

SHELTON PLANNING AND ZONING COMMISSION MEETING MINUTES

**SHELTON PLANNING AND ZONING COMMISSION REGULAR MEETING HELD TUESDAY,
MARCH 27, 2018, AT 7:00 PM. CITY HALL AUDITORIUM, 54 HILL STREET, SHELTON, CT 06484**

PZC Commissioners Present:

Virginia Harger, Chairman (absent)
Anthony Pogoda, Vice-Chairman (phone conference)
Elaine Matto, Secretary and Acting Chairman
Charles Kelly
Jimmy Tickey (absent)
Mark Widomski (absent)
Nancy Dickal, alternate (sitting for Comm Tickey)
Ned Miller, alternate (absent)

Also Present: Richard Schultz, AICP, Planning and Zoning Administrator
Anthony Panico, Consultant (absent)
Sandra Wasilewski, Recording Secretary

Tapes, correspondences, and attachments are on file in the City/Town Clerk's office and the Planning and Zoning Office and minutes are on the City of Shelton Website

www.cityofshelton.org

(tape on file)

I. Call to Order

Acting Chairman Matto called the meeting to order at 7:00 PM.

II. Pledge of Allegiance

III. Roll Call

Acting Chairman Matto identified members present.

IV. Applications for Certificate of Zoning Compliance

1. Application #2394 – David & Lauren Stoner, 482 Howe Ave.

Richard Schultz: I'm going to read your Statement of Uses. Dave is going to be occupying the space that was freed up by Sterling Pool on Howe Avenue. That space is 1500 sq. ft. and his hours of operation will be 11:00AM to 7:30PM Tuesday through Saturday. This is going to be a

combined art gallery and tattoo studio and he is currently at 549 Howe Avenue. You're just looking for the occupancy? No signage at this time?

David: I have a sign.

Richard Schultz: Okay. If you could show that.

David: So I looked at the theme you guys have there right now. So that's the proof I designed. Obviously on the windows will be gold and you could basically see through it. The original sign there now is 31"x73" and it's the same colors.

Richard Schultz: Is this something you want to put on wall or window?

David: Right now it just says Sterling. It's gold with a black backdrop so I figured I wouldn't change any of the colors considering that Luscious Nails is the same colors and Amici's also has the same colors. I was thinking above it, would be this, where it says pool.

Comm. Kelly: That's above it? On the windows?

David: I don't want to take up too much of the window because I want it to be as open as possible because those windows are like Macy's windows. I always want to have like an easel to have a new artist being featured. I have pictures of the current sign if you'd like to see them.

Comm. Matto: Yeah, I can't really picture the perspective on this.

Comm. Dickal: That would be helpful.

David: The current sign now is the same color and is black. It's kind of a little dilapidated.

Comm. Matto: With your logo on top, is your lettering going to be too small?

David: I want the symbol to stand out more than the lettering. I want the symbol to speak for us because it's an art gallery.

Richard Schultz: David, is your client using gps? It no longer needs the big signage?

David: A lot of people do use gps now. This sign is really not that big and I'm not changing much.

Comm. Matto: So your lettering might be around this size.

David: Right.

Richard Schultz: Tony, you can't see this; the consensus is favorable. You can recuse yourself on the signage part of it.

Comm. Poguda: That's what I intend to do.

Comm. Matto: Any further questions?

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business and sign on App. #2394.

Richard Schultz: David, when will you be moving in?

David: We should be open to the public by May 1.

2. Application #2082 – R. D. Scinto, 1 Enterprise Dr. for business

Richard Schultz: The previous occupant was CAPPs. This new one is for PIP, Performance Improvement Partners and they are marketing consultants and they are occupying 2,686 sq. ft., six employees, Monday through Friday from 8:00AM to 6:00PM. Staff recommends approval.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2082.

3. Application #2081 – R. D. Scinto, 1 Enterprise Dr. for business

Richard Schultz: This is occupying some of the same space CAPPs; this is for Beta Pharma. They are an office space that deals with chemical manufacturing. They're leasing 1,092 sq. ft., four employees, Monday through Friday from 10:00AM to 6PM.

