

SHELTON PLANNING AND ZONING COMMISSION

JULY 22, 2015

The Shelton Planning and Zoning Commission held a special meeting on Wednesday, July 22, 2015 at Shelton City Hall, Room 303, 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

Commissioners Present: Chairperson Ruth Parkins
 Commissioner Nancy Dickal
 Commissioner Virginia Harger (arrived 7:10 p.m.)
 Commissioner Thomas McGorty
 Commissioner Frank Osak (alternate)
 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

Chair Parkins called the July 22nd Special Meeting of the Shelton Planning & Zoning Commission to order at 7:07 p.m. with the Pledge of Allegiance and a roll call of members present. She commented that Comm. Pogoda was not in attendance and Comm. Harger was on her way to the meeting; she asked Comm. Osak to act as alternate until her arrival.

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): PROJECT UPDATE BY APPLICANT

Chair Parkins commented that they would be getting a project update from the Applicant, Mr. Guedes.

John Guedes, Principal, 223 Canal Group, LLC and Principal, Guedes Associates addressed the Commission. Mr. Guedes introduced himself and indicated that his group was both the Developer and Architect for this project. He provided a rendering of the site area and indicated that less than a week ago he met with Rick Schultz and Tony Panico to review the Commission's desires regarding final stages of the project in the approval process. There were a number of things that were brought up. He went back and worked on them and said he'd present those changes tonight.

Before getting into the exterior changes, Mr. Guedes indicated that he wanted to start with the more technical changes that took place because he thinks that once they get to the aesthetics there may be more comments and more interaction.

He stated that he would begin with items associated with the site itself regarding a number of items brought to his attention.

Comm. Harger arrived at 7:10 p.m.

Mr. Guedes showed a rendering of the building and commented about the elimination of the trash enclosure and the creation of the trash shoots and the trash compactor. He showed where he went back and introduced the location for it and explained that he had to redesign some of the units on the upper floors to allow for the trash shoot. The shoot will be in the middle of the building for access by all of the tenants. On another drawing, he showed the location of the trash shoot midway in the building itself. He stated that it eliminated two parking spaces but by the elimination of the trash container area outside, those two spaces were recreated in that location

outside. He summarized that they lost two spaces but gained two others. This was a major item of contention.

Mr. Guedes discussed the transformer and indicated that Pereira Engineering had located the transformer pad in front of the building and it was moved over to the where the trash container was previously located and it will also be landscaped.

He referenced the item addressing a concern raised about how the building would be in association with the Avalon building. He provided another site drawing to explain that when he originally laid this out, he laid it out utilizing this plan to make sure it fell within the same alignment. He pointed out that it was a little beyond – he did introduce that dog-leg that was a vestibule and he eliminated it. He'll show them later how that looks aesthetically. He stated that the building does fall within the same alignment as the Avalon building.

Mr. Guedes provided another rendering showing landscaping and he pointed out the location of the transformer away from the front of the building. He added that the building will be straight so there will be no dogleg. There is the need for a small handicapped ramp from the front of the building but the building is set back the same amount as Avalon at 14 feet.

Mr. Panico commented that he is using a good part of that for the handicapped ramp – there is nothing left for landscaping.

Mr. Guedes responded that there is landscaping.

Chair Parkins asked a question about the internal dumpster where the trash is being emptied into and how the garbage truck would access that area.

Mr. Guedes responded and showed that it would just go in and pull out.

Chair Parkins asked for clarification that they lost two parking spaces inside because of that.

Mr. Guedes responded one inside and one outside. He showed where those spaces were recreated.

Mr. Panico asked if he could still use the outside space except during trash pick-up times.

Chair Parkins agreed and commented yes with something saying “No parking here on Thursday mornings...”

Mr. Guedes responded yes, it would just be a part of how the management company wants to do it. As they know the compactors are not like containers, but obviously they don't want to see what has happened at Avalon where they are wheeled outside and sit out there waiting to be picked up. He explained that the trash location is in the parking area, half way down making it convenient for all the residents to reach. There is the ability to pull it out and there will also be the recyclable items too. He reiterated that in the overall scheme it was a challenge because of the topography being downgrade; the building has to be accessed so this was the ideal location for it. He commented again that they eliminated two parking spaces but created two parking spaces and gave up nothing.

Mr. Guedes indicated that it was requested to put back the washer/dryer in each unit so that was reintroduced and now every unit has a stacked washer/dryer unit. He commented that there are two exercise rooms being proposed. One exercise room is located on the first level and the other is on the third level to make it more convenient for everyone. The exercise rooms are 23' long x approx. 9 feet wide and it will accommodate approx. 10 machines on each floor.

Mr. Panico asked for clarification that there would be equipment in the rooms.

Mr. Guedes responded yes and added that they did the same thing at the Birmingham but some of it got stolen; however, they provided it. He commented that the televisions somehow disappeared too. In doing that the building itself also had some changes to emphasize the changes to the exterior façade so it is different from what it was previously. They have increased

some of the units in size but for the most part, most of the items brought up to him at the meeting were introduced into the plan.

Mr. Panico asked to see the drawing of the garage/parking level again. He commented that their Engineering Plans show along the back wall where it interfaces with the walkway showing a couple of sections of wood beam guardrail. He asked if they could put a low skirt wall instead of a wood beam guardrail in there.

Mr. Guedes responded that even though he introduced it, he really shouldn't have because that is really up to the City as to how they design the River Walk.

Mr. Panico commented that he put the guard rails to prevent the vehicles parked in the garage from accidentally going out.

Mr. Guedes asked if he meant the garage on this side...oh OK...

Mr. Panico stated yes, for the vehicles parked in the garage from accidentally going out. He asked if they could put a low skirt wall along the back.

Mr. Guedes responded yes, that is more of a...

Chair Parkins commented that walls tend to encourage loitering though with people hanging out on the walls if they can access it from the River Walk.

Mr. Panico responded that the River Walk will probably be fenced off.

Comm. McGorty agreed that there would probably be a fence on it so they can't sit on it.

Mr. Guedes commented that was a minor issue – some of these details are people's preferences but in the overall scheme it doesn't really make a lot of difference.

Mr. Panico stated that another thing that he doesn't know is how they will address the landscaping, if any at all, and getting some along that common property line with Avalon because they don't have the room.

Mr. Guedes responded that he did make a change and that is why he said a lot of these...the changes that have taken place are...per engineering they originally had the small two foot high retaining wall along the property line but he had to move it to the edge of the pavement.

Mr. Panico responded yes, that is what he was going to suggest.

