

SHELTON PLANNING & ZONING COMMISSION

July 30, 2014

The Shelton Planning and Zoning Commission held a Special Meeting on Thursday, June 5, 2014 Shelton City Hall, Room 303, 5:30 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present: Vice Chairman Anthony Pogoda
Comm. Virginia Harger
Comm. Jim Tickey

Staff Present: 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.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Vice Chairman Pogoda called the special meeting of the P&Z Commission to order at 5:39 p.m. with the Pledge of Allegiance and roll call of members present. He indicated that this was a planning workshop for the Mas Property and they've prepared a resolution that they will, hopefully, be sending to the Mayor regarding their thoughts from the last few meetings. He asked Mr. Panico to begin with that.

***See attached P&Z Commission Draft Document, Revision dated 7/29/14, Constitution Boulevard North Economic Development Area (Initial Development Phase: City-Owned Mas Property and access thereto).**

Mr. Panico indicated that Rick Schultz dispersed the draft copies via e-mail of the last draft that they put together for them to review. He commented that he hadn't looked at since last week and he noticed that when he reviewed it yesterday that some of the document's organization was poor; there was redundancy and things put in the wrong area of the document. He indicated that he went through it again making some suggestions of his own to incorporate into it that are in red type. He added that he would also like to hear their suggestions and asked if there was anything significant that they wanted to address right away.

Vice Chairman Pogoda commented that he should just read it and go through it paragraph by paragraph and they can make suggestions that way.

Mr. Panico asked if they wanted him to read the whole document.

Vice Chairman commented that he has read it but this is the first time that he is seeing the newly added comments shown in red today.

Mr. Panico indicated that the first comment in red basically says that they should have included the Mayor because he does a lot of work in Economic Development.

Paragraph 1, Page 1, "Consistent with this directive and in accordance with the adopted comprehensive update of the Route 8 Corridor Plan, the City through the P&Z Commission and the efforts of the Mayor has promoted the successful, high-quality development of the "Corridor" as a prime area of commercial and industrial growth."

Mr. Panico added that he didn't know if he officially carried the title of Economic Development Director.

Vice Chairman Pogoda responded yes, he thinks that he does. He knows that Jim Ryan is the Shelton Economic Development Corporation but all the (inaudible)...

Comm. Harger stated that all of the inquiries for economic development are directed to the Mayor.

Mr. Panico stated that there is a position in the City for Economic Development Director and asked if the Mayor filled that position.

Comm. Pogoda responded yes, he thinks he does because there is nobody else.

Mr. Panico stated that he didn't want to offend anyone or single out the Mayor and give him a pat on the back, he could say "in the efforts of the Mayor as the City's Economic Development coordinator or director..."

Comm. Harger responded yes or whatever the correct title is.

Comm. Pogoda agreed that there was no one else in City Hall so...

Comm. Tickey commented that it should say "director." Comm. Harger suggested looking in the Charter. Comm. Pogoda agreed with the wording of "director."

Mr. Panico indicated that he also saw some redundancies at the end of the first paragraph and the beginning of the second paragraph on Page 1 so he rehashed it a little bit.

Comm. Harger commented that she wanted to make a suggestion before that line in Paragraph 1, where it states: "it is important for the City to continually add to the inventory..." She suggested a phrase in front of it indicating that this development is for...

Mr. Panico stated that he would explain where he was coming from on that line. In the first paragraph, the first couple of sentences basically state that they have always been concerned about economic development. At one time they identified the Route 8 Corridor which they've worked on and it is getting filled up so they need to start expanding their economic views. As part of that they had also identified that the Route 8, Constitution Boulevard was a necessary cross town road and when they married the two, they see an area that has potential for economic development and it is focused around the Mas property. He added that now they want to focus their efforts initially on the Mas property because they own it. He concluded that was his chain of thought there.

Comm. Harger responded yes, OK.

Mr. Panico stated that they have been building out the Route 8 Corridor through their efforts, the efforts of the Mayor, and it is important to continually add to the inventory of economic development opportunities – it doesn't just stop because they've done Route 8.

Comm. Harger agreed that it doesn't stop.