Comm. Matto: They don't do any of the manufacturing.

Richard Schultz: No.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2081.

4. Application #2398 – Round 2 Sports, 445 River Rd. for business & sign

Richard Schultz: We are just going to do the business. This is where the Polish business is. Space occupies the old bait and tackle shop, across from Sunnyside School. This is for 1,000 sq. ft. and they are open Tuesday through Sunday from 11:00AM to 6:00PM and this is for new and used sport equipment. So, 445 River Road occupying the old bait and tackle shop. No sign at this time. Staff recommends approval.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2398.

5. Application #2368 – Tim's Signs, 100 Commerce Drive for business and sign

Richard Schultz: Staff is going to recommend that we table the signage. We're meeting again in two weeks. I know the Chairman is interested in looking at the sign package. The Statement of Use for Starbucks is one of the three buildings there. It is 1,944 sq. ft., four to six person per shift, 5:00AM to 11:00PM and if you look at the signage, it shows the layout and I don't have a date on occupancy for that yet and I will send the Commissioner an email. I want the whole Commission to see the signage because obviously it's important.

Comm. Kelly: Would it be like the other Starbucks?

Richard Schultz: It is.

Audience: Are they going to have a drive-thru?

Richard Schultz: Yes.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2368.

Richard Schultz: We are going to bring this up again April 10.

6. Application #2406 – Moonlight Spa, Inc., 416 Howe Ave. for business

Richard Schultz: This is replacing the Lee Massage, 416 Howe Avenue and it is 1,100 sq. ft., one employee, hours of operation 10:00AM to 9:00PM, seven days per week. I have a copy of the therapist's state license. Applicant is in the audience. So she's just taking over the Lee Massage on Howe Avenue. Everything else stays the same.

Comm. Kelly: Different owner.

Richard Schultz: Did we get anything for your signage? Can we take a look at it?

Comm. Pogoda: Rick, is this also going to be a massage parlor?

Richard Schultz: Just replacing one.

Comm. Pogoda: Yes, Okay, so it is going to be a massage parlor?

Richard Schultz: That's correct, spa.

Comm. Pogoda: Well, it's still a massage parlor.

Richard Schultz: No signage then. It's massage/spa, Tony.

Comm. Pogoda: Okay.

Richard Schultz: Replacing Lee Massage that was next to the corner on Howe Avenue by the Package Store.

Comm. Pogoda: Yes I do, I know.

Richard Schultz: Essentially the hours are the same as the existing, right?

Applicant: Exactly.

Comm. Dickal: And you will be the owner?

Female Applicant: Unhum.

Comm. Dickal: Okay.

Richard Schultz: Staff recommends approval.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2406.

7. Application #2407 – Carole Arnold, 415 Howe Avenue for business

Richard Schultz: This is for the Conte building and this is Plants A La Carte and they provide interior landscaping services. Nice fit. They are leasing 725 sq. ft. and they have up to eight employees working part time and full time.

Comm. Matto: Do they do anything with the plants on site is it more of a scheduling?

Richard Schultz: Service.

Comm. Matto: But what do they have on site? Do they have plants?

Richard Schultz: No, it's just the service.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2407.

8. Application #2334 – Li Dong, 515 Bpt. Ave. for business and sign

Larry Bourque: ABC Sign Corporation. Representing a charming nail and spa. What they would like to have is an illuminated sign facing Bridgeport Avenue.

Comm. Dickal: They want to illuminate it.

Larry: They want to have an illuminating sign facing Bridgeport Avenue.

Comm. Kelly: That would be the front of it? The front of the building?

Larry: Actually facing Bridgeport Avenue, yes.

But then they would also like to have a non-illuminating sign facing the parking lot shown in the other drawing, which is really their entrance.

Richard Schultz: This is a corner building.

Comm. Matto: Does anybody else have an illuminating sign?

Richard Schultz: Oh, yes, they all do. You have the liquor store and Captain's Pizza.

Comm. Pogoda: Rick, what kind of business is this?

Comm. Kelly: Nail and spa.

Comm. Pogoda: Oh.

Richard Schultz: 1,180 sq. ft., five employees, Monday through Sunday, 9:45AM to 7:00PM.

Comm. Pogoda: 515?

Richard Schultz: 515 is where Quest is.

Comm. Pogoda: Okay, not the side, but the front.

Richard Schultz: This is a corner spot.

Comm. Pogoda: So they're between Quest and where the cleaners used to be.

Richard Schultz: That's right. So it faces Bridgeport Avenue but there's parking on the side.

Comm. Matto: And the entrance is on the side.

Richard Schultz: So three signage; two on the wall and one on the directory sign. Captain's Pizza is there, Cork & Keg, Quest Diagnostics, PJ & Co. salon and the cleaners. This will be the sixth occupant.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2334.

Comm. Pogoda: I will abstain from the sign.

9. Application #2399 – Shari Vikmanix, 549 Howe Ave., Unit 404 for business and sign

Richard Schultz: This is an upper floor occupant. They're just changing their name. This is a recording studio. Everything is the same; 1,500 sq. ft., four employees; the hours vary. The previous name was Whitehouse Productions. When they changed the name, just letting the Commission know, number of employees and hours of operation have not changed.

Comm. Pogoda: The sign.

Richard Schultz: No signage. Slip Stream Sound.

Comm. Matto: Same owners.

Richard Schultz: Yes.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business on App. #2399.

10. Application #2134 – J. Grecco, 397 Bpt. Ave. business and sign

Richard Schultz: This is Big-Y.

Comm. Kelly: That's what I thought it was.

Richard Schultz: This is one of the storefronts to the right. This is another nail salon and the sign proposal was reviewed by the owner, Jimmy Blakeman, and they have approved it and it's internally illuminated. Tony, it's called Billionails & Spa.

Comm. Pogoda: Okay.

Richard Schultz: The sign was approved by 714,LLC; internally illuminating and consistent.

Comm. Kelly: Consistent with the other signs.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve business and sign on App. #2134.

Comm. Pogoda: I abstain from the sign; I am not seeing it.

11. Application #2390 – ABC Sign Corp., 389 Bpt. Ave. for 2 awnings

Richard Schultz: I recommend that you table it. This is for the Urgent Care.

Did you have any luck?

Larry Bourque: No, I spoke with Lisa and I agreed that it would be tabled for tonight.

Why?

Richard Schultz: The ownership has not approved it yet.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to table App. #2390.

12. Application #0237 – Wal-Mart, 465 Bpt. Ave. for outdoor seasonal activities

Richard Schultz: As the Commission is aware; the season is upon us for the flowers. Once again, the Fire Marshal's office reviews it because they have to keep the isles open for emergency vehicles, etc.

Comm. Kelly: They have this every year, don't they?

Comm. Dickal: Every year, they already started working on it.

Richard Schultz: About six or eight years ago, we had an issue where they expanded it and it was all over the place so the Fire Marshal's office does check up on it and it has worked nicely. As you know, there is ample parking to be able to do this.

Comm. Dickal: There's been no issues there.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to approve outdoor seasonal activities on App. #0237.

V. Old Business

A. Application #18-04, Schaible Realty III, LLC for Amendment of Building Zone Map by changing from IB-2 District to CB-2 District, 25 Brook Street (Map 129, Lot 14): authorization for extension on public hearing

Richard Schultz: The Commission requested to the applicant that the public hearing for the zone change. This is for the Schaible property; by the Boys & Girls Club. It's split Commercial/Industrial. We want to put it all to commercial. We're going to have a public hearing on that in April the 25th. At the time we accepted it, it exceeded 65 days, so the applicant is authorizing an extension. So you have to accept that letter.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to accept extension on public hearing for April 25, 2018, on App. #18-04.

VI. New Business

A. Application #18-05, John Paul Development, LLC for Special Exception Approval for DRD Residential Development (Booth Hill Estates: 17 lots), Booth Hill Road (Map 44, Lots 56 and 57): accept and schedule public hearing

Richard Schultz: Let me share with you what we have so far. The extension of the marina, April 25. Obviously, that's significant. We have Mr. Schaible's; it's a public hearing for a zone change. I don't think we can accommodate more than one more. It's your call. If you don't do April 25, then it goes to May 23 and I'm going to be recommending C., which is coming up, to go to May 23. You have the marina on and the Schaible zone change for April 25.

Comm. Pogoda: Rick, if I may make a comment I would suggest with both of those, I would recommend May 23.

Comm. Dickal: I am in agreement also.

Comm. Pogoda: I think the other is a lot to be discussed (the marina); I think we should do those in May.

Richard Schultz: Ken, (Ken Schaible) the marina got continued; they wanted to take yours up as soon as possible. You don't have a problem do you? Is the 25th okay?

Ken Schaible: Yes.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to accept and schedule for public hearing for May 23, 2018, on App. #18-05.

B. Application #18-06, John Paul Development, LLC for Final Subdivision Approval (Booth Hill Estates: 6 lots), Waverly Road/Booth Hill Road (Map 44, Lots 56 and 57), R-1 District: accept for review

Richard Schultz: This farm has two types of developments. One is a one-acre lot and then the new one under the new regulation that requires a public hearing. So there's two separate applications that are relevant to each other but they're separate applications. So you are accepting two, but it's on the same property.

Comm. Matto: So that will be on 5/23 as well.

Richard Schultz: Yes, and we are going to have to get extensions on that. I think this is going to generate a lot of interest. So 65 days, unless they get an extension— the clock is ticking.

Comm. Matto: We already looked at this right?

Richard Schultz: Yes, but now we have to go through the process.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to accept for review on May 23, 2018, on App. #18-06.

C. Application #18-07, Manuel Moutinho for Initial Development Concept Plan and PDD Zone Change approval (retail shopping center), 6 Todd Road (Map 77, Lot 25), OP District: accept and schedule public hearing

Richard Schultz: I've been thinking. It's okay if you schedule for May 23rd tonight, but you may when the full board gets back together in April to rethink it.

Comm. Pogoda: That one is going to be a lot of discussion as far as I'm concerned. They may even have to go later, Rick. That would be my recommendation.

Richard Schultz: But tonight we could do it and then we could take it up again for April when we have a full board.

Comm. Matto: Should we table it?

Richard Schultz: No, you need to accept it. So we'll go with May 23rd and then we could reschedule it.

Comm. Pogoda: Okay, you want to schedule it for the 23rd and then rethink it?

Richard Schultz: Yeah, then rethink it.

Comm. Pogoda: Okay.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to accept and schedule for public hearing for May 23, 2018, on App. #18-07.

VII. Public Portion

Comm. Matto: Anyone wishing to address the Commission on any items not on the agenda?

Speaker: Rick, I was supposed to be on the agenda that got cancelled for snow. Remember I was in last week; you guys couldn't find the application and then found it and there was some discussion about it being on this meeting and then I got notification from Pat Rose that I was supposed to be here tonight.

Richard Schultz: I'm sorry. The Chairman took it off. Why don't you show us what you have.

Speaker: The next meeting is the 10th.

Richard Schultz: Yes.

Speaker: I'm out of town that week so if we can, that would be great.

Richard Schultz: Show them what you have.

Speaker: It was really about the sign, right? I'm here now. This is Blakeman property.

Richard Schultz: This is one of the last spaces left; there's three left.

Speaker: It's a salon/suite concept. Do you guys know what Regis is for the office space? It's the same kind of concept but for hairstylists. In this case we rent 5,000 sq. ft. in Shelton Market Place and outfit it in, in this case, we have two other locations here in Connecticut. We have 27 individual salon spaces; these are hair salons. Stylists come out of big box salons with following clientele and rent our space. We are landlords to the hairstylists.

Comm. Kelly: You could have 25 beauticians.

Comm. Matto: But they're not your employees; they rent the individual space.

Speaker: Right.

Richard Schultz: This is a whole new concept. This is a different business model.

Comm. Dickal: I would be comfortable with the rest of the board members being present.

Comm. Kelly: I agree.

Richard Schultz: The use is permitted.

Speaker: The use is permitted. We have no employees; we don't have any employees.

Comm. Kelly: You don't but they will.

Speaker: No, they won't. They really won't. So one person rents one space. Each individual stylist rents their own space and we have this concept; there's probably a dozen of them in

Connecticut where a hair stylist comes and rents from us, 125 sq. ft. room; so it's a pretty small room, but it's outfitted with all the salon furnishings. It's got a cutting station; it's got a water station; they basically come to us and operate their own business.

Comm. Kelly: That's correct, but how many people will be in there?

Speaker: There are 27 individual salon suites but I would just clarify that none of them are employees.

Richard Schultz: At any given moment how many could be occupying the space?

Comm. Kelly: You could have 50 people.

Comm. Dickal: That's why we need to wait for the rest of the Commission.

Comm. Kelly: You have a client and a beautician; so you could have 50 people.

Comm. Dickal: How do you feel about this Tony?

Comm. Pogoda: It's something that has to be discussed. It sounds a little bit – I mean, I'm just hearing about it now; this is something I have to digest and talk it over. I think we should discuss this a little bit more.

Comm. Matto: It's a permitted Use and the parking is within the parking regulations so I don't really see - -

Comm. Kelly: I'm just curious, you have haircutters to occupy space there.

Speaker: Yeah, they're two doors down. They approved us coming in because we don't affect their model. We don't do nails. So to the right of us, I don't know if it's Cost Cutters – it's one of those models – Great Clips, it's called Great Clips. Great Clips is a model where they have employees, right, they are employees of Great Clips. They're sitting waiting for a walk in haircut; kid coming in. This is all by appointment and stylists come to us to book a business.

Comm. Kelly: Instead of renting their own building.

Speaker: That's why I referred to Regis because it's a Regis concept, basically.

Comm. Matto: Are they going to be selling products?

Speaker: Maybe they'll sell shampoo that they use in their client's hair but that's not the driver. There's really no room to store products. Our system actually has a portal where they could have the customers buy products and have them shipped to them. So they really don't keep product.

Richard Schultz: And this, of course, is unisex.

Speaker: Oh yeah.

Comm. Dickal: What were the hours?

Speaker: The hours can be 24/7; it's a key card access.

Comm. Pogoda: I don't think I would be in total favor of that. Sorry about that. No way.

Speaker: It's occupied, technically speaking, Tuesday through Saturday. Stylists don't really work on Sundays and Mondays as you guys probably know, but that's the model and the concept.

Comm. Kelly: What would these two rooms be for?

Speaker: Those are esthetician rooms. So facials; I'm not an esthetician – I don't know what else they do but facials and that sort of thing.

Comm. Kelly: You only have one lavatory.

Speaker: Two lavatories.

Comm. Kelly: Okay, I see that.

Richard Schultz: The sign is pretty low key.

It's a very high end; the build out is extremely expensive. We will put into Shelton market place, probably \$700,000. It's very high-end concept; it's a very secure concept.

Comm. Matto: Are there any shared areas like hair dryers? You wouldn't want 27 things of some things.

Speaker: They are specked out for dryer chairs in each location. I will tell you dryer chairs are kind of a thing in the past. In our Stamford location in the basement, we probably have 25 dryer chairs sitting there aren't being used because no one really uses them anymore. There's a mirror with two cabinets, a styling chair where the client sits, and then a sink. Obviously, it's all up to code. We have successfully done this in Stamford and Fairfield. The Stamford location is in the High Ridge section, which is a very busy section; attached to Home Goods.

Comm. Dickal: You don't have any photographs of the business that's inside Fairfield, what it looks like.

Speaker: Sure, I can show you some photographs.

Richard Schultz: So a whole new concept, so and Hair Cutter's doesn't have an issue with it.

Speaker: No, Hair Cutter's signed off on it. Jimmy Blakeman and Berkowitz ran it by them. They reviewed our lease before we were able to sign our lease.

Comm. Kelly: The Fire Department is okay with this?

Speaker: Yup.

Richard Schultz: The Use is permitted, so.

Comm. Kelly: I know, I'm just asking.

Richard Schultz: It's just the concept.

Comm. Kelly: Well, it's a new concept. I could see it; I could see it working.

Richard Schultz: How do you get in? The main doors are open to public?

Comm. Kelly: I'm sure they have appointments

Richard Schultz: Yeah, but is the main door closed? I mean, how secure is this?

Comm. Kelly: I have no idea.

Comm. Dickal: If you have a client coming in, those doors are not open 24/7 so if someone comes in at 10:00 at night to get their hair styled or whatever, it's a safety issue.

Comm. Matto: I don't think they'd be open past the hours of the shopping center.

Comm. Kelly: Would there be an intercom?

Speaker: Here's the thing, I would say that's it's very unlikely. The whole space, what happens to the space is the space locks down; our space locks down at 9:00 at night, which means the

exterior door locks automatically at 9:00 at night. The exterior door opens again at 6:00AM. Now, one of our hair stylists shows up at 10:00 at night, forgot her money or whatever, they have a key card to come in. Now, when a customer gets to our lobby, even if it's during business hours, they go into a foyer, they can't pass that foyer without using a call box that I showed you. So if they come in and they're visiting you, they come in, they type in your suite number and the suite sees them through a camera, and goes, "Rick, let me let you in." They let him in and they come through the door. It's an extremely secure concept.

Richard Schultz: Tony, did you hear?

Comm. Pogoda: Yeah, I heard it but we can set hours, can't we?

Richard Schultz: It's your call; it's a PDD.

Comm. Pogoda: That's what I'm saying; we could set hours. If we could discuss it; today isn't the time to discuss it. It would be kind of funny if there was a car driving in and people coming in at 12:00 in the morning and somebody sees that and calls the cops, I mean when do you see a business that is staying open 24/7?

Comm. Kelly: Some grocery stores do that.

Comm. Pogoda: We're not talking about grocery stores here.

Speaker: The only situation that I've heard of is where someone would see someone after hours or early in the morning, let's say 5:00 in the morning, is if it's a nurse who works like third shift and the stylist would come and meet her early in the morning.

Just out of curiosity, what time is the restaurant/bar open until?

Richard Schultz: 2.

Speaker: 2:00AM?

Richard Schultz: Yeah. Standard café license.

Speaker: Right.

Richard Schultz: Once again, new concept; we're all digesting it. You're providing a service for people's schedule. That's what it is and it works.

Comm. Matto: I don't have a problem.

Comm. Kelly: I don't see a problem.

Richard Schultz: Now that you've digested it. Corporate in Shelton, you know they have these services in there; they are open 24/7.

Speaker: Right, gyms etc.

Comm. Matto: So each one of these has a locked door.

Speaker: Every single one is locked door, yes. So what happens is you come and rent to us, we turn it over to you, you pay the security deposit, you have access. The only time we have access is in the case of an emergency. We have controlled access to every single suite god forbid something happens in there. The tenant has complete access, key fab and then an actual hard key for their interior door. This is a concept that's been around probably for 10+ years.

Just like everything else, it starts down south and makes its way up here. Our Fairfield location has been in existence for over four years; Stamford has been almost three years.

Comm. Dickal: Tenants that are going to be there, are they responsible for cleaning it up and dispose of all that stuff?

Speaker: We clean all the common areas including the bathrooms. They clean their interior space. If we ever had a problem, it's been one in over 5 years. We address it and it's fixed.

Comm. Dickal: Do you have laundry area in there?

Speaker: There's two stackable washer and dryer that they use and we have a cleaning company that comes in and cleans the vents and all that stuff. It's 24 secure camera and video monitored.

Richard Schultz: You know, personally as you know, barbers were closed on Sunday and Monday. That's a void. It doesn't serve the public now. I'm hearing now open Sundays and Mondays.

Comm. Kelly: Hugo's is open on Sunday.

Richard Schultz: Yeah, remember it was always across the board, closed.

Speaker: The thing is, everything is convenience these days. So if the stylist has a customer that wants to be seen at 7PM on a Tuesday night, and a normal salon closes, this is an opportunity for them because they could flex for their customer. This is like the one thing that won't go electronic; people still do get their hair cut.

Richard Schultz: Thirty years ago, this Commission – well not quite that long, had issues with the banks inside the grocery stores. Remember that?

Commission: Yep.

Richard Schultz: Remember, that bothered a lot of the Commissioners that you wouldn't have a regular bank.

Comm. Kelly: Let's face it, as far as security is concerned, you have your ATM's that are open 24/7 and they're outside.

Comm. Dickal: They have been doing a lot of improvement since there has been issues with those.

Richard Schultz: Tony, anything you want me to look into?

Comm. Pogoda: No, not right now Rick. Thank you.

Richard Schultz: The only issue is when Aruga opens in June; it's going to be new, it's a novelty, and it's going to take a lot of parking spaces. Staff is anticipating complaints from the tenants. So we have to be prepared for that. It's going to draw a lot of people.

Comm. Kelly: How are you going to address the doors?

Every time I've been to the shopping plaza, there is that row all the way down the back by the retaining wall. What I would recommend is our member base, which is the hair stylists, to park along the back. They will have access right back here on a key fob as well. They could come back and clientele could come in the front.

Comm. Kelly: What kind of address are you going to have for the doors that are not going to be open?

Speaker: So the glass doors that are there right now will stay. The handles will come off if the tenant wants some sort of solar shade to cover the sun but we have to approve it and it's gotta be a high quality shade. I've already had discussions with Blakeman and Berkowitz about what can't go in the windows; what can go in the windows. It's all in our lease so I totally understand. Those doors there – the handles will come off and the glass will stay.

Richard Schultz: Let's clarify: hair salon, facials.

Speaker: Yeah, 25 hair chairs.

Richard Schultz: Any nails, pedicures?

Speaker: No. We agreed not to do nails and we don't have nails in any of our locations.

There's 25 hair and 2 esthetician. Nail folks can't cover the cost of the rent. The rent here is not cheap. It's a high end model. It's convenience and upkeep and it's granite tops; it's very high end.

Comm. Kelly: There's ventilation for everything.

Richard Schultz: This is beneficial. I'm glad you came. All these members except Nancy, will be voting, so.

Speaker: Is there anything I need to do or another meeting I need to be at?

Richard Schultz: You won't be here for the 10th, right?

Speaker: Right. So that will get pushed out to -.

Richard Schultz: No, we'll still put it on and um -.

Comm. Matto: He doesn't have to be here.

Richard Schultz: No.

Speaker: The other thing that was on the agenda was the signage piece. You guys have this but I can leave it with you if you don't have it.

Richard Schultz: Yeah, leave it.

Speaker: There's two variations of signage.

Comm. Matto: I think this would be appealing to the individual hair stylists.

Speaker: Absolutely.

Comm. Matto: It's a way for them to be independent.

Speaker: A typical hair stylist is getting a 45 to 50% cut of revenue at the salon. When they come to us, they increase that revenue to 65 or 70% simply because all they are doing is paying us a monthly rent. We are not involved with hair cutting at all.

Richard Schultz: That's good. Thank you.

Speaker: Thank you very much.

Richard Schultz: This will be on the 10th for action (April 10). I will call Mr. Blakeman tomorrow.

Comm. Matto: Anybody else in the public like to bring anything up?

VIII. Other Business

A. Approval of Minutes

Comm. Matto: We don't have any available.

Richard Schultz: We're waiting for Ginny to come back.

B. Payment of Bills

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to pay bills.

Richard Schultz: Mr. Schaible is getting an extension for his Pearmain subdivision, so we're going to put that on.

Comm. Matto: For the 10th, okay.

C. Staff Report

Richard Schultz: We missed the ZBA meeting. Jason Williams was not available at the last Downtown Subcommittee so we're meeting on the 12th, right?

Comm. Kelly: Isn't it the 14th?

Richard Schultz: It is the 13th.

Comm. Dickal: Tax day.

Richard Schultz: Now that's an important meeting.

Comm. Matto: Okay, any other comments?

Richard Schultz: Everyone can make the April 10th? Tony is going to be in Florida.

Comm. Matto: Tony who?

Richard Schultz: Pogoda. But Tony, you'll be here for the April 25th public hearing, right?

Comm. Pogoda: Correct.

Comm. Kelly: On the Subcommittee, for the last couple of months, we've had Jason Williams, he's also a resident of Shelton. He's an associate with the firm of Milone & McBroom and he has prepared conceptual architectural renderings for the two blocks located downtown Shelton. They're identified as Block 1 and Block 2 and they're bordered by Howe Avenue, Central Street, Coram Avenue and White Street. Their team of landscape architects, planners, graphic designers could bring in to the future a transformation of downtown into attractive, functional, pedestrian center. The good thing about it is some of its conceptual plans are actually a reality. We have several projects going on, or in the phases of going on downtown. Such as project on 62 Center Street.

Richard Schultz: Jeff's Appliance.

Comm. Kelly: Yeah, we have the Pettis mix use project which was presented to us the other night. We have the Botti mix use development which is next to Shelton Pizza. We also

have the apartments going in on Canal Street. We have 470 Howe Avenue which is a project going on right now. We also have the parking lot, which is going – downtown seems to be coming along. Like I say, the drawings I have right here, if anyone wants to look at them, but they are conceptual, it's something our goal for.

Richard Schultz: Yeah, and I just want to add one thing, Mr. Monaco who owns the corner on Cornell and Howe has the laundromat and his garage, he really wants to do something with the property. Talk to – from developers that want to do Carroll's Home Improvement and all the way down. So that's going to be a biggie. He's of the opinion of if something doesn't work, his laundromat is doing very well now and what he would like to do is upgrade it a little more. They have the sidewalks; they have a lot that you can work with in development.

Comm. Matto: Except the parking.

Comm. Kelly: Parking will come. If the development comes, parking has to come. There's no way of getting around it. But I think what we should do is get parking signs to show us where public parking lots are.

Comm. Matto: That's a good idea.

Comm. Kelly: People don't know where the parking is; they think it's private.

Richard Schultz: Our parking authority is no longer in existence. They serve a purpose. Hopefully they will get resurrected.

So there's a lot going on, hopefully all of us could be at that meeting.

Comm. Kelly: Maybe our Aldermen could push those signs.

Richard Schultz: Yes, we'll talk to Eric.

Comm. Matto: When is your meeting?

Comm. Kelly: It's the 13th.

Speaker: Some of the business owners are complaining about the public parking spots like for instance on the left side of Bridge Street so the north end when you go over the bridge so like there's a hair salon there and there's a little parking area down there – there's commercial vehicles that sit there 24/7 around the clock but nothing is being enforced. When she comes in on Saturday, clients can't find a place to park.

Comm. Kelly: She lost a lot of business when they didn't clear the snow, too.

Richard Schultz: Tony, I got a call right after I spoke to you. The State of Connecticut is no longer recognizes lease space under bridges; like for the Birmingham. Those spaces may have to be evacuated. Tony –

Comm. Pogoda: Yes.

Richard Schultz: I got a call right after I spoke to you, The State of Connecticut is no longer recognizing lease space – like for the Birmingham, there's a potential that those spaces may have to be evacuated.

Comm. Kelly: That's a problem.

Richard Schultz: I just learned that today.

Comm. Pogoda: We're going to have a lot of problems now.

Richard Schultz: It came out of nowhere.

Comm. Pogoda: And that's how many spaces, eight? Underneath the bridge, Rick?

Richard Schultz: Yeah, I just got that call late today.

Comm. Pogoda: Yeah, but I'm saying we got eight spaces under there, right?

Richard Schultz: Yeah, I drive by there every day.

Comm. Kelly: Are they doing anything with the parking garage?

Richard Schultz: They haven't decided, whether to knock it down or.

Comm. