgeport Avenue and the Route 8 Expressway, Shelton Avenue, Soundview Ave. and #110 up in White Hills. He indicated that the schematic layout is pretty much the black line running through. The majority of the right-of-way for that road is available through either pre-planning; such as when they put all of the planning and approvals up there and they reserved the corridor for it to happen. He mentioned when they recently did the subdivision and completed the gap that was missing; when they planned this super block; and when they needed to build roads for various things, they were built on the alignment of what would eventually become Constitution Boulevard. They had looked at them from Shelton Avenue on down.

Mr. Panico stated that when the condominium, Greystone, came in the road went through the back end of their property. Because they knew it would be a nuisance for them, they actually had the cut for the road created. It may not be all the way down to where it has to be in grade but if you were to walk in that back open space behind those Greystone units you would see the cut back there for a future road.

Mr. Panico indicated that when L'Hermitage came in they worked with Buddenhagen and got that right-of-way through plus where they owned the abutting open space. He showed another parcel on the map off of the end of King's End, he commented that they have to work something out there.

Gwen Wilson, 301 Kings Highway, Shelton commented that was them.

Mr. Panico responded OK, he's glad they are here. He continued that the rest of it comes through the Mas property, through some sort of an alignment and as part of the old approvals for a PDD back there they were obligated to gain access so they started doing that before the project fell through. He indicated that when the project went back to FDIC, FDIC also got whatever work they had done on the rest of the right-of-way. He stated that this all exists with the exception of the piece through either the Churma or Simonetti parcel. The final alignment on here is not necessarily tied down. The alignment that those developers had worked out and their engineers are along the edge of the Simonetti piece but that could conceivably shift over a little bit.

Mr. Panico indicated that was kind of the background. The overall length of this roadway is about 3.1 miles and it breaks down to about 3200 feet there, 5000 feet there and another 5000 feet there so they've got about 10,000 feet to get from here to here and another 6200 to get to here. When you add it all up it comes out to something just over three miles.

Mr. Panico stated that at times in the past there was talk about building up in one area and he tried to prevail on them then, and he thinks he did, that you can't build there because it would destroy travel patterns. He indicated that if can't get to Bridgeport Avenue and the Expressway then they aren't accomplishing the purpose of it. He stated that this got built because it was serving that area and there was some talk that because they own that right-of-way, then maybe they should build that piece of road but all it would do is get people down there to Shelton Avenue.

Chair Parkins asked if ended at Summerfield right now.

Mr. Panico responded right, the improved portion goes from Shelton Avenue to Summerfield. He stated that was kind of an overview of the whole piece. He indicated that the three missing components are on the lower end through either Churma or Simonetti; the next one is the parcel

that these people, the Wilsons, own at the end of Old King's Highway and the third... He showed the location of a property that got developed a few years ago...he said he forgot who it was.

Mr. Schultz added Shelton Lakes.

Comm. Pogoda commented that it was Schaible.

Mr. Panico stated yes, when Schaible developed this, in those discussions they indicated that they would be looking for that, so in all the planning that was done there was a recognition that they would be coming back for that piece of right-of-way.

Comm. Osak asked if they gave the right-of-way.

Mr. Panico responded that he didn't know and didn't have time to ask Rick or to research it. He asked Rick if they reserved it or simply put it on a map as future roadway.

Mr. Schultz indicated that he was pretty sure that they got that.

Chair Parkins asked where it could possibly come in because they abut right up to Nells Rock Road.

Mr. Panico responded that their property did.

Chair Parkins stated that then there are the wetlands.

Mr. Panico responded yes, because they weren't able to do much development back there. He indicated that was always in the mix but he couldn't remember where they left it when they approved the subdivision.

Mr. Schultz commented that he was almost positive that it was conveyed to the City.

Mr. Panico stated that they can find that out. He commented that they either have two or three remaining pieces to make up the entire right-of-way for the whole 3.1 miles. He stated that he wanted to put this map out because they were asked to focus in on what could happen down here but he thought they needed to see this in the framework of the overall picture.

Chair Parkins stated that right now there is a real mixed use on that – in terms of residential type use off of that road now because they have condos...

Mr. Panico responded that they would see that next - he showed another map used by the Mayor a couple of weeks ago. He said that the reason this map was prepared in 2005 was because the City had been getting a couple of feelers for the potential of a data center coming into Shelton. The Mayor had asked him if there was any way they could work up there, knowing that they would require a big footprint at all one level.