Mr. Guedes stated that it acts as a car bumper and still leaves the landscaping clear – almost five feet and then they have – however, that connection for the River Walk will also have a landscape buffer to direct people. He reiterated that that change was made and added that was something he hadn't picked up on and it was something the Commission mentioned.

He provided a different drawing to depict how the wall was shifted along the side. He explained that he put the wall in for the full length. He commented that Mr. Panico had mentioned the concern about that curb would be the wheel stop and the overhang would hurt the plantings so by moving the wall it created the bumper and left the landscaping free and clear.

Chair Parkins asked how tall the wall there would be.

Mr. Guedes responded that it would have to be two feet high. It is going to have the picket fence on top of it.

Mr. Panico asked if it would be two feet above the pavement level.

Mr. Guedes responded yes, pavement level.

Mr. Panico asked if it would be two feet above the pavement level of the pavement parking level.

Mr. Guedes responded yes.

Mr. Panico responded OK so it will probably be three feet on the other side.

Mr. Guedes stated that the difference is that the pavement is going to be lower by two feet than the River Walk is, so what happens is that on the River Walk it will look as if it is even (inaudible)...

Mr. Panico commented OK, so it's the reverse.

Comm. McGorty added that it would probably only be a foot or so.

Mr. Guedes added that what happens is that it will act (inaudible)... and then the picket fence will go on top of that and then they'll have the shrubbery but all that will be seen on the River Walk side is the shrubbery and the picket fence but not the wall. The parking will be just below it.

Mr. Panico asked if the wall would extend to bumper height.

Mr. Guedes responded yes right.

Comm. Dickal asked for clarification about what he means by picket fence and if it was like a white picket fence.

Chair Parkins responded no, like black wrought iron.

Comm. McGorty added yes, wrought iron or aluminum or whatever...

Comm. Dickal responded OK.

Mr. Panico stated that is the same kind of wall treatment that they will probably need to incorporate on the back.

Mr. Guedes responded yes and commented that he thinks that when they get into more detail in the Final Detailed Plans it is something that he can work out with you and Rick or Ruth. For them, those are in final details of it but right now he thinks of it as the comprehensive plan of how they are approaching it and how they're doing it. When the concerns are raised he goes back and thinks about how they can handle it and makes the changes.

Mr. Guedes commented that they've talked about a lot of issues and he went back and gave thought to every single issue discussed and incorporated them into the plan to correct any concerns that existed.

Mr. Panico asked if there is something that they can do with the finished floor elevations to get it closer to the sidewalk grade.

Mr. Guedes responded that the problem they have, as it is, this whole area – even though they keep on doing these flood studies – and he doesn't... wait until the plans... are now ready to bring in for Spongex and Rol-fite and they are going to be shocked by what they have to do there. It is crazy but they have to raise the entire site by an average of six feet – the whole site. The problem here was that they have to comply with FEMA on the Regs and the grade that you have is what you have; you can't dig lower so you have to work with what you have. Even though his original (inaudible)...there was a little bit of a conflict between his plans and Joe Pereira's plans because his plans were what he wanted to do it and that was just above the road. Joe's plans are, obviously, engineering-wise and he did what he had to do based ...

Mr. Panico responded - he went up another 18 inches.

Mr. Guedes responded yes that's right. He thinks it is just slightly lower than 18 inches. The problem that also exists is that the existing road has one elevation but the proposed road has

another elevation so they have to comply with the new design for the road. Joe Pereira's grading on his plan is based upon the new road design. He added that his plans were originally conceptual but Joe's deal with the safety and so forth. As they look at it, all of Joe's design is based upon the road design.

Mr. Panico asked if they have come up with a solution on the gating situation.

Mr. Guedes responded that basically what they did and he showed on the plan how the gates are now setback with a total of five parking spaces left for the public visitors. The issue as to whether or not that is adequate – he commented that if there is a big party then nothing is going to be adequate but if there is somebody coming in to look at one of the apartments or if there is some activity there, there is the ability to have five parking spaces. If the Commission deems that it should be two more than they will just move the gates. He commented that he did not think it was necessary to have more than five but...

Chair Parkins commented that she actually thinks that limiting it is better because it doesn't attract other people to park in there because it is very limited parking.

Mr. Guedes responded that it is going to say Visitor Parking. He showed the location where he put two handicapped spaces in the front to make it easy access for the public.

Mr. Panico stated that he would like to see them be able to get at least enough landscaping from the building plus 20 foot wings out from the building. He knows that they aren't going to be able to get any other significant landscaping anywhere on the site.

Mr. Guedes responded that the landscaped areas are 7 or 8 feet on the wings and then they do have 14 feet – obviously there is only 11 feet on the one side...He added that this is pretty much in line with what Avalon did. The landscaped area being provided is pretty much in line with what Avalon did.

Mr. Panico stated that the original plans for Avalon were a wider green strip but it got eaten into when they decided to put that parking lane in there. If he looks at Avalon, the right-hand end of Avalon has a much deeper planting strip.

Mr. Guedes looked for a drawing and commented that he didn't know how that happened but if they look at it...

Mr. Panico stated that his drawing doesn't reflect it but...

Mr. Guedes showed some areas where they have 8 feet even though it doesn't (inaudible)...

Mr. Panico stated that you have the narrower part until you get to the entrance of the garage and then beyond that it bumps out and there is a much deeper landscaping area in front of the building.

Mr. Guedes responded yes adding that he didn't know how that transpired but he stated that all he could tell them was that the curbs matched. The design calls for a continuation on the existing curb. He showed where it was basically Avalon's building and the building as he designed it a few feet...

Mr. Panico asked if they can be sure that the front wall of his building will be no closer than the line up with the Avalon building.

Mr. Guedes responded that it is actually further back. He showed his plan and Joe Pereira's plan and commented that it shows the same thing. He provided the Pereira plan, their building and the Avalon building. He added that in both cases this building ...this is the original design and he took this into consideration...he thinks that they are OK.

Mr. Guedes went back to another rendering of the original architectural design originally presented and commented that they deemed it as being institutional. Someone said it looked like a prison. He clarified that his original intent was to make it look industrial. He indicated that

they've had situations in other towns like Norwalk where they are mandating that in some of the industrial areas being redone that the buildings be redesigned to look industrial. However, for them it is just a design so he provided a new design.

Mr. Guedes showed the new architectural design and clarified that it was the same façade with the difference being that there are projections that are introduced and there are materials introduced so it looks different. It is more in keeping with Avalon.

Comm. Harger asked to move the position of the rendering out of the sun.

Mr. Guedes provided smaller architectural renderings for the Commissioners to look at.