Mr. Panico indicated that was all he was saying in the first paragraph and then he said several years ago in conjunction with identifying the need for that artery; they recognize that there is a big area up there that would suddenly be made available for economic development. He added that essentially it is not going anywhere without arterial road access and that, in turn, hinges on this piece of property that would be served by it and, therefore, develop potential. He stated that was the direction that he was going in and asked if they didn't think that was clear because he'll straighten it out.

Comm. Harger referenced the first paragraph and read "...and the efforts of the Mayor, has promoted the successful, high-quality development of the "Corridor" as a prime area of commercial and industrial growth."

She commented that she wanted to suggest something about this development allowing the City to add or continue adding...

Mr. Panico responded that they haven't said what this development is yet though.

Comm. Harger commented that he stated it in a different location about the "corridor." She asked if he considered the "corridor" as including the (inaudible)...

Mr. Panico responded that he hadn't yet introduced the Mas Property area.

Comm. Harger asked if he was saying that the "corridor" was from River Road all the way up.

Mr. Panico responded yes.

Comm. Harger stated OK.

Comm. Pogoda added yes, all the way up to Maple Avenue.

Mr. Panico stated that if you didn't have Constitution Boulevard, in no way, shape or form is the Mas piece developable as a part of a corridor but once they do put that road in it becomes an expansion of the corridor. He will go back and read it over more.

Comm. Harger responded OK.

Mr. Panico read Paragraph 2, Page 1 with the underlined addition of text: "Several years ago, in concert with its identification of a need for a future major road circulation link between Exit 13 of the Route 8 Expressway and the outlying neighborhoods of the City, the Commission recognized the existence of a sizable area of available vacant land lying between Route 8 and Route 108, as having potential for such growth if needed road access and adequate utility services can be provided."

He stated that the "potential for growth..." etc. was a part of the paragraph before it but it didn't seem to fit there. He continued to read the Paragraph 2, Page 1 and asked about the wording to be used to describe the Route 8 Expressway and if it should say regional expressway or regional arterial road system.

Comm. Pogoda commented that "regional" consisted of too broad of an area.

Comm. Harger agreed about regional not being the right word – it was the City.

Mr. Panico stated that it gives them access to Route 8 and Route 8 is part of the regional expressway system.

Comm. Harger responded OK then.

Comm. Tickey asked if they could define it a little bit because regional expressway system is – or if they could put what they were referring to in brackets.

Mr. Panico commented that he would put "access to Route 8 and the regional expressway system."

Paragraph 1, Page 2 he referenced in which he explained that he was discussing that the Commission has been examining the potential assets and noted that he was still talking about a broad area and he hasn't focused on the Mas piece yet.

He commented that the guts of this report come from the report that he started for that big study which had been put on the back burner. He pared the old report down into what they are trying to do today. He read the Paragraph 2, Page 2 and added "projected City taxes must exceed cost to the City for all municipal services required."

He explained that he kept the words "should result" because he is still talking about the big area which includes several other parcels which might or might not have to generate positive tax impact but when he gets down to talking about just the Mas Property then he becomes more definitive.

Comm. Pogoda commented that it should say "must have positive tax generation."

Mr. Panico read the last two paragraphs on Page 2 which begin to mention the Mas Property owned by the City. He talked about the planning for the area and needing to be flexible and accommodating the current market demands.

He read Paragraph 1, Page 3 and explained that it states that they will have to bring utilities up from Bridgeport Avenue. He mentioned that they spoke to Tom Sym representing the Sewer Authority and he said that they have a block of capacity down there. He commented that he thinks it is 100,000 gallons/day – not the previously mentioned 1,000,000 gallons a day. He reiterated that Tom Sym indicated that they have to get sewers up into the area because he doesn't have sewers in the area to accept the flow so when the road is being built uphill, the sewer lines have to go with it.

Mr. Panico read Paragraph 2, Page 3 discussing the former Mas area/property/parcel “is characterized by areas of steep slope and variable topography, coupled with high elevations, significant wetlands systems, ledge rock and other environmental constraints.”

He stated that he wasn't sure if he should call it an *area*, *property* or *parcel* but wants it to be understood that it is not a flat piece of table top land and they aren't talking about covering this piece of land 100% with buildings – they couldn't do that even if they wanted to. There are too many environmental areas and there will be an open space component.

Comm. Tickey commented about the ledge rock being mentioned and asked if they should be mentioning anything about blasting or if it was too early to talk about that because they don't know where things are going to go.

