

SHELTON PLANNING AND ZONING COMMISSION

JUNE 2, 2015

The Shelton Planning and Zoning Commission held a special meeting on Tuesday, June 2, 2015 at Shelton City Hall, Room 303, 6:00 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present: Chairperson Ruth Parkins
 Commissioner Nancy Dickal
 Commissioner Thomas McGorty (departed 7:00 p.m.)
 Commissioner Frank Osak (alternate for Comm. Harger)
 Commissioner Anthony Pogoda
 Commissioner Jim Tickey

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

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE / ROLL CALL

OLD BUSINESS

APPLICATION #15-03, 223 CANAL GROUP, LLC FOR MODIFICATION OF PDD #60 INCLUDING INITIAL CONCEPT PLAN AND STATEMENT OF USES AND STANDARDS (SITE C: 68 MULTI-FAMILY RESIDENTIAL UNITS), 223 CANAL STREET (MAP 129, LOT 18) (PUBLIC HEARING CLOSED ON 5/13/15).

Chair Parkins recalled that at the time the Applicant made his presentation, he indicated that the STC permit that he has comes up for renewal in July and she assumed that they were working under that timeline. When the Applicant realized he was not on the Agenda for discussion at the last meeting, he clarified that he would like to get an application into CHFA and they only do some of their funding twice a year in June and December. He asked if it was possible for the Commission to grant any approvals by that time frame knowing that their next meeting wasn't until June 9th. At the last meeting they discussed the potential of having this special meeting tonight. She added that even if the Commission does approve it, there is no way that he is going to get Final Approval by that point because time-wise it just isn't going to work out. The most the Applicant can hope for is a favorable consensus to move forward with a favorable resolution. It gives the Commission plenty of time for discussion.

Chair Parkins commented that in fairness to the Applicant, because they delayed him somewhat when he submitted his application, the Commission asked him to withdraw it due to more road work being determined. She reiterated that they asked for him and they asked Mr. Watts to withdraw their applications at that time. It has put a delay into Mr. Guedes' timeline plan.

She commented that she wanted to have a discussion because she doesn't know where the other Commissioner's are headed with this Application. She stated that they didn't have many people speak at the public hearing; however, at the last one they did have Mr. Dyer who made some valid points. She stated that she respectfully disagreed with some of his points though more so in terms of the commercial. At this point, they are not San Antonio; they are not a warm weather seasonal climate where you would have a River Walk available to the public 12 months out of the year. At best, they have two to three months and to expect any sort of retail establishment to open up down there... When they approved this PDD way back when, it was for a mixed use and that was definitely what they approved in 2007.

Mr. Panico indicated that that plan was based on recognition of what the property owner felt was a viable structure that he wanted to continue to maintain and he had tenants in there that had (inaudible)...

Chair Parkins responded yes, there were buildings that were going to remain and the potential to turn those into commercial was much more viable than building something brand new and incorporating commercial.

Mr. Panico commented yes, they had no orientation at all to the River Walk.

On the 2007 Shelton River Front Development Plan rendering, Mr. Osak asked for clarification of the area that they were talking about.

Chair Parkins identified the site they were discussing, Site C, north of Avalon.

Mr. Panico commented that people call it the Brennan Building.

Comm. Osak commented that it used to be Griffin Button Shop and they made buttons before the age of plastics. They would take cattle horns, bones, and any kind of animal product that was hard enough and make buttons. He added that he worked there in 1945 when he first took a job a Sponge Rubber.

Mr. Panico stated that must have been before they put the addition out in front because there is a relatively “modern” addition on the front of that building.

Mr. Schultz commented that he wanted to review the exhibits that Staff has provided for this discussion tonight. He indicated that they have a copy of the civil drawings for Site C along with the renderings that were submitted. Additionally, they have all of the documents, including the Resolution for the Birmingham and the Statement of Uses and Standards for the Birmingham that discusses the parking. He indicated that the parking was allowed one space per dwelling unit with the understanding that 1 ½ - 2 was with the assistance of the City.

Chair Parkins responded correct which is allowed by Regulation.

Mr. Schultz indicated that they also have the Resolution for the balance of Canal Street – Site B all the way up to the Locks and then they have a copy of the Statement of Uses and Standards and the Modification of the Statement of Uses and Standards for Site B which is the Avalon. He stated that they have all of those documents for reference tonight.

He commented that the maps being shown include an enlargement of Site C and Site D. They are discussing Site C but he pointed out the location of Site D. Site C was for 10 townhouses, 23 parking spaces with the salvage of the main building. He showed Site D for 23 residential units.

He provided a copy of the Canal Street Improvements as provided by the City Engineer which moves the right-of-way easterly toward the private sites. He provided a copy of the municipal parking area and an overall map of Downtown showing distances to the Chromium Process. He stated that they have all of those maps to assist the Commission for tonight’s discussion.

Comm. Tickey arrived at 6:10 p.m.

Chair Parkins commented that she appreciates everyone coming tonight to get clarification when the Applicant last presented to them. She reiterated that the Applicant had a July deadline for the renewal of the STC permit. He sent an email to Rick indicating that he was hoping for the possibility of an approval or a letter of approval by June 6th and that deadline is for CHFA funding. She added that in order to get qualified for funding for the housing, it is only done twice a year in June and December. She indicated that Rick explained to Mr. Guedes that there was no way he would get Final Approval from the Commission because their next meeting isn’t until June 9th but that the Commission could get together, discuss it, and reach some sort of consensus as to whether it would be favorable or not to give him some idea if he has to wait until December.

Comm. Osak asked if that was a Federal Program he was applying for.

Chair Parkins responded correct, for financing.

Comm. Osak asked if it has a limit on the amount of rental income from each unit.

Chair Parkins responded that it is not Affordable Housing. He has not asked for that. Chair Parkins indicated that she started doing some research...

Comm. McGorty asked if they know that Mr. Guedes is not applying for Affordable Housing or that it is not a part of his application with CHFA.

Chair Parkins stated that he has not indicated that – it gives him a different avenue to proceed with Planning & Zoning. It just bypasses local Zoning Laws – it is E3G or something – so he has never indicated that he was applying for that because it actually gives an Applicant an ability to go to a special court if the Commission denies it.

Comm. McGorty responded OK, he understands how that works and it can happen against the will of the local P&Z.

Chair Parkins stated correct and the Applicant hasn't indicated that; it is just the housing for this type of development because banks really don't want to touch it.

Comm. Osak asked if he's given them the Business Plan for that particular facility. He knows it is not a part of their Regulations but they could ask for that. The Commission has been at this project for a couple of years. This is the tail end of a lot of discussions with the Applicant and maybe they've gone through two or three iterations so he is reluctant to ask a lot of questions that were asked early in the stages they've been in. However, he was wondering if there was a Business Plan that described the type of market that he was looking for as building occupants and what their economic makeup might be.