Mr. Panico commented that he hopes that they didn't step back too far from the brick.

Mr. Guedes stated that the only way it won't look institutional is by introducing different materials and adding some creative jogs and some of the features to break up the façade. At one of their meetings, Tony thought he had a kooky feature in the rear of the building so he made changes to that where those dormers were.

Mr. Panico responded yes there were a couple of oddball dormers. He asked if they were gone now.

Mr. Guedes responded yes they were gone. It was in there with the elevator tower so it was (inaudible). He explained the design on the back of the building and the introduction of details ...he added that this was a computer model but the main thing is the jogs, the features that are introduced. He explained the intent was that even though they gave up the brick, they would use HardiePlank® cement siding instead of vinyl which is a more durable material so that there is no shrinkage, not shrinkage, but when the sun hits it there is no deformity.

Chair Parkins added yes, discoloration.

Comm. McGorty added degradation...HardiePlank® is really durable (inaudible)...

Mr. Guedes responded that HardiePlank® is really what they are using now on most of their buildings. He doesn't know what will happen 20 years from now when somebody comes up with something else...

He provided another rendering with another angle of the architectural design and commented ... (inaudible)...

Mr. Panico stated that he assumes that at some point in time maybe Staff can discuss with him the brickwork and the extent of the brickwork because he is getting a feeling that they stepped back a little bit too far.

Mr. Guedes responded yes, and again commented that he tried to do it in a way that there was balance (inaudible)...

Mr. Panico stated that in the front he carried the brick up nicely but he would like to see that brick wrapped around the side a little bit.

Mr. Guedes responded yes they can do that.

Mr. Panico commented that this has a stage front look.

Comm. Harger asked to see the original architectural drawing again.

Mr. Guedes provided the original design of the architecture and commented that it was the same exact (inaudible)...

Mr. Panico asked if the finish (inaudible), the windows were all grouped just as they were before.

Mr. Guedes responded yes.

Mr. Panico asked if it was just the skin that they changed.

Mr. Guedes responded no, if they look at it - he showed areas that are bumped out and other areas cut off...

Mr. Panico responded OK, he missed that before. He knew that he did the front but he missed those bumps on the side.

Mr. Guedes commented that it wasn't only on the side but around the building and some dormers were created – the bigger ones so that there were protections. It is difficult to see but on a larger scale (inaudible)...

Comm. Dickal asked about the two handicapped spaces and if they were right up against the curb.

Mr. Panico responded no and pointed out the curb line, sidewalk line and about 12 – 14 feet of landscaping.

Comm. Dickal clarified that she was asking about the actual handicapped spaces and what would happen if one was being used would the other one have accessibility to get in and out. She stated that in working with handicapped people she's seeing challenges when that happens. There has to be a way to access the wheelchair; when there is a little lip there it is impossible to move the wheelchair.

Mr. Guedes responded that those parking spaces are 16 feet wide. He asked them to keep in mind that the way that he approached this, there are two in the front, two in the garage by the elevator and another – there are five locations for handicapped parking. They are separated out and located either by the front entry or near the two elevators. There is also a space for a handicapped van for transport.

Comm. Dickal responded OK because she was going to ask about that too.

Comm. McGorty asked about the inside of the units and the type of units. He commented that he knows the washer/dryer units will be in the units but asked about the materials to be used in the kitchens and if it would be granite, stainless...

Mr. Guedes responded that for the most part they will be standard whether it is Avalon or whatever; they are building them the same. Generally, because it is CHPA financing, they require cabinets to be plywood boxes and not particle-board. There are certain standards that they have to comply with. CHPA standards exceed the International Building Codes now on everything so it is...

Chair Parkins commented yes because they want their buildings to last.

Mr. Guedes responded yes they want them to last and most of their mortgages are for 30 or 40 years so they want to make sure that everything is (inaudible). The flooring throughout will be the wood laminate floor and in some cases they are using – the first level will be laminated because it goes on top of a non-combustible concrete floor but the upper levels would be strip oak. Strip oak gives them a floor system and gives them a grading ring between the units. This is designed so it is conventional frame up above which means it is 2 x 12 construction insulation between each floor.

Mr. Guedes indicated that everything thing in this building will be Energy Star® rated from appliances to insulation and it will have to be certified for the new standards. He added that was kind of nuts because before they were told that the building should breathe but now they can't breathe because things like the rain shirts can't be and have to be exhausted from outside, 7" duct, the bathroom fans have to be set up on automatic switches with timers so they kick in every

so often, bringing in make-up air... He stated that these are all things that they are now doing on every single one of the buildings that they are doing.

Mr. Guedes stated that they've been shying away from providing the washers and dryers because of the fact that it is just another appliance that they have to worry about, its usage of water, the tenant does pay for it, its WPCA taxes that the tenant doesn't pay for and that is why he introduced the rooms to use the washer/dryer with a credit card to pay for water usage/WPCA. It is not a big deal but it is pretty much what they will find in most of these buildings that they will no longer provide washer/dryers in the units.

Comm. McGorty asked what type of rents they were looking to yield – he asked what the expectation is.

Mr. Guedes responded that probably for the one-bedrooms by the time this is built probably \$1400 and the two-bedrooms \$1600 and that's pretty much in keeping with the market. Avalon is obviously getting more because they are offering more amenities.

Mr. Panico asked if their intent was to assign a parking space to each tenant – one space per unit.

Mr. Guedes responded one assigned and the rest are open.

Mr. Panico asked if that was a part of the rent structure and the tenants would not have to pay extra.

Mr. Guedes responded no (inaudible)...

Mr. Panico commented that they have a little misunderstanding going on with Avalon because they have to pay extra for their parking.

Mr. Guedes responded that there are a lot of things that are in the works and they have been asked to hold off but the intent is to file a request to DEEP to allow them to fill in that section of canal – that is what they want to do. He said the Mayor has asked him to hold off until he finalizes his discussions or negotiations with SARMAC and everything else that is going on. He doesn't want anything to cloud what is going on there so he said fine but at some point they will proceed to file the request again to allow them to fill in those canals. He knows that they have support from the tenants of Avalon and they definitely have support from the Birmingham and the intent will be to provide additional parking for the Birmingham and additional parking for visitors here and also create an aesthetic streetscape and landscaping that they presently don't have.

Mr. Guedes commented that John Watts called him at the beginning of the week and talked about the land across the street. Mr. Watts told him that he doesn't believe he needs his lot and that he's hoping that the City will acquire it from him since they were already looking to acquire portions which could be used to continue the landscape. He added that would be a nice feature.

Chair Parkins agreed and added that it would take time to develop all of that.