Mr. Panico responded that obviously, blasting...

Comm. Tickey restated that if they know that the rock ledge is going to be the open space then...

Comm. Pogoda stated that they need to alert people that there is going to be blasting – just to start the road, there will be blasting.

Comm. Tickey responded OK.

Mr. Panico responded that he can't answer as to how cost-effective the blasting is. If it is good rock then it is very cost effective but, if it not good rock then it is less cost effective.

Comm. Tickey asked if they needed to say any of that in this document.

Comm. Pogoda responded that he doesn't think that they have to because it stands to reason with all of that ledge and in just looking at Bridgeport Avenue, Exit 13, you can see the ledge. It stands to reason that they aren't going to put a road up there without blasting.

Mr. Panico indicated that for the 2nd sentence of Paragraph 2 – “Notwithstanding these physical constraints, however, there are development sites that justify physical improvements including blasting and grading...”

Comm. Pogoda stated that it is what it is – whether they blast it or whether they drill it, it has to be done, whatever way they have to do it. He added that he really didn't think they have to say...

Comm. Tickey commented that he thinks that “physical improvements” as they discussed in previous examples is wide ranging because earlier examples with the highway express system included things like the wetlands and the elevations so he thinks it should just be named.

Mr. Panico responded that it is a way of telling people that they are going to have to do blasting.

Comm. Tickey stated that he admits that it is obvious but he thinks that it was obvious with the highway express system too.

Mr. Panico commented that it is a good idea to mention it and he says that because being realistic about it, if you are trying to get a single big developer to come in there and do that, he is going to be looking at a few things. He knows that he is going to face a major cost in putting the road in but he is also going to know that there are areas up there where he can put in development with a minimal amount of blasting work that will yield him development that is demanded by the marketplace today. He added that if he finds the rock is good he can also start a mining operation and he'll be able to prepare the other sites for the larger footprint industrial type development.

Comm. Pogoda commented that there is going to be some cost return to the developer dependent on the type of rock that is there. He referenced Monty Blakeman and Split Rock as having good rock.

Mr. Panico stated if it is good rock he thinks that some of that ought to be cut down and brought down to road level.

Comm. Pogoda commented that they don't need anything like Route 8 with big cliffs.

Mr. Panico indicated that he gets some economic benefit if the rock is good but also gets a good developable site. He stated that he thinks that reminding anyone reading this that there is going to be blasting is probably not a bad idea. He stated that he would put those words in on the 4th line down of the 2nd paragraph.

He read the last paragraph on Page 3 and commented that he stated that he inserted #3.
3. Potential to create sites of a size capable of accommodating a variety of economic development uses from small buildings to those having a footprint as great as 100,000 square feet or more.

He indicated that he added this because he noticed that he stressed the multi-family component but that is not what this is all about though. It is also about creating economic development sites and depending upon how much grading and what type of usage, you could create sites with footprints up to 100,000 square feet so he thought they ought to say it there.

Mr. Panico read #4, #5 in the same paragraph on Page 4 and in #6 "The ability to accommodate sites with immediate marketability for quality, multi-family housing serving the needs of the Shelton's corporate community as well as providing a variety of adult housing without encroaching on established, single-family residential neighborhoods."

He commented about the neighborhood adjacent to the upper right corner who may argue that they're intruding on their neighborhood but they really are not – they are trying to provide the use that is compatible. It is residential, it is a higher density but they will keep the scale down. He added that up there he wouldn't be building 4-story brick blocks or anything like that; up there they would be talking about garden-style apartments or condominiums.

Comm. Harger added that they might want to add a phrase to #6 indicating that it would be something that would blend in with the neighborhood so it provides immediate marketability and adult housing *while blending in and not encroaching...*

Mr. Panico added "that will compliment and not encroach on established single-family residential neighborhoods." He added that he wanted to use the word "neighborhoods" because he doesn't want anyone to think that they are worried about one isolated house but an established neighborhood that is not going to go away and they will respect it.

On Page 5, #2 there was a discussion regarding "Residential multi-family, consisting of high density apartments attractive for adult occupancy with a minimum of 250 -300 dwelling units." Mr. Panico asked what their thoughts were about the 250-300 because he would like to see it written that way because it is applicable to the high-density apartments not the condominiums or garden apartments so it is conceivable that the total residential development up there could be 350 to 400 depending upon what that garden apartment area would accommodate.