Mr. Panico responded that his indication was market rate housing but at a slightly lower economical level than what Avalon is providing because he won't have that full amenity package that Avalon provides. He was looking at the same market rental situation but without being able to command the level of rents that Avalon does because Avalon offers a lot of goodies.

Chair Parkins added that he may be able to go \$300 or \$400 lower a month than Avalon because Avalon has the pool, outdoor open areas, grills, etc.

Mr. Panico stated that Avalon may be getting \$1900 for a unit but he's probably going to be in the \$1500 - \$1600 range.

Comm. Osak asked, in their estimation because they've gone through this discussion many times, if the occupants of this facility would be a credit to the Downtown.

Mr. Panico responded that it certainly seems like they should be - yes.

Comm. McGorty commented that it depends what their overhead is and what their liquid cash is at the end of the day, what their disposable cash is.

Mr. Panico asked Rick about when Jim Blakeman built that apartment house farther out on Route #110 and occupied them like that and if he knew anything about the quality of his tenants.

Comm. McGorty stated that he thinks the rents are pretty high.

Mr. Panico commented that he was going to rehab the building, but then the building got torn down and residential units were put in.

Comm. Osak stated that it is fully occupied now.

Chair Parkins commented that it was occupied within a month or two.

Comm. McGorty stated that he's commanding pretty good rents there and personally he'd like to see something equivalent to Avalon as far as rents. He'd rather see it go up than go down and make it much more affordable.

Chair Parkins indicated that it was without those amenities they aren't going to be able to...

Comm. McGorty asked why there can't be amenities.

Chair Parkins responded that there are only 68 units; Avalon has 250 units.

Mr. Panico stated that it is difficult to support a large amenity package with a limited number of units.

Comm. McGorty commented that they were talking about a pool and some other amenities not a full package. He understands that there are constraints with space.

Comm. Dickal agreed and suggested an exercise room or something like that.

Mr. Panico commented that things like an exercise room could certainly be suggested.

Comm. McGorty suggested something like a coffee shop on the first floor or some other amenities that are local to the facility that would be nice to have there. To her point about it being about it being a short season, he commented that he and his wife shop all year round in Westport or wherever it is a nice setting near the water. He added that he doesn't think his wife sticks to three months out of the year because the bills don't reflect that.

Chair Parkins responded that they aren't going to find retail chains come in there. She added that they won't even come on Bridgeport Avenue so they certainly aren't going to come into this particular development.

Comm. McGorty commented that it is a little different than Bridgeport Avenue too and he doesn't think – in thinking of the full vision and what they thought in their vision of Downtown and that stretch along the River which is a great spot and the River is a real asset. It is not typical like Bridgeport Avenue and you're getting away from Bridgeport Avenue in a different setting. It could command a little bit higher income type of stores eventually. He reiterated that he didn't mean today but they can't go back and renegotiate after he builds it.

Mr. Panico stated that it is going to take time before it becomes a destination area.

Comm. McGorty agreed and commented yes, the road needs to be open and some things need to happen.

Mr. Panico responded that right now the uses down there and the contemplated uses are not destination-oriented situations. When you get to the end of the street with that major complex, that is different, to be successful that has to be a destination – at the end of Canal Street by the Locks.

Comm. Osak asked for clarification on the major complex.

Mr. Panico responded that it was going to have parking at the lower level, retail activity on the main floor, office use and residential above it; that was the concept put forth when the overall master plan was viewed.

Comm. Osak asked if there was an Applicant.

Mr. Panico responded no not yet.

Comm. Dickal commented that this is where they need to stay focused. They have a plan now and a sort of vision so they can't say that there might not be some nice retail coming down like in Westport or Norwalk...because if they build it up to make it inviting than there will be people that come.

Chair Parkins stated that they've got to understand that the Plan that was approved was not what can go forward because of conditions and things that have happened since then. First of all, the

Locks were supposed to be filled in and utilized for parking and the road was not supposed to go through this building which needs to be knocked down where this is being proposed. Things have changed so they have to take that into consideration.

Mr. Panico commented that the reason that they are here tonight is because the Army Corp. of Engineers stepped in and prevented the improvement of the road where it currently is and it mandated the need to move the right-of-way towards the River and because there was a building in the way of it, the trade-off was they would take this building out but they need to recover the value by putting in a more intensive residential development.

Comm. Osak asked about the area from Bridge Street to Canal Street going north and if it were developed according to the Plan that they have now, there might be about another 1000 units from the Birmingham, Avalon, this development...

Mr. Panico responded no, not quite.

Chair Parkins stated it was 500 total.

Comm. Osak stated that they've already got Avalon with 250, this one with 68...

Mr. Panico responded that originally that commercial building was retained so that the parcel that they are looking at tonight originally only had 10 residential units on it. The Watts piece next door visualized keeping the old Apex Building, rehabbing that into 8 or 10 units plus building another 12 or 15 behind it. The next building down was going to be retention of the majority of that site. He asked Rick to see the Plan on the table.

Comm. Dickal commented that her personal opinion is that they have a Downtown that they are working to make better than it is now, they can't just have all these people there and have all the revenue to go out of town because there is nothing to do there. They have to come up with some kind of balance here. They can't just have all these people residing there.

Chair Parkins responded that they are in a Downtown District with Howe Avenue going straight through the center of this town and a new development coming in on the corner of Bridge Street.

Comm. Dickal stated that they don't have activities for people to do like more restaurants. People are going to go out of Shelton and go elsewhere where there is going to be something to do. She commented that is the first complaint she hears – she works with a lot of people at Bridgeport Hospital who are transitional people living in Avalon and they aren't making much money. They are being sustained by their parent's money to stay there and once they graduate or do their residency program then they'll leave town. They tell her that there is nothing of interest to do Downtown so they head toward Norwalk, Stamford and Fairfield. If they are going to have a lot of people residing Downtown then they need to have activity down there for them to be using their earnings and to have revenue coming in to those businesses.

Chair Parkins commented that it doesn't need to be right outside of their door.

Comm. Dickal responded that what she was saying is that would be somewhat ideal because then other people would come Downtown.

Chair Parkins stated that wasn't practical.

Comm. McGorty stated that typically services like that would follow. If they look at the Avalon project and it really hasn't happened as much as he would have liked; he would have liked to see it on Howe Avenue. He added that when you bring the people, places like that will come in and open shop there because there are 500 more people down there between Avalon, Birmingham, and now Spongex. Typically people will move in anticipating that extra foot traffic from those people living there that need services and amenities like eateries, coffee shops and whatever else for them to do. It hasn't happened as fast as he would have liked to see it on Howe Avenue.

Comm. Dickal responded yes, but that it isn't to say that it can't happen.

Comm. McGorty stated no, it should happen; it's an evolution, it should happen but by forcing...