Mr. Guedes indicated that the modification to the STC has been submitted by Dave Sullivan, Milone and MacBroom, so that is already in the works. This would be for the plan as they have it. He commented that once he got the approval and the conditions, he gave it to Dave so it could be submitted. He sought a two-year extension for the existing permit which was granted a few weeks ago; he received a letter and he forwarded it to everybody so as far as the STC they are OK and moving forward.

Mr. Panico commented that they are alive but they haven't gotten the modification from them yet.

Mr. Guedes responded no they haven't but he foresees that coming within the next month or two. He added that Dave Sullivan doesn't see it as a problem; the numbers work better for this type of use than it did for the other use as far as trips and so forth. He added that ultimately, obviously, there are other issues that somebody will have to deal with as they go further north because

otherwise the whole program sort of comes to a dead halt. He indicated that he is focused on this now and they've done everything that has to be done to get them into the position they need to be in.

Chair Parkins asked if the vista switch that was installed for Avalon and the Birmingham was also going to service this.

Mr. Guedes asked for clarification what the vista switch was.

Chair Parkins responded the vista switch. She asked why no one seems to know what she's talking about.

Mr. Panico responded that Ruth knows more about the vista switch than anybody else.

Mr. Schultz clarified that the vista switch would power the remainder...

Mr. Guedes responded yes...that's the station...

Chair Parkins commented that it was such a source of long negotiations with UI.

Mr. Guedes stated that he got an e-mail from Jim Ryan on Monday and someone else from UI which he forwarded to Tony Nasardo [sic] who is (inaudible...) for most of the engineers and their partner and Mike Nasardo [sic], the nephew who is the electrical engineer who has been working on these plans.

Chair Parkins stated that there was talk at one point of relocating it because it was her understanding that the switch that was installed was just good for Avalon and the Birmingham.

Mr. Guedes responded no it also includes this here.

Chair Parkins responded OK, it is because there was talk about putting another switch on the John Watt's property.

Mr. Schultz added that they are definitely going to need it for the north including Better Packages.

Chair Parkins commented that as long as it wasn't needed for this property – that was good.

Mr. Guedes responded not only that but it is a part of the program that they'll – because the others may take longer but this won't take as long unless there is a hiccup somewhere. He foresees that as things move forward, the beginning of the year, this will be under construction or at least starting construction.

Mr. Panico stated that it could be more of a problem for him on the other side of the bridge.

Mr. Schultz added yes, Spongex, Rol-fite...

Chair Parkins stated yes for the vista switch on the other side.

Mr. Guedes responded that he hadn't really talked to them yet as to how they are approaching that but they know it is a part of it. He wasn't sure how they were dealing with Angelo Malisi's property as well or if he has specific requirements.

Chair Parkins commented that he didn't know anything about the vista switch either.

Mr. Schultz stated that he was learning about it now though.

Mr. Guedes asked if he knocked down the Polish Club.

Chair Parkins responded that is what she heard but added that she hadn't seen it.

Mr. Panico asked if it was down already.

Comm. McGorty responded that it was gutted this morning – they knocked out the windows.

Mr. Schultz indicated that they will see it tomorrow at the last walk-through.

Mr. Guedes stated OK, he's removing everything to knock it down. He reiterated that he brought smaller architectural renderings for the Commission to digest. He was going to bring all of the plans to distribute but Rick felt at this meeting it wouldn't be necessary. He stated that he would take whatever thoughts they have and try to incorporate them. He mentioned that any critique is welcome because it will just make it better.

Mr. Panico asked what condition he would leave the easement area in behind this building for the future River Walk.

Mr. Guedes responded that it was just going to be graded like Avalon was. Until such time - he hasn't seen the design for that area - but he was told that someone is working on it but it isn't the same people who did the original one.

Mr. Panico indicated that he was concerned with the tightness of his left rear corner.

Mr. Guedes responded that it is pretty much in keeping with what Avalon has. All of these factors are verified and the distances are the same as the Avalon distances. They have a couple of locations where Avalon isn't the same distance.

He provided a drawing to show the River Walk location and area where it bends around and the area that Tony mentioned where it is about 6 feet or so. He showed other locations where it is the same distance. He pointed out the location of the retaining wall and commented that it was about the same distance. He commented that they will have to go out on the site and look at it but it follows the same contours, it's the same size as the Avalon. He commented on some things that were a little kooky because of things that don't exist out there – he thinks one thing shown was meant to catch the water running down in that area but he doesn't remember seeing it.

Mr. Guedes showed an area where it was his understanding that the City wanted to make a connection for the River Walk.

Mr. Panico asked if he was going to leave the River Walk site location substantially at what its final grade needs to be.

Mr. Guedes responded yes they have to because it is part of the grading for the building. He asked him to keep in mind that the way that this is all setup, the existing grade in there is 17 and that is what the new grade is going to be – 17 ½. He referenced the Pereira grading drawings to show the grade at the River Walk of 18 and the grade inside the buildings of 18 so it is all being left the same. He reiterated that the (inaudible) ...

Mr. Panico asked if he would be doing anything with the River bank.

Mr. Guedes responded that obviously, he thinks his landscaping plan shows trimming of the trees and removal of invasive species but a lot of that will have to be based on Inland Wetlands involvement and a few others but for the most part, if they look at Avalon, they really didn't do anything to the bank even though, in his opinion, they should have cleaned it up.

Chair Parkins stated that she thinks the City tagged some trees that could come down because they didn't want them just clear cut.

Mr. Schultz responded that they identified them but they left them alone.

Mr. Panico commented that they were looking for permission to remove something.

Mr. Guedes responded that he didn't think they have removed anything. He added that in his opinion, whenever they do a development of this type, all the trees should be examined and checked to see how healthy they are because the worst thing is for a wind to come and have a tree fall on the building or something. He commented that on his landscape plan he stated that all the trees are to be trimmed of dead wood which is pretty straightforward because you want to get rid of dead branches especially if they are overhanging on the River Walk so no one gets killed while walking.

Chair Parkins commented that it has happened too.

Mr. Guedes stated that people don't realize how dangerous (inaudible)...

Mr. Panico asked about the easement that he was going to give the City for the River Walk and if it would go from a line behind his building to the water.

Mr. Guedes responded yes it is everything past the building pretty much.

Mr. Panico commented OK and asked if all future responsibility for that bank is going to become the City's because their easement is going to lie on it.