Mr. Panico indicated that he spent some time looking at the topo and he was able to prepare this map which graphically demonstrated to the Mayor so that he could use it however he wanted. He commented that yes, they could do a 100,000 square footprint with relatively minimal grading at that location and with a slightly different floor level they could do 20,000 square foot footprint for an office wing if they needed it. If they needed more than that, they could actually do a 200,000 square foot footprint all at one level which is what they needed. He doesn't know where the whole thing went after that but that was the purpose for this map being prepared. It was used to illustrate that with a minimal amount of grading, you could put up to a 200,000 square foot single floor footprint. He wouldn't suggest that you could transfer that into a manufacturing use or an office use because, obviously, those uses require a lot of parking. The data center virtually required no parking so that wasn't a concern.

Comm. Pogoda asked if he said this was in 1995.

Mr. Panico responded that he did this map in August of 2005.

Chair Parkins asked if it was before or after City Trust.

Mr. Panico responded after City Trust. He added that City Trust went down the tubes in the early 1990's. He added that was how they came to own this piece.

Comm. Pogoda asked if that was the one that went up into Ivy Brook – the data center.

Mr. Panico said he couldn't recall. He asked Rick if this was before it ended up at Ivy Brook or was it another one that was interested.

Mr. Schultz stated that was another one.

Mr. Panico commented OK, this was somebody else that was interested.

Mr. Schultz stated that Ivy Brook was precipitated after 2001. The data centers were in Manhattan or right on the fringe area (inaudible)...

Mr. Panico commented that when City Trust went belly up and got into the crunch, FDIC ended up taking the property and FDIC then sold the property to the City. There was one 10-acre corner down here where the old landfill was, where the sponge products, garbage and stuff was, and the City said they didn't want to take that liability on so the City acquired everything but that corner. Since that time, he understands that FDIC went through all the necessary processes to clean it up and insure it was a safe parcel and finally within the last few months or year, the City agreed to take it. So now they go back to the original boundary lines of the Mas piece.

He stated that for those familiar with the area, the major abutting owners were Simonetti, Churma, Pertucik (?), and Hamilton that own a couple of parcels that may or may not be landlocked. They seem to maybe have a right-of-way but they aren't sure. They are significant parcels but they are parcels that are also impeded by steep slopes as is chunks of the City Trust property and the Mas Property as well. He summarized that was how the map came to be.

Mr. Panico commented that they need to remember that this is not a flat piece of land. There are a lot of wetlands, a lot of steep slopes, and a lot of environmentally impacted land where the old dump was. There is topography that you have to deal with so you have to be creative in how you work it out. Back then, he simply said that if you can make these two sites and another site work then put the rest of it into a city park.

Comm. Osak commented about what they did on Split Rock. The profit they made from the sale of earth materials made that an economic possibility. They can do the same there here. If they have too much rock, you crush it and sell it for \$20/cubic foot.

Mr. Panico responded yes, within reason.

Comm. Osak stated yes, he knows.

Chair Parkins asked how that dumping space was accessed.

Mr. Schultz responded that there is a rough road off of Walnut Avenue – like a dirt road.

Mr. Panico stated that it came right down to the end and there are all kinds of internal cart trails. He showed where most of the dumping was done back there where the wetlands were (inaudible)...it was relatively flat, you were filling in the swamp.

Mr. Paul Wilson, 301 Kings Highway, commented that there was a fence up there now that says it is a wildlife preserve. He indicated that a couple of years there were some vehicles in there cleaning it all up.

Mr. Panico stated that he knew that they were working to clean it up and asked if it was before the City acquired it. He asked if FDIC claimed it to be a wildlife preserve.

Mr. Schultz responded no, this is when the City owned it.

Mr. Wilson added that it was sometime last year or the year before.

Mr. Panico responded OK, so the City owned it and posted it as wildlife preserve. He commented that kind of fits in with his thinking and he doesn't think they should even think about trying to get development in there. He indicated that he and Rick started thinking about what could be on that piece, very prematurely.

Mr. Panico showed another drawing and added that back in June 1999, the Commission was looking at land use in this whole area and it culminated in him doing a sketch plan. He showed the sketch plan that he assembled which looked at everything from Bridgeport Ave. up to #108. A lot of it was already committed – i.e. the convalescent home, the condominiums, a couple of acre parcels, the Wilson's parcel, and some open space. The big question was the Burr's piece and they never got too far on that before the study got put aside. At that time the old Intermediate School was a big question mark, if it was going to stay an educational building or get converted. It seemed like it was going in the direction of being eliminated as an educational facility. His thoughts were that there would be an arterial road in there, a major residential neighborhood that should have access to the road without having to go down to Bridgeport Avenue to get to it. Also at that time they were talking about the possibility of a central fire house location in there to get fire access in there as well. Now that is kind of by the boards because it is again an educational facility and will be for the foreseeable future. His thoughts about any kind of a road going through there are probably something that has been put into the background. At that time, in addition to this road, they felt that dividing this traffic and bringing a component of it down opposite the ramps was a desirable thing to do. Certainly, that is secondary to the main road; getting the main road done is the most important thing. He added that they were recognizing that it was not only the economic development (the blue areas) that they were looking to promote but there was also desirability for the high density residential component because they help to pay the bills. He explained that was why they had some of these brown colored areas...