Chair Parkins showed on the Plan and commented that what was being proposed on the other side of the bridge was going to incorporate commercial. There is a whole commercial center over there by Angelo Malisi.

Comm. McGorty commented OK, she was talking about the other side of the bridge by Rolfite, next to the Rolfite property, so there will be some there.

Chair Parkins showed that there would be commercial/retail in that center and commercial on the corner.

Comm. Dickal stated that they have to remember about times of high traffic, whether it is 6 o'clock, or 5 o'clock or whatever – the Downtown area gets highly congested. If there is an accident on Route 8, then there is a reason to go over the bridge into Derby to connect or go down (inaudible)...

Comm. McGorty commented that there's a number and he doesn't recall from all his time here what the magic number was of how many renters they want down there.

Chair Parkins responded that 500 units were approved.

Mr. Schultz added that it was excluding the Birmingham with 103 so 603 total for Sites B through Site G.

Comm. Dickal asked if they knew how many were there right now.

Mr. Schultz responded 103 and 250.

Comm. Dickal asked how they came up with the 603.

Chair Parkins responded through market analysis.

Comm. McGorty commented that they still have some room.

Comm. Tickey stated that on Canal Street North heading up to the Locks, he thinks that piece of land shouldn't be only residential or "residential row." He does agree that people want convenience and they talk about that often and it might not be right outside of their door but they do want that to be a destination for folks to come, to have those small businesses, those eateries but, they are talking about it, but they have an Application before them now... He asked how they know that someone is going to come forward and want to put ...

Chair Parkins responded that they don't and the problem is that that building is in their way. She stated that building has got to come down because they can't widen the road unless that building comes down.

Comm. Dickal asked which building.

Chair Parkins responded the Brennan Building.

Mr. Panico clarified that it was the building that was originally going to be retained.

Comm. Dickal asked who owns that building.

Chair Parkins responded that John Guedes owns that building.

Comm. Dickal asked if that was the building he wants to take down to put up apartments.

Chair Parkins responded yes.

Mr. Panico added that it was the parcel that they were worried about and he showed its location on the Plan. It was originally going to be retained.

Comm. Dickal asked if the only way they can do anything is if that building comes down and nothing is built on it.

Chair Parkins responded that they can't bring the road the other way. She showed where the canals were all filled in and park-like. They can't fill them in even though they are bone dry because the Army Corp. of Engineers won't let them.

Comm. Dickal asked if Mr. Guedes is the one who could open the possibilities here or what.

Comm. McGorty stated that originally he had planned to build a park around them. They weren't going to be filled in but they were going to be cleaned up and he was going to build a park.

Chair Parkins added that they were going to put fountains in.

Mr. Panico explained that this edge of the road had to move back and this building was in the way causing that plan to get thrown out the window. He showed the parcel and where it goes to and from on the drawing.

Comm. Osak asked about some of the structures shown on the Plan and Mr. Panico explained that they were not there, those lavender squares shown don't exist. They represented proposed condos from the original plan. He indicated that one of the buildings was the long brick building up by the road.

Chair Parkins stated that it was the original building.

Mr. Schultz clarified that it was Apex, Site C.

Chair Parkins indicated that he was going to rehab the Brennan Building and keep it as commercial and office but it is no longer feasible because the building has to come down.

Mr. Panico explained that originally when this Plan was put together the representation was made that they controlled these two parcels and they were visualized as a unified development with shared parking, shared driveways. One building was going to be retained/rehabbed, this other one would be rehabbed and the others would be new with all of the same unified flavor; then for whatever reason, there was a falling out and there was no longer that control. He explained on the Plan that they now have the original situation of this property and this other property owner being two different people.

Comm. Osak asked for clarification that they've developed up to this point with Avalon.

Mr. Panico responded yes, right and now they are working on this parcel.

Chair Parkins reiterated that the road had to be shifted this way because it can't go into the Canal.

Comm. Osak asked why the Army Corp. of Engineers wants that.

Chair Parkins responded because years ago it was used for power but it is not anymore and the water has been shut off.

Mr. Panico indicated that the City has a need to widen that road. The original intent was that there was going to be road on the Canal side. The Army Corp. of Engineers said no and if they need to build a road over there then they have to build a wall and cantilever the road out over the Canal but that is cost prohibitive. Therefore, they are taking the room that they need off the other side.

Comm. McGorty asked if they were responsible for these (inaudible)...the use or what happens to them.

Comm. Osak asked for clarification that the Canal was owned by the Ever Ready Machine Company over in Derby. They own the dam and ...

Mr. Panico responded not necessarily. They own rights to drain water through there but he believes that much of this is owned by the ownerships across the street. For example, Mr. Watts owns this piece and he also owns land across the street. If those rights could be extinguished then the canals filled in then they would have a whole different scenario down there. Years ago, they all thought it was kind of unique keeping parts of the Canal, a part of their heritage etc. but from a practical point of view today it doesn't seem to make sense anymore. The water pools? aren't there, everything is stagnant, they are eyesores.

Comm. McGorty commented that it is becoming a mosquito breeding area; it is a mess with litter and...

Mr. Schultz agreed that it was a mess and added that Mr. Guedes has been cited by the Blight Ordinance.

Chair Parkins commented to the point about retail, they are talking about this particular parcel right now, and (inaudible)...

Comm. McGorty responded yes, he knows that but he thought that they were going to be sprinkled in as they went down. He understands that they have a huge site at the end and it is not the be all end all right here. He understands now that they have constraints; this has to be knocked down and it's got to be moved. If that doesn't happen and he understands that if they take the hard line about having retail there, it may not happen and it could delay things much longer.

Mr. Panico commented that they did anticipate that as the River Walk grows, there might be some market for a seasonal outlet of some sort down there that could sell soda, ice cream, pizza or whatever for three months. They asked the Applicant to keep that in mind and re-evaluate it as he gets to that point.

Comm. Tickey responded that he hopes they do and added that he thinks it is an important part of this. He knows that there is retail in Downtown Shelton, obviously, but in the piece, if they continue to take application by application and say it's residential...they just said that they don't know if they'll have an applicant for the land at the end. He thinks that it is important that they bring in some mixed use for people so that this doesn't just become a residential row of only apartments and condos down in this area.

Chair Parkins stated that she thinks that the more people that are down there, the more attractive it is for that retail/commercial aspect.

Comm. Tickey responded that they have to make space for it though.

Comm. McGorty stated that as long as those rents come in from the right renters.

Comm. Dickal agreed and added that was the million dollar question.

Mr. Panico commented that today that just doesn't make sense to the guy who has to put his hand in his pocket and open up a store.

Comm. Dickal commented about what was mentioned about the Birmingham and how it didn't succeed like they hoped it to.

Chair Parkins responded yes but that was a whole economic (inaudible)...

Comm. Dickal agreed but added that they don't want this to be an economic disaster either.

Chair Parkins stated that they also don't want to stymie the future development of the River Walk.