Mr. Guedes responded yes, pretty much and said that the notes he has here are to clean the existing river bank, pick up debris and invasive vines, trim all dead wood and prune as necessary. He reiterated that is what he has as far as notes for the River Walk. A lot of this will be based upon the River Walk design and what they deem necessary, the type of railing because on the other side they did some timber railing. He is assuming that will continue. On their side it is more of a barrier that delineates because with the exception of the parking nobody is going to be back there. It is basically just going to be access to the River Walk and the River Walk so whether the shrubs are along the River Walk or five feet away from the River Walk ...

Mr. Panico asked if he anticipates that there will be a fence along the River Walk on the building side.

Mr. Guedes responded yes, whether it's alongside the building or closer to the River Walk, it doesn't matter.

Mr. Panico added or along the easement line...

Mr. Guedes responded right and then he envisions some kind of shrub. On the plan he believes he shows some arborvitaes but they (inaudible) some shape trees but ...

Mr. Panico commented that he thinks that fence is important; they don't want walkers to suddenly decide to shortcut through their garage.

Mr. Guedes responded that the intent is for security and you want it, but the question is where the appropriate location of it is. The key is if they want it alongside the River Walk or ...because the way the building is designed; it can basically...because there are sections of brick already in there so they could close it off right at the building.

Mr. Panico stated a low wall.

Mr. Guedes responded yes. They could close it off and leave everything as landscaping part of the River Walk so the River Walk doesn't look as though it is closed in aside from the fact that it is 12 feet but there is still another 15 feet or so of landscaped area as a part of it.

Chair Parkins asked if he meant from the wall to the River Walk.

Mr. Guedes responded from the building wall to the edge of the River Walk bank it is roughly 27 feet so there is enough of an area there to provide some feature of not being closed in.

Chair Parkins asked where he thinks the landscaping would be – on the easement side or his property side.

Mr. Guedes responded on his property side. The other thing is that that they want to do it so it is not maintained by the City but maintained by the building.

Chair Parkins responded yes and that was her question.

Mr. Guedes stated that any of these shrubs along here have to be maintained by the building owner.

Chair Parkins asked if there were any other questions from the Commission. There were no further questions regarding this project update. Mr. Guedes thanked the Commission.

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

SEPARATE #0347: METRO SIGNS, 509A HOWE AVENUE, SIGN

Mr. Schultz indicated that this was located at the old Stockbridge's and the Applicant has modified the sign from the original proposal with the "Dee's Kitchen – Fusion" and all that. He asked the Applicant to discuss the materials for the sign.

The Applicant, Mr. Stockbridge, for 509A Howe Avenue, Shelton addressed the Commission. Mr. Stockbridge indicated that he picked up these revised signs from Metro Signs today and explained that he is going to go back in as a manager and in production with the cheesecake and bakery items.

Chair Parkins asked for clarification that the Applicant was Mr. Stockbridge.

Mr. Stockbridge responded yes.

Chair Parkins commented that she was sorry to hear about his restaurant; they miss it.

Mr. Stockbridge responded that he missed it too.

Chair Parkins asked if he would be managing the restaurant and the bakery part.

Mr. Stockbridge stated that right now he was managing until they found someone for the front of the house. He is going to be production as he was before with cheesecake and bakery items (inaudible) and perhaps breakfast on Sundays.

Chair Parkins asked if it would be the same recipes.

Mr. Stockbridge responded yes and the same cheesecake recipes.

Mr. Schultz indicated that the Commission had asked for the elimination of the word "fusion."

Mr. Panico asked about the other sign panel over the door.

Mr. Stockbridge responded that the other side panel according to the diagram is not there.

Mr. Schultz clarified that it was eliminated.

Chair Parkins commented about Dee's Kitchen being such a blah name.

Mr. Stockbridge responded that was funny because he just had the same discussion with someone else about that.

Comm. Tickey asked where the name "Dee's Kitchen" was coming from.

Mr. Stockbridge responded that the owner's name is Chongdee.

Chair Parkins commented that Dee's Kitchen sounds like a diner.

Mr. Schultz stated that was why they wanted the “fusion” part in there.

Mr. Stockbridge commented that originally she wanted to do Thai food and breakfast food and cheesecake and...and it really got away from the Thai. He indicated that they came up with a nice menu of favorite items that were on there before.

Chair Parkins stated that they don't have a Thai restaurant in Shelton.

Mr. Stockbridge asked if they wanted a Thai restaurant in Shelton.

Comm. Tickey responded yes, he loves Thai food.

Mr. Stockbridge indicated that ever since he met these two he has been researching Thai food and it is a complex type of food to prepare.

Comm. Tickey commented that it was hard to get good Thai food.

Comm. McGorty responded that you have to go to New Haven.

Comm. Tickey stated that he agreed about the name “Dee's Kitchen.”

Chair Parkins commented that it wasn't just the name but the sign is not doing anything for it.

Comm. Dickal agreed that it looks like a luncheonette.

(Multiple comments, inaudible)...

Comm. Tickey agreed that it was not exciting looking or inviting. People won't realize that he's involved with it and that it has an element of Stockbridge's when they see “Dee's Kitchen” sign.

Chair Parkins indicated that it didn't matter to the Commission but it just seems to be losing class.

Comm. Dickal stated that if she was new in town she would probably drive right past it because it doesn't look inviting.

Mr. Stockbridge commented that there was a second diagram with the projection signs with Stockbridge's on them.

Chair Parkins responded that will make it even more confusing because people will ask what it is and ask if it is Stockbridge's or a Kitchenette or a Diner...

Mr. Panico asked if the name Stockbridge's wasn't going away.

Chair Parkins responded no, not on the blade sign where it will say “Stockbridge's.”

Comm. McGorty asked if they were keeping Thai favorites on the menu.

Mr. Stockbridge responded no, Stockbridge favorites.

Comm. Tickey commented OK, so no Thai food.

Mr. Panico asked if they were going to retain the old projection sign but change the “Stockbridge's” sign.

(Multiple conversations, inaudible)...

Comm. Dickal commented that she would never think that Dee's Kitchen was for cheesecake.

Mr. Stockbridge commented that in that whole area everyone is closed on Monday and they all enjoy having off on Mondays; there are problems for scheduling when you are closed one day a week.

Mr. Schultz stated that they put it on the agenda tonight because they don't want to use the banner.

Chair Parkins stated that it is going to appear as though they forgot to take down the Stockbridge sign. If she drove by there that is what she would think – now it's a luncheonette and they forgot to take down the Stockbridge sign.

Comm. McGorty stated the "Dee's Kitchen" and the "Stockbridge" have such different styles.

Comm. Harger indicated that for her, she liked the type of font used for Stockbridge and the lettering going straight across rather than the curved "Dee's Kitchen."

Chair Parkins agreed that she doesn't like the curviness of it either.