Comm. Osak asked for clarification as to the location of the Perry Hill School and Highland Avenue.

Mr. Panico showed Perry Hill and Highland; he pointed out what used to be Germania?

Mr. Schultz added that was also the location of Site B for the cell tower – in the back.

Mr. Panico asked if it was still owned by Germania.

Mr. Schultz responded no it is a residential subdivision now and AT&T is having a public informational meeting tonight about Highland Avenue.

Mr. Panico showed the previous map with Bridgeport Avenue, the Expressway, the ramps and the Mas Property. He commented that tonight they wanted to focus in on the Mas property and how it should best be used and what kind of uses should they be contemplating there. He pointed out the city-owned parcels and commented that his thought is that there was probably three major land use components up there such as the traditional economic development that takes place in the form of manufacturing, office and that type of use. He thinks that there is a market for support services, not only for that area but for the entire corporate quarter, in the form of hospitality facilities, restaurant, conference center and things of that nature. He identified the pink colored area as fulfilling that.

He indicated that there should be a multi-family residential component to it; all in the form of rental apartments or it might be some in the form of rental apartments and some in the form of a lower density condominium type of development. This type lends itself relatively easily to do that. This is a reasonably workable part of the site but there are two negatives to it. One is that they have to develop access to it and their presumption is that they are probably going to have some kind of an access development in the back to serve the backside of the blue colored area depending upon how it develops. He stated that he should have mentioned this when talking about the road, they need to understand, they have to go from a certain elevation on Bridgeport

Ave. and try to get out of the ground as fast as possible and you're going upgrade and the topo is going up. They are going to have some cuts and fills through there and it is only when you get up around the area of the Mas property that you are really out of the ground. When you get through that part of the site, there are going to be areas where you are in a fairly significant cut.

Comm. Osak commented that there is no access.

Mr. Panico responded yes, right. You can create an access but desirably what you would do is create one access that would serve a couple of parcels or build something from this side, get up out of the ground – that happens to be a location where you aren't deeply into a cut so it would work. He stated that was why he put access points at that location.

He continued to say that if that is there than this is a relatively easy connection to make to get to a reasonably buildable area up there. By virtue of the fact that you've got Sunwood Condos along this property line, single family homes along this property line, there is a topo break. This topo is maybe 10 to 20 feet below this topo plus the fact that they've got an opportunity for a buffer there but there is Old Kings Highway right-of-way that goes through there.

Mr. Panico stated that when City Trust was in, the Commission at that time was very concerned about what was happening up there because their earlier plans had a much more extensive condo development back there and they wanted assurances that they were protecting the backside of these properties. He commented that they actually had a field walk, went up there and...

Comm. Osak asked if that was before it was done in residential.

Mr. Panico responded no, that residential was all there and the concern of the Commission (inaudible)

Comm. Osak commented that was the residential that you get to by going through ...

Mr. Panico stated that through Falmouth – down Falmouth, he showed the cross street...but couldn't read his own handwriting...

Comm. Harger responded Bristol Drive.

Mr. Panico stated right - Bristol Drive and then back into Regent but the old right-of-way of King's Highway is still there. It is very narrow in places and very wide in places.

Gwen Wilson, 301 King's Highway, commented that it was a dirt bike track, pretty much. Mr. Paul Wilson added that they put a sewer line through there.

Mr. Panico stated OK, they put a sewer line down Falmouth...

Mr. Wilson stated that there are 4 or 5 houses that were built on King's Highway.

Comm. Dickal asked if they have to build the road and she knows that some of it is a little bit developed, she asked if everything had to be put in such as telephone poles, gas lines, and sewer lines on top of the road.

Mr. Panico stated that they aren't sure how the utilities would be handled, but yes, you have to bring utilities in but what that utility network would be he can't get into because he doesn't know enough about it right now.

Comm. Dickal commented that it was all barren.

Chair Parkins stated that it depends what is up there (inaudible)...

Mr. Panico indicated that some utilities can obviously be fed from the side.

Comm. Dickal asked if whoever is going to develop, or several developers would have to invest a lot of money.

Mr. Panico responded yes, the road alone is...

Comm. Dickal stated yes, she knows that the road alone is going to be phenomenal.

Mr. Panico stated that as a starting point, yes there is some economic development here. High density residential would work fine and when he says that he means about 200 to 250 units is about all you could fit.

Comm. Osak asked if Burr's was up there.

Mr. Panico showed the location of Burr's. He commented and showed that these people, the Wilsons are the owners of this property. He asked if right now they were accessing it off of King's Highway.

Mr. Wilson responded yes, correct.