Comm. Dickal agreed that she didn't want to do that either.

Comm. Osak indicated that he had another catch-up question – the Canal essentially north of where the Locks are, going out to the Canal– he asked if that is still going to remain open.

Mr. Panico responded as far as they know it does.

Comm. Osak asked if the Locks would stay operable.

Mr. Panico responded that the Locks aren't operable today. They are trying to get them preserved for their historic significance. They're there.

Chair Parkins stated that there is a requirement under the authority of FERC (Federal Energy Regulatory Commission) which is the agency that grants authority to that power dam that the space remain open and access for fishermen. It is actually in the approval. If that ceases to exist then she isn't quite sure.

Mr. Panico asked Rick Schultz about when they had that application from the property owner up here that wanted to rezone it and put some residential in - was he going to be filling in this part of the canal.

Mr. Schultz responded yes subject to Army Corp approval. Essentially, their objective is to come up with the million dollars to construct a fish ladder and they are now working with the City to possibly do a conservation easement that could come up with some funding.

Chair Parkins stated that a fish ladder was also a requirement of FERC and they have not met it.

Mr. Schultz added that it cannot go on the Derby side obviously. He commented that they saw what happened in Seymour with the fish ladder and that is what the Army Corp wants to see.

Comm. Osak asked if it would go around where the Locks are.

Mr. Schultz responded yes, probably.

Mr. Panico showed an area on the map where it would go.

Chair Parkins commented that she seriously doesn't think they'll see that. Mr. Panico agreed.

Comm. Osak asked about a fish ladder for what – Lake Housatonic – what about Stevenson Dam - a ladder through a six mile body of water only.

Mr. Schultz commented that there was such a success story on the Naugatuck River with all the factories going out and the (inaudible) going up and everything.

Chair Parkins commented that this isn't being considered as a Master Plan anymore, it is a Concept Plan and now they just have to evaluate each one separately as this goes in but because it is a PDD they have that control.

Mr. Panico stated that this is a Preliminary Concept Plan and PDD are expected to come along individually. This came in as a PDD and got approved some time ago. He showed an area where they approved a PDD several years ago as a unified development. The time constraints have long since lapsed.

Comm. Osak asked how old the document (map) was that they were looking at.

Mr. Schultz responded 2007.

Comm. Dickal asked how old the small detailed drawing was.

Chair Parkins responded 2011 – it was revised 4/11.

Comm. Osak stated that they don't have many options.

Mr. Panico agreed.

Chair Parkins commented that there was a garage that was planned to be built and a lot of things were considered when they approved this plan for mixed use. There was a parking garage on the other side of Wooster Street and it was a lot different than what it is today.

Comm. Dickal asked if there was going to be enough space for walking down the street, greenery and all that stuff if the project moves forward

Mr. Panico responded yes there is a design – a city design for the improvement of Canal Street and that is a given.

Comm. McGorty commented that is not what they were here for today – this is just for a favorable so he can move forward.

Mr. Panico stated that on the opposite side adjacent to the River, the River Walk has been accounted for and this development fits in between.

Comm. Dickal responded that she just wants to know because since this seems to be the ...

Chair Parkins indicated that this is sort of a crunch point.

Comm. Dickal commented yes, this is kind of a blip and they have to work with it to make it a successful.

Comm. McGorty stated that this is a deviation from the original because of the buildings (inaudible, copier)

Mr. Panico commented that if it weren't for the Corp. of Engineers (inaudible...)

Chair Parkins stated that if you ever go down there and see how close this is to the road right now it is ridiculous and to keep that building there is not going to benefit this project.

Comm. Tickey commented that he hopes that they do keep in mind involving some sort of mixed use as they go forward application by application. There is one way they won't have any of it and that is if they approve only residential so at some point they have to say that there is a tipping point. They do have a captive audience with Avalon of 250, this proposal is for 68, and Birmingham has 103 so they need to give a business owner an opportunity to try it out. They have a captive audience of residents on Canal Street and as they go application by application they have to give them space for a business to come in.

Mr. Panico agreed with Comm. Tickey and added that was (inaudible)...

Comm. Dickal stated that they said 603 for marketing and asked if that was specifically for downtown?

Chair Parkins responded for Canal Street.

Comm. Dickal asked if it had anything to do with what they have going on Bridgeport Avenue.

Comm. McGorty responded no.

Mr. Schultz added it was north of the bridge.

Comm. Tickey stated that they don't have that application before them now and that is his point. All they have right now is this application and they'll have another so he hopes that it is

something that they do act on. He commented that he thinks it is important to the development of that piece of Canal Street. He hopes that they incorporate that somewhere.

Mr. Panico stated that the application that they have before the Commission doesn't seem to lend itself and he doesn't believe that it really lends itself to the next one which they will hear very shortly for the adjacent parcel. When they get beyond that then they are in a whole different ball game.

Mr. Schultz added Better Packages north.

Mr. Panico stated that when they start talking about Better Packages they already planted a seed in there about some mixed use even if it is only seasonal in nature down on the board walk and they'll just have to expand...

Comm. Tickey asked if the rest of the Commission agrees with that.

The other Commissioners agreed. Chair Parkins commented that as this road gets widened and the road starts getting improved then they have more opportunity to get more businesses down there.

Comm. Osak commented that road needs an outlet to Wooster Street.

Chair Parkins indicated that it is being worked on but as a work-around until that happens, a turn-around will suffice with the DOT.

Comm. Dickal stated that the widening of the road would definitely invite people because it will make it a less crowded and more enticing area.

Mr. Panico suggested that once they finally solidify what that proposal is and eventually solidify what this other area is going to be then he thinks that this Commission ought to consider having its own Marketability Study done to see whether there is a viable potential for some form of commercial space in the parcels beyond it.

Comm. Osak asked what a Marketability Study would cost.

Mr. Panico responded that he thinks that they could have it done for a relatively small amount of money like \$4,000 or \$5,000.

Chair Parkins stated that she thinks that they can go look at the last one that they had done. SCDC just had one done; she has it but didn't bring it with her. She added that it was done not too long ago.

Comm. Osak responded that was a good suggestion.

Mr. Panico reviewed the area map and commented that they have nailed down development up to this location as "x" number of units and here is what the marketability of the units seems to be and asked if they were close to building some market potential for retail activity down there.

Chair Parkins commented that they will see how well that mixed use stuff does before anything goes in down there.

Comm. Osak stated he didn't know... something a little bit more than pizza and ice cream.

Comm. Tickey agreed.

Comm. Dickal agreed and added that they have to make it attractive enough – not that she has anything against pizza and ice cream.

Mr. Panico commented that historically they have been talking about that kind of commercial, not necessarily on the River, but in Downtown Shelton but it just isn't going to happen. They are

a city, yes but they are a small city and they don't have 60,000 or 50,000 people to draw from and support something like that.

Chair Parkins added that they weren't a destination like San Antonio that has conference centers and (inaudible)...

Mr. Panico commented that it has taken several commissions in the past a while to come to the conclusion that Downtown, at best, is going to be a neighborhood commercial type area.

Comm. Dickal stated that Mr. Scinto has done a wonderful job of bringing lots of people here to come to work. A lot of time those people want to go out for lunch, have meetings and everything...

Mr. Panico added that there is definitely a market for that but when they start talking about boutique shops that is another story. It is a different ball game.

Comm. Osak stated that the '65 plan considered four small centers in the town – White Hills, Huntington, the center of town and a spot of Long Hill Avenue at the Cross Roads. He commented that the Long Hill never happened, White Hills happened, Huntington got beat up because of competing influences from retail put on Route 8 so it's dying with space open up there. He added that Downtown was supposed to be like a small regional center (inaudible)...

Mr. Panico stated that they are developing a lot of housing here and there should definitely be a market for support facilities for this housing but those support facilities do not include boutique shops.

Comm. McGorty commented that the project that they've been discussing for (inaudible)...The relocation of everything and other things adjacent to Downtown is going to change the dynamics somewhat as well.

Mr. Panico responded that he thinks it definitely will but the more that they bring in as far as disposable income then the portion that suits everyday needs is certainly satisfied Downtown.

Chair Parkins stated that she thinks that they are seeing a lot of chains that want to come in here now like Chipotle because there are people there now. The apartment building right across the street is a draw for Chipotle. They do their market research.

Comm. Osak stated that he's been an alternate for a year now and this is the first interesting meeting that they've had.

Chair Parkins responded that she was glad he came. She added that it is because of the people being there because commercial is not going to come in to satisfy a timeframe of people, or just for the corporate but now that there are people there 24/7 with corporate during the day/week and people on the weekends. It is what the commercial establishments look for. She added that they will never find Starbucks down there. Starbucks wants to be on a main street so they will never see Starbucks go down there as much as the residents down there would love to have it. She commented that it is not a destination – there is no hotel, no conference facilities and it isn't drawing large masses of people – it is just residents who mostly leave during the day. She asked what those businesses would do during the day.

Comm. Tickey commented that there are some businesses that could sustain that.

Chair Parkins responded yes, some could but not a lot.

Comm. Tickey stated that he thinks that if it is a café and they sell newspapers, periodicals, do sandwiches and have a small overhead; he thinks some businesses could succeed. They don't know if there are business owners out there who want to give it a shot and who might have success down there with a good product that will bring residents back.

Chair Parkins commented that they see a lot of small businesses and she applauds those people for giving it a shot. They don't always see them succeed because of the costs or something that

they haven't anticipated but she applauds those small businesses. She indicated that they shouldn't forget that this is new construction so they aren't going to have the Howe Avenue rental type of costs. She stated that this meeting was to explain what the issue here were and why they are kind of (inaudible)...

Comm. Dickal stated that she has a clearer view.

Chair Parkins commented that she thinks that they all agree that there needs to be some work on the architecture.

Comm. Tickey added maybe a lot of work.

Comm. Osak asked to do the market study.

Chair Parkins indicated that she would bring the market study that was recently done and get copies out to everyone.

Comm. Tickey asked where they were with regard to guest parking on this proposal.

Mr. Panico responded that for Site C it is basically under the building.

Comm. Tickey recalled that they talked about that gate and the possibility of the gate for guest parking. He asked if he would not be doing that.

Mr. Panico responded that he said that they are working on a solution to that but he hasn't seen that solution that.

Chair Parkins indicated that he is proposing 106 spaces.

Mr. Panico showed the location of the parking and added that virtually the whole lot is parking and a building is put on top of it. The building is this T-shaped structure.

Comm. Osak asked what action they were supposed to consider tonight.

Chair Parkins responded the use and the density of 68 units. She wanted to do a little bit of discussion on the parking because she thinks that they have to consider the area that they are in. She commented that they are in a downtown area. She indicated that she attended a conference in Darien two weeks ago with a lot of real estate developers. She asked one of them what their typical rule of thumb was in downtown areas constrained for parking and they indicated that their ratio was 1 for one bedroom; 1 ½ for two bedroom and 2 for three-bedroom.

She stated that considering that no place ever has 100% occupancy because people are always moving in or moving out, they are in a downtown district and there should be a few parking spaces for visitors but downtown living and what these Millennials are looking for isn't to entertain. They don't want to cook or entertain. They want to go out and meet their friends at the bar and that is what downtown living is about so that is why they feel that ratio of 1:1 bedroom; 1 ½ : 2 bedroom and 2:3 bedrooms (and there are no 3 bedrooms proposed here) works.

Comm. Osak asked how that concept relates to this.

Comm. McGorty responded that they shoot for 1 ½ then.

Chair Parkins responded that she thinks it is 1.6 that is being proposed.

Mr. Schultz clarified yes it is 1.6 and 1 ½ would be 102 and they are providing 106.

Mr. Panico commented about 102 with 4 extra.

Comm. Dickal commented that she knows she asked a question about snow and it being removed down there.

Chair Parkins responded yes, they actually bring it someplace and (inaudible)

Mr. Panico stated that they know that it has to be done – they don't have room to pile snow on site.

Chair Parkins commented that 47 units are two-bedroom so X 1.5 would be that 70 ½ and 21 are one-bedroom so that would require 91 ½ or 92 spaces and he has 106 proposed.

Comm. Dickal responded OK so he's within the guidelines.

Chair Parkins stated yes, well - from the rule of thumb that she was able to garner from other developers.

Mr. Panico stated that when they originally validated that plan, the thought was that they were shooting for a 2 per unit ratio on average for the whole area and now they seem to be sensitized at a lower ratio than they were.

Chair Parkins commented that was what the regulations for that Downtown Riverfront district was too but for commercial they also put in 5 per 1000 square feet. Originally proposed this commercial was 30,000 square feet on this spot which would have required 200 parking spaces based on their Regulations and that wasn't happening. She clarified what the Applicant was seeking right now is not Final Detailed approval.

Mr. Schultz clarified that it was Modification of Conceptual and Statement of Uses & Standards.

Chair Parkins commented OK because she wants to make sure that they have the room to go back. She stated that he is looking for approval for 68 units on this site not the architectural.

Mr. Schultz reiterated that it was a Modification of the Original Concept Plan.

Comm. Dickal asked if he was going to knock that building down and rebuild again on it.

Comm. McGorty responded yes and moving it away from the road.

Chair Parkins added yes and giving the easement to continue the River Walk in the back

Mr. Schultz stated also to continue with the 1 ½ for Site C. The ultimate goal by the Commission was to try to get the 2 spaces per dwelling unit. They started with one for the Birmingham and trying to strive to get 1 ½ - 2 with assistance by the City; Avalon was modified down to 1 ½ and now this Applicant is saying that 1 ½ is sufficient for the market so that is a part of the Modification too.