Comm. McGorty commented that it is just the culture of something like a Dee's Kitchen is something that closes at 2:30 in the afternoon because it only takes care of breakfast and lunch.

Chair Parkins stated that it wasn't up to the Commission to name her restaurant. They are just giving some advice. It sounds as though it is going to have the same caliber of what was there but this sign doesn't project that.

Comm. Harger stated that she doesn't think it does anything to draw in the customer.

Chair Parkins agreed and added that she thought it would add confusion.

Comm. Tickey indicated that Stockbridge's had a loyal following and he doesn't think it will come across that this is somewhat related to what was there.

Mr. Stockbridge responded that he thinks that she is trying to incorporate everything all at once.

Comm. McGorty asked for clarification as to who was the owner.

Mr. Stockbridge responded that it was Chongdee and Charlie Leroux. They own multiple businesses. They own South Sea Grille in Orange, and the Asian (inaudible) in New Haven on Temple and Chapel Streets.

Comm. Harger suggested something like Leroux's specialties.

Comm. McGorty reiterated that they can't dictate what they put on the sign but just look and make sure it conforms. "Dee's Kitchen" is one of those things that sound like a luncheonette breakfast place.

Comm. Dickal agreed.

Chair Parkins indicated that he has eight people right here saying the same thing about it being Stockbridge's...

Mr. Schultz added that they were all Stockbridge customers.

Mr. Stockbridge responded that he was flattered by that.

Comm. Tickey added that they want to see him succeed and do well.

Mr. Schultz added that there are major redevelopment efforts going on downtown where the Commission wants to control all the signage and bring it to a higher level. Their hands are a little bit more tied with this because it is "as of right."

Mr. Panico commented about toning down that color red.

Chair Parkins indicated that she'd suggest that if she keeps the name, don't have the arched letters and eliminate the red color. Something a little bit classier like Stockbridge's.

Comm. McGorty agreed that might help take away from that diner type establishment but that look...

Mr. Stockbridge commented that maybe they would be better off calling it Leroux's.

Comm. Dickal agreed that would be beautiful.

Chair Parkins agreed and commented that the Stockbridge sign would make sense then because it would not be competing with ...

Mr. Stockbridge stated that he mentioned going back to Stockbridge's and he talked about the licensing and she quickly went back to the "Dee's Kitchen."

Chair Parkins asked if there was a licensing issue with using the name.

Mr. Stockbridge responded with him – yes, he'd have to (inaudible...)

Chair Parkins asked if she would be amenable to Leroux's because she thinks would be really...that is sort of intriguing because you don't know what it is.

Comm. Dickal agreed that it is intriguing.

Mr. Schultz commented that it should be black or dark channel letters.

Chair Parkins stated that you don't know what it is and then you go in there and find out it is Thai or fusion or cheesecake.

Mr. Stockbridge responded that he doesn't know if anyone looked in the window but it is very clean. There is a lot of modern...modest (inaudible)....

Mr. Panico asked if he meant clean as in sterile – that's the impression he gets from clean.

Mr. Stockbridge explained that there is glass that lights up with LED's so it actually has an image that lights up and changes colors. The restroom is now black and white and they took away the woodwork making it black and white. They tried red cloth napkins on the tables but decided that the red didn't work but then she has it on this red sign.

Comm. Harger commented that she was making no offense to anything or anyone in the South but it seems like a Southern little diner.

Comm. Dickal stated that it didn't help knowing what it was previously and driving through from somewhere else, it wouldn't (inaudible)...

Mr. Schultz suggested that it be modified to their liking and he could send it to everyone electronically. They can authorize the permit after they see it because they don't want to use a banner.

Comm. McGorty responded that if they want to do that (inaudible)...

Chair Parkins asked Mr. Stockbridge if he could recommend to them that in light of their business and the quality that they know they'll offer, the Commission (inaudible)...

Comm. Tickey stated that even the font on the banner is better than the font on the box (inaudible)...anything is better than that (inaudible)...

Comm. Dickal responded yes, and in bright red (inaudible)...

(Multiple comments inaudible...)

Mr. Schultz summarized that they wanted to eliminate the arch and change the lettering and color.

Comm. McGorty commented that it is their business if they chose to call it that. They don't dictate that.

Chair Parkins indicated that he could tell them that the Commission loved the name Leroux's and thought it sounded very intriguing.

(Multiple comments, inaudible)...

Comm. McGorty added that the one up in White Hills called "Hill's Kitchen" didn't do well.

Chair Parkins stated that they would prefer it not be arched and not be red. They can't dictate color but strongly recommend nothing in red.

Mr. Stockbridge responded that he knows when he came in eight years ago the Commission was strongly opposed to internally illuminated.

Mr. Schultz stated yes they wanted the gooseneck lighting.

Chair Parkins agreed that they were looking for more of the gooseneck lighting downtown.

Mr. Schultz added that it was the perfect location and it is set up perfectly.

Comm. McGorty commented that they have them already on the building.

Mr. Stockbridge responded yes they do but he thinks they were (inaudible) because he's been in and out and the electrician has been talking about power to the outside (inaudible)...

Comm. McGorty asked if they wanted to internally illuminate that sign.

Mr. Stockbridge responded that he wasn't sure.

Chair Parkins stated no that would be the worst, no...

Mr. Schultz stated channel letters and non-illuminated with exterior lighting.

Comm. McGorty added that it should be indirect light. Internally illuminated is going to be (inaudible)...the gooseneck lights giving an indirect light is better than that internally lit.

(Multiple comments, inaudible)

Mr. Stockbridge responded that was what he would suggest too about the gooseneck.

Comm. McGorty stated that indirect doesn't get out onto the street. Driving there on a rainy night that would just give this red glow in your eyes.

Chair Parkins indicated that they didn't want red illuminated signs on the storefronts down there.

Mr. Stockbridge stated that he would go back to the owners with this (inaudible)...

Comm. Dickal stated that they were just suggestions but they were trying to help her stay in business.

Comm. McGorty commented that at the minimum they should at least change the font style on Dee's Kitchen – that is kind of unanimous here. He goes out to eat out, goes to all different places and thinks he kind of has a feel for those types of things.

Chair Parkins added that they don't think the name will be a success for her.

Comm. Tickey stated that he thought it would be a deterrent.

Comm. McGorty commented that unless they have incredible food to get by that and their reputation gets out there.

Comm. Dickal agreed about people telling other people it was good.

Comm. Harger responded that it might not get that far though.

Mr. Stockbridge reiterated that he had a discussion with their own chef at their other restaurant about this name and he that started the conversation.