Comm. Pogoda asked if he was putting a number greater than (inaudible)...

Mr. Panico indicated that he was trying to leave enough flexibility in there because he doesn't know how they would design these things. If they come in with an appropriate design and it happens to have – if they use 200 or 250 for that lower part, and someone comes in with a design for 275 units, do they really want to say no, get lost, or get rid of 25 units, if it works? He added that nothing is hard and fast. They really don't want someone to come in and propose to do 400 units but they said 250 to 300.

Comm. Pogoda agreed but asked if they discussed a top limit.

Mr. Panico responded yes, they did at one time and he's suggesting that they be a little looser. At one time, he was led to believe that they were talking about 250 – 300 total for all residential development up there.

Comm. Pogoda responded that is a lot.

Mr. Panico referenced the development that Avalon did on Huntington Street and commented that it could easily fit on the top there. It wouldn't look the same as that but it would fit up there and it is 100 units. All they would have left would be 200 – 250 maximum there. He commented that Talbot came in with 260 but the Commission cut them down to 228. Talbot could easily fit on either one of those parcels.

Comm. Harger stated that instead of saying “maximum,” they could say “not to exceed.”

Comm. Pogoda indicated that he left it at 300. He asked if they shouldn't just leave it and if it does come in to the Commission, they could...

Mr. Panico stated that he left the maximum at 250 – 300 but applying that to (inaudible)... He stated that he didn't want to change the number – that is the number he wants to leave there but the way it is written suggests that the garden apartment is not a part of that total.

Comm. Pogoda indicated that if they just leave it at 300 and it comes to bear, they could discuss it at that point. It leaves them an out with the 300.

Mr. Panico indicated that if there is an outside number beyond which you don't want to go then he thinks that they should put it in there but if it is just a range that they're talking about... If there is an overall total that they don't want to exceed then he needs to put it in with that language.

Comm. Harger agreed that they can't just give them carte blanche.

Comm. Pogoda responded that he didn't want to give them carte blanche and he doesn't want it to leave it to “well, it sounded like you wanted this...” He doesn't want any of this “well, I read it as you could have 300 here and another 200 there...”

Mr. Panico stated that the bottom line is going to be what kind of plan is acceptable to the Commission.

Comm. Tickey commented that at the top it does say that there is detailed scrutiny of each specific proposal. He added that he does read it as 250 -300 for that and the garden apartments are open for their scrutiny and decision. He reiterated that was the way that he reads it.

Comm. Harger suggested taking out the phrase and just talking about the type of development and at some point add overall capacity being no more than...but nothing is mentioned in #1 in regard to the capacity.

Mr. Panico stated that if he is going to have a number in there than he wants to clarify what the number applies to.

Comm. Harger asked why he would have a number in one and not the other.

Mr. Panico responded that the other is going to be whatever is going to fit up there. The other one has space constraints and it is more rigid.

Comm. Harger asked if he could put some sort of phrase in there referring to the space constraints and the capacity not exceed the space constraints.

Mr. Panico asked the Commissioners, in their minds, what they would see as an outside total for all kinds of residential on the Mas piece.

Comm. Harger asked if he was referring to just that section or the whole 61 acres.

Mr. Panico responded for the areas that they are talking about that have potential for residential. He asked what would be the maximum that they would want to see up there. He asked if it was 300.

Comm. Pogoda responded that he wouldn't want to see too much more because he would rather see more offices or businesses up there than housing. He added that was just his personal opinion; he commented that 300 sounded like a fair number to him. He would like to see something more economically viable up there than just housing.

Comm. Harger stated that she wouldn't want it to look like it's stuffed in there.

Comm. Pogoda agreed that he didn't want to see that.

Comm. Harger commented that the space is (inaudible)...

Mr. Panico responded that it was a design consideration and they can control that. He indicated that he didn't want to mislead the public or mislead prospective developers.

Comm. Pogoda indicated that as he just said, depending upon the type of design that they bring in, there is a possibility of more but unless they know what that design is, they are giving that number of 300. If they come up with something else, at that point they ...this 300 isn't written in stone and they haven't put a maximum.