Mr. Panico addressed Comm. Osak's question and stated that they were trying to get through with this decision is to decide how many units ought to be allowed here and how many parking spaces must they provide. He added that then they need to go back and work out the kinks with the Applicant and get the building design to something that is more acceptable to the Commission as well as details of layout such as how these gates work, etc.

Comm. Osak commented that he needs a motion from them that what he just said is what they would accept for units and parking.

Chair Parkins stated that he needs approval from the Commission and there is no way that he is going to get full Final Approval from them. The most he can hope for right now, and hope it is acceptable by CHFA is a favorable consensus reached to move forward with a favorable approval of his plans. She added that there is no guarantee that it will work but that isn't there issue. They are doing what they can but they can't jump through hoops.

End of Tape 1A 6:55 p.m.

Comm. Dickal asked if they were going to give a favorable consensus for the 68 units and asked if everyone was on the same page for the 68 units or did they want to go lower.

Comm. McGorty responded that he didn't think there was any reason.

Comm. Dickal stated that she didn't know how they wanted to proceed here.

Mr. Panico stated that they come to a consensus tonight...

Mr. Schultz added yes a consensus and to direct Staff to prepare a resolution.

Chair Parkins stated that they don't typically make a motion on a consensus but she wondered if a motion would solidify it a little bit more for his purposes.

Mr. Panico responded that he didn't want them to have that be misinterpreted as a final decision.

Comm. Tickey agreed that they really do need to come back to these architectural.

All of the Commissioners agreed that the architectural design was unacceptable.

Comm. McGorty commented that he thinks it would just be a favorable consensus. It is a PDD and these are not final...

Mr. Panico stated that he would stay away from making any motion. It might be misinterpreted.

Comm. Dickal agreed that it could open up a can of worms.

Chair Parkins indicated that she wanted to ask Staff to write a letter to Mr. Guedes stating that at this meeting a favorable consensus was reached to move forward.

Mr. Schultz stated that he has done that a lot with STC on projects. Those entities want to know if the Commission is going in favorable direction before they begin reviewing it.

Mr. Panico added that they need to authorize Staff to prepare the appropriate resolution.

Chair Parkins asked Comm. Pogoda if he had any comments this evening.

Comm. Pogoda indicated that he has been listening and he's in agreement with a favorable resolution.

Comm. Osak indicated that on behalf of Comm. Harger, he would agree.

Chair Parkins commented OK, they are all in favor of moving forward.

Comm. Dickal indicated that they don't have much of a choice.

Chair Parkins responded that they do have a choice.

Comm. Dickal stated that it is blip, that's the blip there so they have to just work with it.

Comm. McGorty commented that it has to go forward.

Chair Parkins indicated that they'll see the next one come in shortly, Mr. Watt's property because they were also asked to withdraw their application while the road issue was worked out.

Comm. Dickal stated that it will be much better than what is there so she is definitely in favor of that.

Mr. Panico commented that they he thinks that they know what the feeling is on the proposal but he would like some suggestion about the architecture.

Comm. McGorty asked if he wanted to do that tonight because that will be a big discussion. It could turn into a regular meeting.

Comm. Dickal agreed that it would be very involved from just looking at it.

Mr. Panico responded that he'd like to have a meeting with the Applicant.

Comm. Pogoda commented that he recalls that they said something to him last time.

Comm. McGorty responded yes and he didn't seem adverse to it.

Comm. Pogoda commented that this version hasn't changed that much.

Mr. Panico stated that he didn't see any change.

Comm. McGorty commented that he didn't think anything was done to them yet. He asked if these were the original drawings.

Mr. Schultz responded yes and that was his vision.

Comm. Pogoda commented (inaudible)...

Comm. Dickal commented that yes so they don't have anything before them.

Comm. McGorty stated that Guedes was amenable to it. He said he thought they'd like it being kept with the industrial area.

(multiple comments, inaudible)...

Comm. McGorty stated that they could deviate from this a little bit - from that design.

Comm. Pogoda added they could deviate a lot more. It is nothing like the building next door, like Avalon; however, he wasn't saying that it needed to be like Avalon. He doesn't want to see it look just like Avalon.

Comm. McGorty commented that he should add some nice architectural features to it.

Comm. Tickey restated that this building was his vision.

Mr. Panico commented that it was interesting that they mentioned Avalon and he asked them to think back to when they had the discussion about Avalon. There was a general feeling at the table at that time that there wasn't enough brick. It was too much frame and it didn't have the appearance of a sturdy, masonry building. Now they have a sturdy masonry building but...

Comm. McGorty responded that there can be a problem with too much brick though. It needs some other architectural features.

Chair Parkins commented that this is veneer, it isn't brick...it is brick veneer.

Comm. Pogoda agreed it was (inaudible)...

Comm. McGorty stated that rather than just a box – and he was never against the Avalon and liked that they incorporated some architectural features there - it was a good thing.

Chair Parkins indicated that they didn't come in with that – what it looks like now – is not what they came in with for Avalon. She added that they worked with them for a long time.

Comm. McGorty stated that this is a box and he said it wasn't a problem to change it. He just thought they wanted more of an industrial look.

Comm. Tickey agreed that it needed more accents or a statement in the architecture.

Mr. Panico asked if it was just the siding material or is it the architecture.

Comm. McGorty responded that it was the architecture. They need to break it up.

Chair Parkins stated that it wasn't the design of the "T" structure.

Comm. Dickal responded no and she liked the "T" structure. It is the aesthetics.

Comm. McGorty added that it was the aesthetics of the brick box with a roof of doghouses.

Comm. Osak asked if they would like to live in a building that looked like that.

Comm. Dickal responded no.

(multiple comments, inaudible)...

Comm. Pogoda agreed that he wouldn't – the way it looks right now.

Comm. Dickal added that it looks like a correction facility.

Chair Parkins stated that she thinks Mr. Guedes heard the Commission at the last meeting. They reiterated it over and over.

Comm. McGorty asked if they needed to address that tonight.

Comm. Dickal stated that everyone is in agreement about that.

Comm. Osak commented that it should be said to the Applicant though.

Comm. Dickal agreed that he should start working on it.

Mr. Panico stated that he would need it for the Final Development Plans. He indicated that they were going to do the Zoning aspect of this PDD.

Mr. Schultz responded yes, the Modification of Conceptual and the Statement of Uses and Standards.

Chair Parkins commented that if he doesn't make the funding cycle then he has a whole other six months to work with them anyway. If he makes it, he still has time so at least he knows what direction to head in at this point.

Comm. Osak asked about the type of funding.

Chair Parkins responded that it was CHFA (Connecticut Housing Funding Authority).

Comm. Osak stated that they are the State entity that can issue bonds.