Comm. Dickal commented OK then they are just adding to that conversation. They're trying to help.

Comm. McGorty stated that if they polled anyone driving by there, they would probably give a similar answer.

Comm. Harger commented that he could consider them their focus group.

Chair Parkins agreed and added that they are delighted that Stockbridge Cheesecake is still going to be available.

Comm. McGorty stated that there is no issue with that; these are just recommendations.

Chair Parkins clarified that there was an issue with it about the oval, curved sign and she doesn't want it lit either. It has to be straight across like the other one was.

Comm. Dickal stated that she didn't like the red.

Comm. Harger commented that the Stockbridge sign was classic, elegant and upscale but this looks...

Comm. McGorty stated well, the name as well...

Comm. Dickal reiterated that Leroux would be too and sounds great.

Chair Parkins reiterated that Leroux's would be intriguing because you don't know what they are serving in there so you would have to go in and see.

Comm. McGorty added that the key is to get them in the door.

Chair Parkins asked if they were 50-50 partners.

Mr. Stockbridge responded that they were husband and wife - she is Thai and he is American. They own Howard's Pork Skins in Hamden and distribute worldwide; that's the main export in their international food business.

Chair Parkins stated that Thai food is very hot with younger people and who is really moving into the downtown areas - younger people.

Comm. Tickey commented that he loves Thai food and there is great Thai food in New Haven. He goes to Taste of Thai, and The Rice Pot.

Chair Parkins recommended that he go back to them and tell them not to do anything with the sign and maybe rethink the name. She asked if they were from Shelton or new to Shelton.

Mr. Stockbridge responded that they were from White Hills. Apparently, they used to come into Stockbridge's a lot and they were disappointed that it was sold and that was why they began inquiring about it.

Chair Parkins reiterated that Leroux's would pique interest but Dee's Kitchen sounded like an egg and cheese sandwich place.

Comm. McGorty commented that if they are from White Hills, remind them about Hill's Kitchen that didn't do very well up in White Hills.

Chair Parkins added about not liking the red or the oval shape – if they want to keep that name than they have to tone down that sign and no internally illuminated. She wished him luck and commented about how excited they were that he's staying. It's good news.

On a motion made by Virginia Harger seconded by Nancy Dickal, it was unanimously voted to table Separate #0347 for signage.

NEW BUSINESS

APPLICATION #15-11: GARY KNAUF FOR INITIAL CONCEPT/FINAL SITE DEVELOPMENT PLAN APPROVAL AND PLANNED DEVELOPMENT DISTRICT ZONE CHANGE (COMMERCIAL BUILDING), 561 BRIDGEPORT AVENUE (MAP 50, LOT 10), LIP DISTRICT: ACCEPT AND SCHEDULE A PUBLIC HEARING.

Mr. Schultz commented that Staff recommends August 11th. It will be one of four public hearings. Matto's has been scheduled and this will be Item #2.

Chair Parkins stated that this should be fairly straightforward. Mr. Schultz responded yes, all economic development.

Mr. Schultz added that this was up by that rehab center and then there's all wooded area.

On a motion made by Virginia Harger seconded by Nancy Dickal, it was unanimously voted to accept Application #15-11 and schedule a public hearing for August 11, 2015.

APPLICATION #15-12: MIKE BALLARO FOR SITE PLAN APPROVAL (COMMERCIAL BLDG), RIVER ROAD (MAP 66, LOT 230): ACCEPT FOR REVIEW

Mr. Schultz stated that this is a site plan, no public hearing required and they have 65 days. It will start the review period.

Chair Parkins commented that they actually got the approval variance from ZBA. Information is in the packet. They will probably discuss it at the September meeting.

On a motion made by Thomas McGorty seconded by Jim Tickey, it was unanimously voted to accept Application #15-12 for review.

APPLICATION #15-13: WILLIAM HODOSI FOR ZONE CHANGE (R-3 TO CB-2), 803 RIVER ROAD (MAP 12, LOT 27 AND A PORTION OF 28): ACCEPT AND SCHEDULE A PUBLIC HEARING

Mr. Schultz recommended September 8th unless they wanted to get into the fourth Wednesday in September.

Chair Parkins commented that she didn't think this would have a lot of issues unless he thinks there will be a lot of carryover from the public hearings to the September meetings.

Mr. Schultz responded that he wasn't sure but it can always be changed at the August meeting.

On a motion made by Thomas McGorty seconded by Jim Tickey, it was unanimously voted to accept Application #15-13 and schedule a public hearing for September 8th.

APPLICATION #15-14: DOMINICK CERRITELLI FOR ZONE CHANGE (IB-2 TO CA-2), 415 HOWE AVENUE (MAP 129, LOT 33): ACCEPT AND SCHEDULE A PUBLIC HEARING.

Mr. Schultz recommended August 11th and stated that this was the Conte Building to extend the commercial zone.

On a motion made by Virginia Harger seconded by Nancy Dickal, it was unanimously voted to accept Application #15-14 and schedule a public hearing for August 11th.

APPLICATION #15-15: JUDY ROCKWELL FOR SPECIAL EXCEPTION SITE PLAN APPROVAL (FOOD ESTABLISHMENT), 415 HOWE AVENUE (MAP 129, LOT 33): ACCEPT AND SCHEDULE A PUBLIC HEARING.

On a motion made by Virginia Harger seconded by Jim Tickey, it was unanimously voted to accept Application #15-15 and schedule a public hearing for August 11th.

OTHER BUSINESS

APPROVAL OF MINUTES: 6/2/15; 6/9/15 AND 6/30/15

On a motion made by Thomas McGorty seconded by Nancy Dickal it was voted (4-1-0) to approve the minutes of 6/2/15 and 6/9/15 and table the minutes of 6/30/15. Comm. Harger abstained from voting.

APPLICATION #06-41: RESCIND CONDITION OF APPROVAL REQUIRING PUBLIC ACCESS FROM 865 RIVER ROAD TO THE FAR MILL RIVER

Mr. Schultz stated that this is the newer two-story commercial building that Howard Soffan built on the Far Mill River. The last two years they have had nothing but problems there with out-of-towners picnicking, building fires, bringing in drug paraphernalia, small children, etc. and there has been garbage everywhere. Last week, the Police Chief had a meeting in the Mayor's Office and he was invited to attend. It was determined that this was a public safety issue. He was asked if there were any Zoning issues and he said that yes, there is a condition of approval because this was a Coastal Area Management (CAM) location to provide public access to the Far Mill River for fishermen and hikers. Because of that, Staff is recommending to the Commission, as well as the Police Department is recommending that they temporarily rescind that requirement until that area gets cleaned up. They plan to clean this whole area up in the remaining summer months.