Comm. Harger stated that she thinks that they will back themselves into a corner if they put any kind of a figure in there because they want to be able to value each proposal on its merits, what is being proposed and where it is being proposed.

Mr. Panico responded that he would like them to put a number in of some kind because he doesn't want the Mayor to be inundated and the Commission to be inundated with proposals for 500 or 600 units.

Comm. Pogoda commented OK, as he said, he would personally leave it as 300 but in the future as they look at each project individually, they could handle more. Also if they find that they aren't getting the economic return with office, medical or whatever else.

Comm. Harger suggested changing the wording to include something like "with a maximum of 250 – 300 dwelling units unless conditions warrant otherwise."

Comm. Pogoda agreed that he knew where she was coming from with that.

Mr. Panico indicated that the problem is that he is dealing with two land use categories. He commented that he could combine them but he doesn't want anyone to think that they'll look at high-density up in that corner.

Comm. Pogoda responded no, they're not.

Mr. Panico stated that is why he thought that there were two different styles of residential development – the lower scale ones up there and the more intensive down below.

Comm. Harger asked if that could be explained at the end of #1.

Mr. Panico indicated that he had to put the number, in such a way, that it is applicable to all the residential development.

Comm. Tickey responded OK, he wants just one number for both. He suggested that they should definitely take the number out where it is currently and suggested saying it after #1 and #2 and referencing “aforementioned in #1 and #2, etc...”

Comm. Pogoda asked Comm. Tickey how he felt about it.

Comm. Tickey responded that he was OK with Tony’s approach of being a little bit looser with it but if the consensus is to keep it at 300 he would be fine with that too. He added that it is hard to imagine so he doesn’t really know.

Comm. Pogoda agreed, at this stage, but again if they put 300 and someone comes in with something else, they can look at it. They wouldn’t be locked in with 250 but they should take the word “maximum” out.

Comm. Harger added yes, and put “in the range of...”

Comm. Pogoda agreed with “in the range of...” because there is no “maximum” because they aren’t putting in a cut-off.

Comm. Harger read from the end of Paragraph 2, Page 4 “Densities of 15 to 20 units per acre will be possible, providing supporting parking is provided and perimeter natural buffers are preserved.” She asked if they were covering themselves there.

Mr. Panico responded yes, it depends upon how many acres they give over to it. If they give over 15 acres at 20 per acre there would be 300 units.

Comm. Harger asked if that means they wouldn’t have to tie themselves down with a number farther down.

Comm. Pogoda commented that they should take the “maximum” out.

Mr. Panico indicated that these are guidelines that are going to get implemented when they look at a PDD and that is when there will have to be a specific number in there established to accommodate a particular proposal. He stated that his problem is, especially up in the corner, he doesn’t know if someone would be tempted to come in and try to do “condominiums” in which case, the density would be very low or whether they would try to come in and do garden-style apartments, for lack of a better term, such as Avalon Huntington.

Mr. Panico commented that Avalon Huntington was a little bit more intensive and that is why he is thinking that if the Commission has an outside number then he thinks that he needs to clarify at the end of the discussion about the residential that “it is anticipated that total residential development (low density and high density) will not exceed approximately 300 units.”

The Commissioners agreed with that wording at the end of #2, Page 4.

Mr. Panico indicated that he would also remove the wording at the beginning of #2 stating “with a maximum of 250 – 300 dwelling units.”

He commented that in Paragraph 2 he stated that he mentioned “disposable income” to address Comm. Osak’s concerns about the disposable income. He added that he can put it in there but it doesn’t necessarily mean it is going to be spent in Shelton. The potential is going to be to attract it though.

Comm. Harger commented again about putting in a number and stated that she thought it was kind of like throwing a dart at a dart board because they have no idea what is going to be proposed.

Mr. Panico responded that he was just looking for a number that was sufficiently high to make the developer want to make the investment to build the road to get up there. His problem is that he has no idea what that road would cost and Rick has been trying to get a number out of the City Engineer – even if it is just a ball park number because it would be better than any number he could come up with.

Comm. Harger asked if there was any information about how much it costs per mile.

Comm. Pogoda responded yes but it depends on the topography.