Mr. Panico indicated that there are some relatively new houses on King's Highway.

Chair Parkins asked the Wilson's to show the location of their property on the map.

Mrs. Wilson showed their parcel and where they abut. She explained that there is a house right there, one of the last houses put in from (inaudible)...

Mr. Panico asked if their only access was from King's Highway.

Mrs. Wilson responded yes, correct but that house looks like it would be in the way.

Mr. Panico showed the houses on the map that were built within the last 10 to 15 years. He indicated that there are two major property owners outside of the Mas piece on that side of the proposed road – DeFelice and Sym. Sym in the same Tom Sym of the Sewer Commission and Tom mentioned to Rick that his druthers is to not get involved in that type of economic development but to stay in low density residential. He is throwing that out for whatever it is – he doesn't know if it means anything; they are really focusing on what is happening inside but naturally they want to look at what might happen on the outside. Even if that were extracted they still have a sizeable parcel of about 10 acres on the DeFelice piece. All of this requires grading, cutting, filling and the whole nine yards. None of it is meadowland that you go and build on tomorrow.

Comm. Dickal asked if there was also blasting in that area.

Comm. Pogoda responded oh, yes...

Mr. Schultz added that was an understatement.

Mr. Panico responded yes, a lot of blasting. It is a major blasting job to get the road in.

Comm. Dickal stated that was going to be another big issue.

Comm. Osak asked why that would be an issue.

Comm. Dickal responded that they still have a lot of people who live in the area that will worry about their foundations, driveways and wells.

Comm. Osak commented yes, they'll blame the termites on blasting.

Mr. Wilson stated that they were still on well water.

Chair Parkins commented that they can't just not build because there are people living nearby.

Comm. Dickal indicated that she knows that but she is just saying that is going to become an issue. She added that is how she got involved in things with Jason Perillo since the beginning (inaudible)...

Mr. Panico stated that it is such an important road to the City. This City has always lacked that arterial road that can take it from one side of the City to the other. The result is things like Huntington Center that gets so congested because the whole White Hills neighborhood and people from Monroe come down that way looking to avoid Downtown Shelton and take the back way through Huntington Center. It has an impact on Huntington Center and Downtown. He added that a lot of traffic in Downtown on Howe Avenue is really just people trying to get through town and even if they get through town but want to get on Route 8 South they have to turn onto Center Street and go to Bridgeport Avenue to get to the interchange. He commented that school buses going from the Intermediate School to the other side of town have all kinds of circuitous routes that have to be taken. His way of thinking, and Frank's knows, because he was on the Commission back then, is that an across town arterial road is a very important thing. It happened on this side because they had the Laurel Heights property and the developer was looking to buy the Laurel Heights property. They told him back then that for anything other than single-family homes, he'd have to build a road to get to it, so that is what happened. He acquired the right-of-way on his own and built the road. That is how they got that piece of Constitution from River Road up to there.

Mr. Panico stated that now the City is in a similar position. The City has a piece of land not unlike ...

Comm. Osak stated that actually in 1962 or 1963 they adopted the Plan in 1966, the first one, this arterial road was supposed to follow King's Highway, Meadow Street all the way up to White Hills and then that got destroyed because they built up King's Highway, etc. and lost track of it. In 1971 or 1972, this surfaced and that was another horror story because the Regional Planning Agency was proposing that they re-route 34 from Orange over into Shelton with two bridges and go back onto 34 over Pink House Cove which frightened everyone. They threw stones at that so that is how that developed....

Mr. Panico stated that background brings us into focus on what possibly can and should happen on the Mas property.

Chair Parkins asked about the approximate acreage.

Mr. Panico responded that the Mas piece is 61 acres.

Chair Parkins commented that he mentioned he would stay away from that environmental area.

Mr. Panico responded yes, that is 10 acres and there is going to be a lot of steep slope, wet areas that are going to just stay the way that they are because it is not going to be developed.

Chair Parkins asked if he was looking at about 40 acres of developable land.

Mr. Panico responded yes, 30 to 40 depending upon how much physical work on the ground is done.

**Comm. Ned Miller arrived 5:30 p.m.**

Comm. Osak stated that when the Mayor was here a couple of weeks ago about this he was really asking what they would permit here. He is going to sit down and talk to prospective developers and he doesn't want to go in blindsided and come to the community, who the Commission represents, and get turned down. The Mayor needs some general guidance.

Mr. Panico commented that his thought is that if the Mayor is looking to use that as the carrot to get somebody to build that road, it would be advantageous to the City even if they had to give the land away, if they could come back with that road.

Comm. Osak asked if he could propose something to consider. He commented that whatever goes there should at least be revenue-neutral; they shouldn't take on more cost than the revenue is going to generate.

Mr. Panico agreed and commented yes, absolutely.