Mr. Panico responding yes, in effect, it is mortgage funding. They back up the lending institution (inaudible)...

Comm. McGorty departs 7:00 p.m.

OTHER BUSINESS

POCD UPDATE SUBCOMMITTEE: ORGANIZATIONAL MEETING

Chair Parkins indicated that she appointed Comm. Osak as Chairman of the POCD Subcommittee.

Mr. Schultz provided copies of the 2006 Plan of Conservation and Development Update Draft Program Outline dated May 15, 2015 and a copy of the State Statutes (Public Act No. 07-239) amended in 2013 regarding their charge as a Planning Commission in regard to the POCD. He commented that the State Statute deals with housing, economic growth, “spark growth” which is a new buzzword but it also gets involved with the legislative body which is the BOA and they are given a copy for input. Those are the main changes.

Comm. Osak indicated that they’ve gone through comments from the P&Z Chairperson who spoke and he was appointed as the POCD Subcommittee Chairman so he was going to make some comments. He indicated that he has been through two POCD Updates before – in 1990 with Sam Pine...

Mr. Panico stated that they did a POCD in 1964 – it was the first one.

Comm. Osak responded yes and they adopted it in 1966 and got funding from the Federal Government for \$22,000 and the City put up \$6,000 for a total of \$28,000. Bryan & Panico were their consultants in 1964 (inaudible). They helped organize Subdivision Regulations and 1964 they uncovered the Route 8 Corridor right-of-ways on coast and geodetic maps that were two thin black lines. They petitioned the City for \$5000 to put together a Route 8 Plan to incorporate that into the Master Plan they were working on. It was granted and they had a lot of meetings with other departments and actually they laid out what is now Commerce Drive, Progress Drive and Enterprise Drive on 1965 maps.

Chair Parkins commented that the \$5000 they spent to put that plan together would cost about \$50,000 now.

Comm. Osak indicated that in 1970’s the State Legislature Connecticut Development Chairman (Jones) proposed Community Development Action Plans (CDAP) which laid out the start of what is the POCD. In those days they said that if you didn’t have a 10 year plan than you wouldn’t get some State funding for highways and some other things so you had to have it. He recalls the Mayor at that time requesting that the Planning Commission and some others to do it because he didn’t want to create another Commission.

The State gave them funding money for it; they were given \$144,000 to do it all. They had every component of City structure – education, police, conservation, highways & bridges, etc. They hired consultants and did it with the help of Bob Bryan and Tony Panico and they had a gentleman from UCONN helped with the education piece, a Yale University professor from the School of Public Communication for the Charter. They had a lot of inputs and did Grand List projections back then, calculated their tax base and through the whole framework everything referenced the financial condition of the City.

Basically, Comm. Osak stated that they projected the Grand List going forward and at that time, they started to see a slip in the makeup of the taxable Grand List from a lot of commercial and industrial, and a small amount of residential. In the early 1960’s, they had 40% commercial/industrial of the Grand List, something like 50% on lots, some farms and acreage. The Grand List was slowly creeping into residential side because they used to process 150 – 200 building permits a year for single-family, owner-occupied. They used to work two nights a month just on subdivisions.

Comm. Osak stated that they calculated what land they had open, what land was committed to certain uses and they projected their growth of residential which was climbing rapidly. They tried to figure out how much land they had to set aside for commercial/industrial so that they would have a balance going forward in 20 years. They did that and added that was why Route 8 came to be. He recalled that there was 900 acres of open land on Route 8 back then and they said that wasn’t enough because they didn’t know what an acre of land zoned commercial/industrial would bring to the Grand List. They had some factory numbers from Downtown. Starting in the late 1960’s, things like the North American Philips, Bransen, Medical Delivery Systems, American Chain & Cable started to locate onto Route 8 and they got a sense of how much money they were bringing in per acre of land to the Grand List so they used that. They projected it out with all the residential that they had and the industrial; 900 acres

wasn't enough. In 20 – 30 years, they would start slipping into all residential and that is pretty much what has happened.

Comm. Osak commented that if they look at the makeup of the Grand List today or even back to 1985, commercial and industrial made up a little over 30% (33%) and for the POCD 2005 it was down to 27% commercial/industrial with more residential.

Comm. Osak commented that he forgot about it until last October when the Taxable Grand List came out and he was shocked when he saw 19%. Only 19% of their total taxable Grand List was commercial/industrial. They have since broken it out a little differently with automobiles as a separate category. He stated that there was something going on there.

Chair Parkins asked where the Office comes in.

Comm. Osak responded that it was in there.

Chair Parkins asked in where – in the commercial.

Mr. Panico indicated that when they say commercial they mean industrial/office/retail – it is all there.

Comm. Osak added high-rise buildings and everything.

Mr. Panico responded that high-rise office in commercial.

Comm. Osak commented that his first task for this effort is to find out what is going on because they didn't really put that much residential onto the books because 2005 and 2007 were pretty vigorous economic years but in 2008 going forward there was nothing.

Mr. Panico responded that the problem is that what has happened over time – he recalled that when they first started their economic program in Shelton they were enjoying all the factories that wanted to move out of the bigger cities, people who wanted to relocate their factories and they were welcoming and waiting for them with good places and it worked out fine. Now they don't have that out migration of all the industrial complexes are gone. They are out of the big cities.

Comm. Osak stated that in 2005 POCD they went to the Tax Assessor and they found out that those high rise buildings and rental properties get looked at and assessed every two years but residences are done every 10 years. He also found out that these office buildings, especially if they are rental units, have a funny way to assess its taxable value. They take an algorithm that takes replacement cost, depreciation on the books of the corporation that owns the building and income (rental income) coming in and from the application of those factors, they decide on a price for the building. Something is happening in that process. He commented that Chair Parkins brought something up last year, about the four- story office building south of Shelton Square...

Chair Parkins responded yes, 1000 Bridgeport Avenue.

Comm. Osak commented that it has 100,000 square feet and it sold for \$8M. It was \$80/square foot and to build that cost between \$250 and \$300/square foot.

MR. Panico stated that was what entered into a lot of the Commission's deliberations when faced with a project that wanted to go in on industrial land and the market just wasn't there for industrial development because they could buy existing, vacant industrial buildings for a lot less money.

Comm. Osak commented that it wasn't so much industrial but commercial office space.

Mr. Panico responded that the same thing happened in industry though.

Comm. Osak stated that he was trying to lay out a modus operandi for the POCD group to work on and what they should reference to, which spine of thought they follow, and he thinks it is the makeup of the Grand List going forward.

Mr. Panico stated that he thinks the economic development component is a very important one for them to deal with.

Comm. Osak stated that quality of life is important but the things that make a good quality of life have to be bought. Roads don't come free, playgrounds aren't free and all the things that they enjoy are bought but your ability to pay is what makes them happen.

Comm. Dickal added that good schools aren't free.