Mr. Panico added that the City Engineer could make an educated guess that it would cost between \$x and \$x and he would rather have him make that educated guess. He indicated that they are still working on that. His thought was that they know that they should be able to get \$30,000 to \$35,000 for the multi-family land so if they pick \$35,000 per unit multiplied by 300 units would be about \$10M. He commented that it would be worth it for somebody to make something worth \$35,000 per unit in order to make a \$10M investment. He rephrased the question and asked if someone invests \$10M in the road will he then have a piece of property, with approvals, that he can build on.

Comm. Harger agreed that he has to have a return on his investment.

Mr. Panico stated yes but he doesn't know what those cost specifications are. He knows that the Talbot piece was sold predicated on \$35K a unit. The sale was structured so that it didn't reflect that way in the land records because the new developer bought the land from the land owner and bought the approvals, if you will, from the developer and the total was based upon a package price of \$8M which is \$35,000 per unit.

He clarified that the \$300,000 an acre minimum for an economic development parcel with some kind of approval on it is a real number because someone on Bridgeport Avenue who has an approved project refused an offer because it was less than \$300,000 an acre so it is valid number.

Mr. Panico discussed #3 on Page 4

for support commercial uses including the hotel/conference use and high-end retail uses.

Comm. Harger indicated that she wanted to make sure that they get it across that a strip-mall type of building/development is not acceptable.

Mr. Panico responded that they can just say so if they want to.

Comm. Pogoda commented that they had talked about this once when Getz wanted to put a strip mall on the piece in front by Long Hill Crossroad and Bridgeport Avenue and he added that he didn't want to hear about it then. But, as Tony said, his idea of a strip mall now would be something like Jim Botti's property and he would not take anything less than what Jim Botti did on Bridgeport Avenue. If they consider that a strip mall than they can bring it on and he would approve it.

Comm. Harger agreed but added that the thing that she doesn't like is across the street from the old A&P on River Road where they have Mienieke and whatever else is there – she reiterated that she doesn't want anything like that.

Comm. Pogoda agreed that he would call that a strip mall but he is envisioning something like Botti's piece.

Comm. Harger commented yes, it is like a little village at Botti's.

Comm. Pogoda stated that it depends what they are calling a strip mall.

Mr. Panico responded that they should just duck that and when someone puts something on the table then they will tell them to take a walk at that time.

Comm. Pogoda agreed that they can't detail everything that they want and don't want in here.

Mr. Panico stated that he tried to preface it by calling it "support commercial and a variety of uses that compliment and serve the economic growth in the area" so that it isn't just something that is commercial in nature and wants to be in the Route 8 corridor. It should have something to do with the area so it could support with restaurants or hotel accommodations. Beyond that the Commission would have to make the decision adding that he knows that they don't want banks but they are a support that generates good taxes without generating a lot of traffic.

Comm. Pogoda agreed but...

Mr. Panico stated that he won't open that can of worms but if it comes in and it looks good...

Comm. Pogoda responded thank you.

Comm. Harger responded that it has to fit. Botti has a bank, deli, (inaudible)...

Mr. Panico stated that he didn't want to be totally hard-line because it is also envisioned as an economic road servicing (inaudible)...

Comm. Harger commented that they don't want to back themselves into a corner.

End of Tape 1A 6:37 p.m.

Mr. Panico asked, if they are putting in a small medical building, was more related to economic development or support service. He stated that there is one little parcel up there that would make a lovely little small scale (inaudible)...He indicated that they need to keep their minds as open as possible.

Comm. Pogoda agreed that he didn't want to limit things.

Mr. Panico responded that they can cut off the extremes when they show up.

Comm. Harger commented that she thought that they had this conversation about what your image is versus her image and everybody else's image of it was because they are working like this...

Mr. Panico stated that they did cut off the big things including Automotive Services and Big Box Retail so no Wal-Mart or Target up there. He read that "the uses can also include a variety of professional and business offices." In regard to the comment about "structured parking should be encouraged," he explained that if someone wanted to come into a site badly enough but can't fit; they might do some structured parking. He referenced Bob Scinto's hotel, he wanted to go into that spot and knew that they wouldn't be able to satisfy parking so they put in the underground parking.

Comm. Harger commented that was good, it was a better use than they planned.

Mr. Panico indicated that he didn't think they would see, unless things changed, they wouldn't see the multi-story garages like Scinto built at the Towers.