Comm. Osak stated that maybe they should get 20% more revenue generated than cost but there has to be some kind of a statement that people could wrap their fingers around. He stated that he wasn't sure how to do that though.

Mr. Panico commented OK, it shouldn't become a burden to the Grand List.

Comm. Osak responded yes, it shouldn't become a burden or cost (inaudible)...

Comm. McGorty agreed and added that preferably, a revenue generator.

Comm. Osak stated that goes back to the question of what does a high density residential cost the City versus what it...he asked if they were still working on that.

**Comm. Jim Tickey arrived 5:32 p.m.**

Mr. Panico responded that he has a little bit of information. He indicated that he started going back through and ...

Comm. Harger asked if anyone saw the e-mail that she sent out a little after 3 p.m. with her list of uses.

Comm. Dickal responded yes. Chair Parkins responded yes...

Mr. Panico stated that he was primarily trying to get his arms around multi-family rental apartments. From a traffic point of view, they generate about 6.6 vehicle trips a day which is a little less than half of what you would get from a traditional single-family home. Those vehicle trips peak in the morning and at night; they peak more at night than they do in the morning and the traffic flow is generally in reverse of the predominant traffic.

Comm. Osak stated that is just initial cost, maintaining it doesn't cost money.

Mr. Panico indicated that in terms of the number of people that they produce, they produce somewhere between 1.7 to 1.9 people per household depending upon the mix of apartments in there. As far as school children, again, depending upon the apartment mix, it ranges anywhere from .07 per unit to about .125 per unit – very low per unit. He added that would be assuming a typical mix of a few studios, a few one-bedrooms and a few two-bedrooms.

Comm. Osak stated that would be 1.2% of the total population.

Mr. Panico commented that means that for every 8 units you would get one school aged child. In addition, that is just the age breakdown, school-aged children, but not all of them go to the public schools. A significant component of those children will go to private schools. The school burden is a relatively low one and they can and will work that down into what that means in terms of school costs. He commented that you will find that type of development definitely generates positive cash flow to the City.

Comm. Harger asked Tony for clarification that he was talking about a multi-family.

Mr. Panico responded yes. The other residential area that he has shown could either be the multi-family rental but it is also well suited for condominium. They aren't going to get as many units.

Comm. Osak asked theoretically, if somebody showed up here for that whole 60+ acres and was going to do all multi-family.

Mr. Panico responded that he wouldn't do that.

Comm. Osak stated that if the numbers said it wasn't a problem, He asked them to bridge the gap.

Mr. Panico responded yes, you have to balance - you have to bridge the gap, exactly and that is where the Commission comes in.

Chair Parkins stated that's right because they could get a developer in here that would convince the Commission that is the way to go.

Mr. Panico responded that they did have a developer, or maybe not a developer, an architect, make a presentation to the BOA, the Commission and townspeople for what is the old middle school. His proposal was, yes, he'll build this road but he wanted to build, if he remembers it right, 500 dwelling units.

Chair Parkins commented yes, and he had a movie theater and all...

Mr. Panico stated he didn't remember that but heard 500 dwelling units and thought "forget it..." If you want to build 500 dwelling units, the City can be the developer and make money at it. He stated that 500 dwelling units at \$40,000 to \$50,000 a unit is what prepared land costs would be.

Comm. Osak asked if he was talking about gross income for the developer.

Mr. Panico responded no, he's talking about going out and buying a parcel of land that is eligible for "x" number of units, you are going to pay for that land based upon the cost per unit. He thinks it would be somewhere in the range of \$40,000/unit.

Comm. Osak commented that he must be kidding and asked if in other words, for 6 units on an acre, it would be 6 x \$40,000. He asked if it would be a quarter of a million dollars for an acre of multi-family.

Mr. Panico responded yes, he thinks so and asked if anyone knew what Francini's piece went for.

Mr. Schultz responded not yet.

Comm. Osak stated that it has to be a matter of public record.

Mr. Panico commented that they may not have closed on it yet.

Mr. Schultz stated that he didn't get any word that they have closed yet.

Mr. Panico added that they generally don't close until they have all of their permits.

Mr. Schultz commented that it is a work in progress.

Comm. Dickal stated that they've had surveyors out there.

Comm. Osak asked if those economics would work on the Francini piece.

Mr. Panico responded that he didn't know but if he wants him to guess, he would guess "yes."

Comm. Osak stated that they are all guessing right now, nobody knows.

Mr. Panico stated that they were basically able to reduce the density on the Francini piece by about 10 or 20%.

Chair Parkins responded yes, about 20%.

Mr. Panico indicated that they went from 262 to 228 – about 15% and the developer had their bottom line in the back of their mind. They didn't give the Commission a hard time; they told them it was the only way it was going to fly. In looking at the Francini piece, it is going to look distorted because the Francini piece also has unbuildable land on it; it has wetlands and steep slopes on it.

Chair Parkins stated that the developers always come in with high numbers.

Mr. Panico stated that this is a unique site that requires a lot of work. They keep focusing in on the road but once you get the road up there, to make the sites suitable to build in ...

Comm. Osak asked what crushed rock sells for now.

Mr. Panico responded he didn't know.

Comm. Osak stated that he remembers that it used to be \$20. He added that they should look at Split Rock and commented that he didn't make any money on the real estate rentals; he made money on the earth materials.

Mr. Panico indicated that Ginny emailed a list of things that she thinks might be acceptable under certain circumstances. She basically identified the variety of uses off of Schedule A.

Comm. Harger stated that it wasn't very site specific because, as they said, that whole road has different elevations. She was just throwing things out and commented that there were things purposely left off because of the nature of the project would not fit.

Chair Parkins asked if she meant that there were certain things that she left off of this list.

Comm. Harger responded that there were certain things in the Zoning Regs that she left off. She went through Schedule A where she pulled these from.

Mr. Panico stated that she's got some uses on here that he isn't ready to embrace.

Comm. Harger responded yes, she was just throwing it out for conversation purposes; it is not necessarily that every single one of these would be appropriate. Some are more appropriate than things she left off – a starting point for discussion.

Mr. Panico stated that it was also in the back of his mind to come up with a family of uses that does have marketability today so that someone could make an investment today knowing that they have a marketable product instead of saying that is an industrial park. Someone might not want to spend millions of dollars to build a road and end up going to a piece of land that is not flat, needs more work and doesn't even know if there are any takers. He stated that is why he has thrown the multi-family component in. Years ago when he did the other plan, he didn't have any residential component on that piece; he had it on adjacent pieces though. He commented that he thinks that there is a bona fide market and it is a reasonable use to contemplate up here having a portion of it devoted to multi-family.

Comm. Osak responded that he agreed.

Comm. Dickal agreed.

Comm. Harger commented that it is halfway down on her list (inaudible)...

Mr. Panico stated that he didn't want them to get him wrong because he isn't talking about a high rise residential. He is talking about the kind of stuff that they looked at for Talbot – four stories, they stuck an elevator in at the Commission's request, but basically a 4-story type of thing. He indicated that the question on his mind is if that would work up in there (he showed a different location on the map) and asked if it had to be kept further down in terms of elevation. He asked Rick about an old folder from City Trust where they had put some high elevations and noted that they wouldn't go above certain elevations. He indicated that they had it for different areas.

Mr. Schultz stated that he thought that information might be lost.

Comm. Harger stated that you wouldn't want something as high as the Scinto Towers Renaissance, that's for sure.

Mr. Panico agreed.

Comm. Harger commented that the one that fits into the environment very nicely is the one behind what used to be Blockbuster Video that are about three stories.

Comm. Pogoda responded yes, John Paul's condos.

Mr. Panico stated that if they go to that type of condo format, they won't get density out of it.

Comm. Harger indicated that she was talking about the structure not being imposing.

Mr. Panico stated that if they were to do this as condo, he guesses that they might be able to get 50 units or somewhere between 40 and 60 depending upon how it is laid out. In that area, 200 to 250 apartments would fit without too much difficulty.

Comm. Osak asked what the economics would be because that is what they have to give the Mayor for some direction. He asked how much revenue they want and how much cost do they want and that ratio is what they have to cope with.

Mr. Panico referenced a piece of paper given to him by Rick Schultz dated November 1988 in which they modified and approved the basic development plans for City Trust. It was a complex of the City Trust building, more offices and condos. He stated that the Commission had said among other things, that the office building heights had to be lowered and the number of stories reduced so that the maximum top roof elevation of any building shall be approximately at or under elevation 397. The Commission at that time agreed on that number and said nothing above that elevation.

Comm. Osak asked what drives them to keeping the buildings low. He asked if there was a reason for it and if it was aesthetics.

Mr. Panico responded that back then it was the impact on that residential neighborhood but he didn't think all of this existed. It doesn't necessarily apply today.

Comm. Osak stated that it doesn't mean it is an unsightly building.

Mr. Panico agreed. Based upon what he knows about the different elevations, he thinks that in this area, they could accommodate up to six stories but wouldn't go above six. They were going to let City Trust go to ten.

Comm. Osak stated that is another factor of the developing and the Mayor needs that kind of information too – in other words, how high would they like it to be.

Mr. Panico agreed and commented, yes, he thinks that they should give him that guideline as well. City Trust was able to design the building that they designed because it had structured parking. Nobody is going to do structured parking today until the market changes again.

Comm. Osak commented that there has to be a reason to spend the money.

Mr. Panico responded yes, even Mr. Scinto took a chance putting all the structures up there.

Comm. Osak commented that he did it because he got more office space and the ratio was right. He was buying office space for the structured parking; that was cheaper than the real estate.

Mr. Panico stated that at that time it was but today that is not true and that is the problem. Structured parking only works when your real estate gets above a certain dollar value, then you

have to start thinking about parking underneath the building or adding another deck on top but until you get to that point...

Comm. Dickal commented that right now in the foreseeable future most people today, especially the younger people, 30 -40 year olds, it isn't really conducive for them to own a home now. It is better for them to just rent and that looks like it is going to be in the foreseeable future. Recently, in all of the polls, many 18 – 34 year olds are still living under their parent's roof because of high student loans, difficulty finding work.

Chair Parkins stated that there were going to be a lot of empty houses when all of these seniors move into the new Active Adult Units that are being built.

Comm. Dickal stated that you don't have the people out there to purchase the homes; there are going to be a lot of empty houses.

Mr. Panico stated that Shelton's percentage of home ownership is very high by comparison to national standards. They are up over 80% - 85% or 87%.

Comm. Osak asked if they had about 17,000 housing units in town now.

Mr. Schultz responded that he thinks it is \$16,500.

Comm. Dickal stated that they have been blessed so far.

Comm. Osak commented that 80% is owner occupied and owned.

Mr. Panico stated that has been the result of the City's hesitancy in the past to want to build apartments.

Comm. McGorty commented that was the City's taxes.

Mr. Panico stated that there was an identity that apartments are inner city and there are problems but that is not the apartment product that they have today.

Comm. Dickal agreed.

Comm. Osak stated that he remembered those hearings – HUD is coming...

Mr. Panico indicated that he almost got run out of town for proposing apartments across the street.

Comm. Dickal commented that it's true though – you had Bridgeport with the projects, had the projects, Waterbury, New Britain and Hamden.

Mr. Panico stated that once you give the City evidence of what it could be as opposed to just talking about it, like right now, they have Avalon. Avalon justified the structure because it wanted that density to make that confined unit of land work. It is a unique situation downtown on the River and that is all they had to work with.

Mr. Schultz departed for another meeting at 5:45 p.m.

Mr. Panico added that the trade-off was they got more units but they had to build structured parking to get to it.

Chair Parkins commented that they may have cut costs on other things with building that development.

Comm. Osak stated that Avalon is a question mark to him because he wasn't here when they did it.

Mr. Panico indicated that he would like to hear some feedback from the commissioners about anticipating a hotel site up there or conference center, or a restaurant.

Chair Parkins stated that she would only be in favor of a hotel if it had something that the other 20 hotels here don't have such as a conference center, a banquet facility where weddings and large events can be held. If they are just going to put another hotel up there, it is not needed, these hotels aren't at occupancy now.

Comm. Osak asked if the current hotels had low occupancy.

Chair Parkins responded that they weren't low but they aren't at a high... They are always looking for ways to entice people.

Comm. Dickal commented that they don't have much to offer.

Mr. Panico stated that 65% is ...

Comm. Osak commented that most marketing plans look for 60%.

Mr. Panico agreed that if you are over 65%, you're in a good spot.

Chair Parkins stated that they have heard a lot about telecommuting, people aren't traveling to office space and there are a lot of other factors that affect the hotel industry as well.

Mr. Panico commented that it would have to be a name brand because if you are going to be off the beaten path by ¼ mile, it has to be able to have national recognition, advertising to convince people that it is easy to get off there and find them; whereas, all of these other hotels rely on visibility. They won't have the visibility here.

Comm. Dickal stated that people like simplicity just like with restaurants. At Split Rock, you can go to Outback, pull right up front, you can order your food and they come right out and give it to you. Everything is convenience today.

Comm. Tickey stated that if it has a conference center or a banquet hall it would be more of a destination and they would go off the beaten path to get there.

Chair Parkins agreed that they had nothing like that. The closest one is Waterview in Monroe and now up in Prospect.

Comm. Dickal commented that they could have corporate parties there, bridal showers...or they have the Marriot at Hawley Lane.

Mr. Panico stated that they would throw open the fact that they are amenable to it. If there is somebody out in the marketplace that wants to do it...

Comm. Osak asked if he's heard enough of this conversation to put together a rough draft of what they are talking about.

Mr. Panico stated that he hears that they're going in the right direction. He commented that it doesn't pay for him to spend a lot of time on the graphic side of it because a developer is going to know how much he can cut and how much he can fill. They want to identify the potential areas, the potential uses, and the potential areas that have to be reserved that they aren't going to let anyone use. It is not like this is a knob that you can take out, it starts from here and keeps climbing up and you are never out of the woods. If you want to make a site in here work for a manufacturing or office, by the time you get through cutting, there will be 60-70 foot cuts back in there.