Chair Parkins asked why it would be temporary. She asked why they think these people are just going to go away.

Mr. Schultz responded that the Police are going to enforce it. The Conservation Commission is working on a permitting policy to go down there to fish but will need identification. He reiterated that this was temporary, Coastal Area Management, the DEEP wants public access.

Mr. Panico clarified that they want to temporarily suspend the enforcement of that provision.

Mr. Schultz responded yes, that's right.

Chair Parkins asked if they'll put the fence up.

Mr. Schultz responded that he doesn't want to do it but he's monitoring the installation of the fence. As this Commission is aware, he's getting a group of doctors coming in from Bridgeport to occupy this building temporarily while he builds the new office building. They were displeased to see this type of activity. It has been a hot summer and it got out of control; although he doesn't know with certainty if arrests have been made but the police have been down there with their jackets on and everything.

Comm. Dickal commented yes there is a lot of drug activity down there, people coming in from New York for drops.

Chair Parkins indicated that she had no idea about it.

Mr. Schultz stated that it is just a little pocket with easy access.

Chair Parkins commented that she never sees anyone in that parking lot when she goes by there.

Comm. McGorty responded that they probably park in the back or side.

Mr. Schultz agreed and added that you are driving at 50 mph. He stated that when the Chief of Police declares a public safety issue they have to respond.

Chair Parkins responded OK, they are temporarily rescinding the restriction.

Mr. Panico asked if they were rescinding or suspending. He said that they don't want to rescind it because then they have to impose it again. They want to temporarily suspend implementation of it or something.

Mr. Schultz agreed that it was better to say suspend. He will let the State know and the State is behind them because this is a public safety issue.

Chair Parkins asked if the fence was going up.

Mr. Schultz responded on an as needed basis. He's hoping the police clear it out because they've posted the property for "no trespassing and police take notice" which means they'll make an arrest.

Comm. Dickal asked if they were working alongside the Stratford Police Department.

Mr. Schultz responded yes, that land is owned by the Town of Stratford.

Comm. Dickal commented yes that's what she heard.

Comm. McGorty stated that they are responsible for policing it.

Mr. Schultz responded yes and they aren't doing it.

On a motion made by Virginia Harger seconded by Nancy Dickal, it was unanimously voted to temporarily suspend the condition of approval requiring public access to the Far Mill River from property located at 865 River Road.

COMMENTS FROM CHAIRMAN AND SUBCOMMITTEE CHAIRS

Chair Parkins indicated that Frank Osak, Tony Panico and Rick Schultz met with the Mayor this morning to get further clarification moving forward on the POCD. Mr. Schultz provided a revised copy of the POCD Update Subcommittee Draft Program Outline.

Chair Parkins noted that there was a slight deviation from the direction they were heading. She added that the Mayor was very cognizant of everyone's time and he realizes that the Commission has a lot of applications on the table right now and in the near future. He knows that everyone is working full time and they explained that Frank Osak has graciously volunteered to chair it. She stated that she was working on it along with Staff and they continually bring updates to the Commission.

Comm. Osak indicated that they should have a scheduled meeting for it once a month or every two weeks or it won't get done.

Chair Parkins responded that they should also be bringing in other department heads as well.

Mr. Schultz commented that they heard loud and clear to include the WPCA and Inland Wetlands but they invite everyone including the Police Department as they did last time.

There were comments from Commissioners regarding their work and time constraints.

Mr. Schultz indicated that Staff will be working on the Grand List and they have 20 different projects that have been built and they're analyzing it, what it generates, what the City expenses are and how it fits into everything.

Chair Parkins asked if Rick generated the email from Jim Ryan about the Beard/Avalon Property which is now generating \$465,000/year compared to the \$49,000/year when it was just the Beard Property.

Mr. Schultz commented that they know there are some school children there.

Comm. Osak asked how many.

Chair Parkins responded that she thinks they said five or six children.

Mr. Schultz stated that he would be getting the enrollment projections for the next ten years. The City of Shelton, Mayor's Office has that information. This has to be digested.

Comm. Osak asked that the enrollment projections specify geographical origins of a new student or (inaudible)...

Mr. Schultz responded that he wasn't sure. He remembers the Board of Ed doing that about 10 or 15 years ago; they had to pay extra for a consultant.

Comm. Dickal asked if they knew how many students were enrolled for the next school year.

Mr. Schultz responded he believes the Mayor said 4700.

Comm. Dickal asked if that was higher than the year before.

Mr. Schultz responded no, it keeps dropping.

Mr. Panico added that it has been dropping for the last 6 or 7 years.

Comm. Harger stated that she knew someone there who was home schooling although they moved.

Mr. Schultz asked Comm. Harger what her take was on the parochial schools in Shelton and if it was strong and if they could bank on it. He commented that they had three – they lost St. Margaret Mary who had a couple hundred kids.

Comm. Harger responded that they were just trying to stay afloat. She added that was the sad part because if two schools close that is a whole building.

Mr. Schultz asked how many in St. Lawrence and St. Joe's.

Comm. Osak stated that it was about 200 each.

Comm. Harger clarified that it wasn't. St. Joseph's is down to about 150 or 160 and she doesn't know about the year coming up.

Mr. Panico asked if there was any ways to find out how many of their Shelton high-school aged kids go out of town to different high schools.

Comm. Harger commented that they have to do statistics for the Diocese and check all the area high schools to ask which of their parishner's children go there.

Chair Parkins asked how you would know who went to Laurelton Hall, Notre Dame Academy...

Comm. Harger responded that they would call them. They are listed by code and parish. She would call the Admissions person and ask how many kids from St. Joseph's in Shelton are going to that school and they could pull it up.

Mr. Schultz stated OK, they will gather that info.

Comm. Osak commented that the last time that was done was in 1971 and the person doing it had to call up all the schools and ask them.

Chair Parkins asked if that was something that Nancy could do – call up the area high schools within a 50 mile radius.

Mr. Schultz responded yes, that they just started on the Grand List stuff.

Comm. Harger added that there are only about 7 or 8 of them really.

Comm. Osak asked when they could meet regularly. Mr. Schultz indicated that he had an upcoming 2 week vacation and Tony is going to meet with Staff on an as need basis.

Chair Parkins asked for a motion to adjourn the meeting and then discuss a time for it.

ADJOURNMENT

On a motion made by Thomas McGorty seconded by Jim Tickey, it was unanimously voted to adjourn the meeting at 8:27 p.m.

Respectfully Submitted,

Karin C. Tuke

P&Z Recording Secretary