Comm. Pogoda stated that depending upon how badly they want to come in, if they are willing to put the money out because it is very expensive.

Mr. Panico indicated that he was encouraged when he starts hearing about \$300,000 or \$400,000 an acre for land so if someone has to buy another acre of land to park another 75 or 80 cars, he might think about putting a deck on top of what he already has. They are getting into the area where that may suddenly become feasible.

He continued to read #4 at the bottom of Page 4 regarding Office/Industrial Park areas. He noted that they weren't talking about high, multi-story buildings but they don't necessarily have to adhere to that because if it comes in as a PDD they can talk about it being more intensive.

Comm. Harger asked about the phrase "office park areas" and commented that it should read as "with one or more sites capable..." and not "will identify one or more sites..." to keep it in alignment with the sentences beginning the other numbered paragraphs.

Mr. Panico agreed and made that revision to #4 "Office/Industrial Park areas with one or more sites capable of accommodating..." He commented that as he reads it right now, he isn't sure that the "development standards" ties in with the "office/industrial park." He indicated that he wanted to rethink that for the end of #4 at the top of Page 5. He explained that he didn't want to conjure up thoughts that they are trying to keep this low density, low intensity because the LIP zone right now is rather restrictive in a lot of respects – more restrictive than he thinks that they would want to be. He reiterated that he would think about that part a little bit more.

Mr. Panico indicated that the final category, obviously, because it is a 61 acre piece of land, there is going to be a major segment, of necessity, to public open space. By public, he means owned by the City, in addition to and obviously there will be, private open space where a site can't be fully developed because the back 1 ½ acres is just too steep and it ends up being open space (inaudible) the part that they would obviously not be selling.

He read from #5, Page 6 that the open space would incorporate the major areas of wetlands, steep slope areas and environmentally impaired land much of which is heavily forested and intended for conservation purposes. He added "where appropriate, such areas may be accessible to the public, primarily for passive recreational purposes."

Mr. Panico stated that there is no sense in opening up a portion of land that they are either fearful about because of the dump conditions or because the slopes are too steep or whatever – so he wanted to give them an out. He added that if they end up having 23 acres of open space it doesn't mean that they are going to open all 23 acres to the public.

Comm. Harger commented that in some areas it is just not possible because of the nature of it.

Mr. Panico continued reading the remainder of the document on Page 6.

Comm. Harger asked if they have included anything in here and she can't recall if they had a discussion about it, but any facilities that the City needs such as a new firehouse or something like that.

Mr. Panico responded that he didn't see that happening on the Mas piece. He added that he thought about that because he was thinking about tax advantaged development. If they put in anything municipal, it is not a taxable advantage. He indicated that he doubts that they would get a municipal firehouse up there.

Comm. Harger responded OK.

Comm. Pogoda asked why he didn't think so because there was always talk about putting one.

Comm. Harger indicated that the guy from New Jersey who did that presentation, it was the first thing he wanted to do on the right side.

Mr. Panico referenced a map and responded that he could see it happening somewhere farther down.

Comm. Pogoda asked if there hadn't always been talk about getting Echo Hose out of Downtown where they could utilize that space.

Mr. Panico responded yes, but at the time that they talked about it, they discussed two possibilities. Using the map, he showed one possibility where they would do that at the top if

they had that road that came out through the school property giving it immediate access to that neighborhood but when that went away... he wouldn't give up that land (inaudible)...

Comm. Pogoda responded OK, he recalled that discussion.

Mr. Panico stated that there are small parcels farther down that he would rather put it on.

Comm. Harger commented that if all this goes through, who knows, maybe someday Wiffle Ball and Farm Equipment won't be there.

Mr. Panico stated that they still want fire access to upper Bridgeport Avenue. He added that they don't know how they are going to resolve the missing piece of right-of-way. Until he sees the final layout of the road, it is hard for him to pick out a site. Using the drawing, he explained that he had a different schematic that was a little different and yielded a piece of land somewhere (he pointed out the location) that would be suitably located and appropriate for that use. He reiterated that he didn't necessarily see it coming out of here.

Comm. Harger commented that there is potential that existing businesses in this area may find that they want to move elsewhere and that property would become available for City use.

Mr. Panico stated that he could see their ownership expanding and pointed out the areas that the City owns and what they might acquire. He commented that the unknown is about just exactly how the road gets designed down there. The Mayor is kind of saying that they should leave it alone the way it was originally designed and if they come up with a better solution for how it ought to be than fine. There is flexibility down there.

Comm. Harger asked if they needed to add a #6 in here referring to some municipal facility as things move ahead.

Mr. Panico responded that he didn't think he would do it

Comm. Harger commented that she didn't want the Mayor coming back and saying that they have everything in here for residential, commercial and industrial ...She asked if there wasn't a need for them to provide from the start - something for the City's use.

Comm. Pogoda asked if that had been communicated to Staff or anything.

Comm. Harger responded that the Mayor is looking to them to make the suggestions.

Comm. Pogoda commented that he remembered hearing long ago, before the guy from NJ came and spoke to them, there were thoughts and even at SDC when they discussed the Downtown area.

Comm. Harger asked if it wouldn't be even more important to include it in here then because the addition of that would really stick out.

Comm. Pogoda stated that they could note that there are areas that could possibly be used for the City.

Mr. Panico indicated that he was going back to what the Mayor said when they spoke and he wanted them to focus on the Mas piece and not get involved in over thinking the other pieces. The Mas piece they own and can control and if they want to go out tomorrow and do something on it, they can do it.

Comm. Harger responded OK, than that is the whole answer. She just doesn't want it to look like they forgot.

Comm. Pogoda stated that if he said he (inaudible)...

Mr. Panico stated that he doesn't think he wants to give up a couple acres of that...if it is a two acre development site, he doesn't think he wants to give it up for a firehouse.

Comm. Harger agreed but in case anyone critiques them later on, she asked if they can say that they are just focusing on this piece.

Mr. Panico responded that when they expand their land use areas then they will expand this accordingly, because originally he had a land use category in there for public facilities.

Comm. Harger asked if someone was to take a bird's eye view of that whole neighborhood from Curtiss-Ryan to Chaves Bakery, they could say it should be done down there because it is easier to access the highway and Bridgeport Avenue.

Mr. Panico commented that if this road materializes and the City builds a central fire facility, there is no doubt in his mind that it belongs somewhere on that road in the vicinity of Bridgeport Avenue.

Comm. Harger asked if he means that doesn't include the Mas property.

Mr. Panico responded no, it could be but it doesn't have to be.

Comm. Pogoda added that it doesn't have to be the heart and soul that they are looking at here.

Comm. Harger commented that they didn't want it to box them in.

Mr. Panico responded by showing the ideal location for it, if their original road going across here was still in the works because it wouldn't have to be involved in that crazy intersection, you could get downtown, get to the school and get out there, up and down Constitution Boulevard but it is unlikely to happen.

There was further discussion and comments about the firehouse locations and previous planning studies done of the area for the Mayor.

Mr. Panico commented that for this they want to give a prospective developer enough of a land use that has marketing ability and is not a burden on the City. He indicated that he would go through and clean this up a little bit more.

Comm. Tickey asked about the letter to the Mayor and if they should edit the last sentence in the first paragraph about the "total multi-family residential development that would be acceptable" and if it should reflect the wording made earlier that it was both the multi-family and moderate density.

Mr. Panico responded no, he can read it in the document.

Comm. Harger commented that maybe instead of "appropriate limits" they could put "suggested limits."

Comm. Tickey stated that they grouped them both together – they gave an approximate total for both.

Comm. Harger agreed that it says moderate density and multi-family.

Mr. Panico commented that he could say that the Commission does not anticipate anything ...a maximum of approximately 300 units. He asked if they wanted him to put that.

Comm. Tickey responded yes, if they didn't want to put the number on the cover letter, they should name them both because they gave totals for both residential moderate and residential multi-family.

After a discussion, it was decided that "multi-family residential development" would encompass both residential – moderate and residential – multi-family.

Mr. Panico stated that he would make those revisions regarding that on #2, Page 5.

He indicated that he would make these corrections but they couldn't accept this tonight without a quorum.

Comm. Pogoda commented that no they couldn't and asked for a motion to adjourn.

Adjournment

On a motion made by Virginia Harger seconded by Jim Tickey, it was unanimously voted to adjourn at 6:45 p.m.

Respectfully submitted,

Karin Tuke
P&Z Recording Secretary