Comm. Osak commented that he doesn't think manufacturing is in the cards there.

Mr. Panico agreed and stated that they need to re-define what their economic use term means and maybe he doesn't need to be that specific to separate those two. If they define an economic land

use area and say that in these economic land use areas, they would consider a, b, c, d, e, f, and g – as long as it is appropriately composed - because that is the important thing.

Comm. McGorty commented that he didn't know how they could put them in order based on the costs and revenues but that would be how they prioritize.

Mr. Panico stated that he thinks he would identify a couple of areas where they would be amenable to multi-family.

Chair Parkins asked if they could fit in some sort of small, medical, office facility.

Mr. Panico responded sure, that would be an acceptable use.

Comm. Dickal commented that would be a great use and referenced what Trumbull was able to do over at Park City with Bridgeport Hospital was phenomenal.

Mr. Panico asked if they had any feeling on their parameters of about how many residential units. He asked if they should cap how many residential units they should put in there and have any ideas for a number to put in there.

Chair Parkins responded that he had already thrown out 250 for that area and 40-60 ...

Mr. Panico stated that he was just giving them outside figures, the developer is liable to come in and say he can't make that work and it can only be 30 or 25.

Comm. Pogoda agreed that it sounded reasonable. He added that he didn't think it should be any more than that.

Mr. Panico asked about their flexibility and if they were talking somewhere in the 250 to 300 range maximum.

Comm. Pogoda agreed.

Comm. Dickal agreed and added that they don't want to go much higher.

Comm. Harger asked about the area Tony is referring to as the Mas Property. She is looking at the Zoning Map from the Zoning Regs.

Mr. Panico asked if she knew where the FDIC piece is.

Comm. Harger responded yes, she is saying that Tony is talking about that specific area and not the whole future Constitution Boulevard as a whole.

Chair Parkins responded no, just the Mas property.

Mr. Panico stated yes, he's talking about that corner of the Mas property that is kind of an extension of the FDIC to continue cutting off the bottom. The other piece is at the bottom of the map in the upper left hand corner adjacent to the Sunwood Condominiums.

Chair Parkins asked if everyone got Ginny's email about the uses. All the Commissioners received the email. She commented that the last thing they need up there is another bank.

Comm. Dickal stated no banks, no self-storage.

Chair Parkins and Comm. Pogoda said no grocery stores.

Mr. Panico stated that he wouldn't contemplate any free standing food operations. He added that a free standing grocery store takes up a lot of land and generates very little in taxes.

Comm. Pogoda added no fast food.

Chair Parkins indicated that she likes medical, residential and a potential conference center.

Mr. Panico commented that grocery stores weren't beneficial in his way of thinking.

Chair Parkins indicated that if, of course, whoever is looking to purchase this property has no interest in building a convention center in any way, shape or form, then they may have – they may want to fill it all up with residential. She asked Tony if he was suggesting that they put a number on that.

Mr. Panico responded yes, that is kind of ...when they pass this information back to the Mayor, as Frank said, the more specifics that they can give him as to what is not acceptable to them, the better. For the residential component, yes, he's looking for a number with a maximum of "X."

Chair Parkins commented that they were saying 250 to 300 max.

Mr. Panico stated that he wouldn't go any less than the 300 but he isn't uncomfortable with 300. He would be uncomfortable if a component of it was just condominium type development. If this ended up being condominium, then he would be amenable to a few more rentals, but the rental apartment component – no more than 300.

Chair Parkins asked if he was looking at 150 or 100 units of condos.

Mr. Panico responded that you're not going to get them. Well ,you might get them but the plan would be unacceptable. He showed where there was relatively decent land and commented that farther in you lose the opportunity for a decent buffer strip and it gets to be too much for a single dead access point.

Chair Parkins asked about scheduling another meeting and when they should invite the Mayor.

Mr. Panico commented that it might be too early. He thought that maybe they should have some figures that they could throw around in regard to Grand List impact.

Comm. Osak stated that somebody has to put down on paper what these discussions were and give points that they can get at one at a time.

Comm. Pogoda commented that he thinks the financials have to be brought into play, some sort of figures...

Mr. Panico stated that there should be a financial benefit of the principal types of land uses.

There was a discussion regarding scheduling and Chair Parkins indicated that the next Planning Meeting will be held on Thursday, June 26<sup>th</sup> at 5:00 p.m.

Comm. Harger asked what the agenda would be for the next meeting. She asked if it would just be a continuation or if there will be more data.

Mr. Panico stated that if Rick can track down some information from the Assessor's Office, he'd like to start focusing in on what different land uses might generate in regard to taxes and service requirements.

### **Adjournment**

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

Respectfully submitted,

Karin Tuke  
P&Z Recording Secretary