Comm. Osak stated as for the POCD here, they are continue this project for another year and they have to focus on that one core value – their Grand List, what do they think it is going to grow and maybe take it beyond the next 10 years. Ten years isn't much time in the concept of city planning. He wanted to know if they thought that was the way to go.

Comm. Dickal commented about an article she read in the Connecticut Post regarding Shelton and Oxford and the growing senior population. She asked how they would that work into the element to try to drive in young couples and families. She asked if the seniors were going to be the one that (inaudible)...

Mr. Panico responded that they have a large inventory of residential, single-family dwelling units that are conducive to young families and they don't have to encourage more of them to be built. They are a drain on the City.

Comm. Dickal stated yes they are.

Mr. Panico stated that part of it is in how they define economic development. It is really development that creates a plus influence on City finances. They started in the 2006 POCD when it defined economic development and it threw in the age-restricted residential component but he thinks that they have to throw in high-density rentals as one of those development components that pays far more than they demand in services.

Comm. Osak responded that if he said 20 years he would have been throw out on his ear.

Mr. Panico stated that there is a strong market for quality apartments in Shelton today because they haven't built any for years. He's been talking to the Planning Commissions for the last 30 years saying that they should do it. At one time they did a study of this hill right here and he proposed them right there and he was almost run out of town.

Comm. Osak commented that there should be other components of this thing. They have to draw on other City departments such as the BOE in regard to the number of school-aged children they'll have 5 or 10 years from now.

Comm. Dickal responded that she already asked them that and was told that it was impossible to determine. She asked about Shelton and the surrounding towns to try and get a ball park figure and that was the information she was given. She was told it would be a lot of work to do that.

Comm. Osak commented that they did something called Schools & Growth in 1973 or 1974.

Mr. Schultz added that they do have projections for it.

Chair Parkins indicated that they would get the answers he needs.

Comm. Osak stated that they have to be involved. They had 7,250 kids when they did the High School Bond Referendum for \$13M in the 1970's and they had an extra parochial school then. They are down to 5,400 now because the single family owner-occupied houses that they had – the population has aged, the taxes are cheap enough for them to stay, but they don't have any kids.

Mr. Panico added that they don't want them to move because a family with children would come in.

Chair Parkins commented that there is enough inventory in Shelton to supply young families that want to live here without building subdivisions. Unfortunately, no one wants to build age-restricted developments anymore. They will infer that it is what it is going to be with no pools, swing sets, etc. but...

Mr. Panico stated that he was talking to someone today about their neighboring communities that have age-restricted housing. The owners of the houses that are trying to sell them are having problems selling them because they can't find anyone willing to come in and accept the age restriction.

Comm. Osak asked Staff to collect some data from the Assessor's Office and get Grand Lists for the last 15 years to find out how much is residential and how much is other because somewhere back there they broke out the autos and personal property from residential.

He asked them to find out what is happening to the valuation of what they consider the non-residential portion. He suggested taking 10 properties – whatever properties Rick wants to pick out up on Route 8 like some of the Scinto buildings and track them from the day they were built as to what their property taxable list record was up to the present day because they do that every two years. They have to find out what is causing the erosion of that part of the Grand List.

Chair Parkins asked if he was talking about the value of the building itself or what the property value of the businesses incorporated within them are paying.

Comm. Osak responded the taxable value that adds to the Grand List.

Chair Parkins indicated that they have two – the part that they are paying the real estate taxes on and personal property.

Comm. Osak responded the real estate taxes. Personal property works off of depreciation line of the company's books. As you depreciate it down, you'll pay less and less taxes. They need to find out what is happening there.

Chair Parkins indicated that it is also broken down between the property, the land itself and then the building.

Comm. Osak responded yes, exactly; the land should stay the same or go up a little bit. The building will fluctuate by market conditions, depreciations, replacement value and income. If rental income drops in a particular building, it will drop the assessed value of the property. If the building is owner-occupied and the company owns the whole building then they don't have that component of rental income; they use a different formula from the company's books involving depreciation value.

Chair Parkins commented that if they compare Perkin Elmer to one of Scinto's buildings...

Comm. Osak responded exactly, good example.

Mr. Panico commented that if they have a building that is substantially vacant, he's saying that the next time the Grand List comes out it is going to show a significant reduction.

Comm. Osak responded that's right – he thinks so, he only had an 1 ½ hour conversation about 10 years ago but he's banking on that. He's making some assumptions.

Mr. Panico stated that they could do an analysis, get the information and see what's happened with 10 or 12 buildings – a different cross section of the type of buildings.

Comm. Osak asked what other City agencies they should involve in this besides the BOE, the Police Department, Highways/Bridges...he asked about Conservation.

Mr. Schultz responded that their Plan is intact.

Comm. Osak stated OK but involve them.

Mr. Schultz added Parks & Rec.

Mr. Panico stated that they have an adopted Plan, the purpose of this update is to identify areas that they want to refine and modify. It doesn't mean that the existing one is suddenly not there anymore.

Chair Parkins agreed about not throwing the baby out with the bath water.

Comm. Osak commented that Conservation in this town is pretty good.

Comm. Pogoda stated that he didn't think that they needed to concentrate on that.

Comm. Osak commented that there were a lot of good things in this town.

Chair Parkins agreed and added about the Open Space Inventory.

Mr. Schultz stated that for the Fire Department they are going to hear about the relocation of Echo House because that is on the front burner.

Chair Parkins added yes, and the Mas property.

Comm. Osak asked them to do that for the next month.

Chair Parkins indicated that she thinks Comm. Osak has given some good thought to how to best pick it off with that basic information.

Comm. Dickal commented if they start getting information and feedback, it might help them as they move forward Downtown.

Comm. Osak stated that it is going to be hard for them to separate the things they have to get done from the POCD activities. He asked Rick to get that data from the Assessor's Office.

Chair Parkins stated that they talked about the Subcommittee meeting being aside from the Full Board Planning & Zoning Commission. It would be a meeting with her, Staff and Comm. Osak to discuss those things; otherwise their meetings are going to get very long.

Comm. Osak indicated that the four of them could meet and report back at the Regular Meeting for 10 or 15 meetings to get it done.

Chair Parkins stated yes because they are going to get busy with Planning issues and the POCD is a long process. They do have time and they are starting it early enough. She reiterated that they are not reinventing the wheel, they're taking a step back and re-evaluating things to see if any changes are needed. Any changes that they do want to incorporate will have to go to a public hearing and the public will have input.

Mr. Schultz indicated that he'll pull that information together.

Comm. Osak indicated that he thought that was a good start and they would use this outline going forward.

ADJOURNMENT

Chair Parkins asked for a motion to adjourn.

On a motion made by Jim Tickey seconded by Nancy Dickal, it was unanimously voted to adjourn the meeting at 7:35 p.m.

Respectfully Submitted,

Karin C. Tuke
P&Z Recording Secretary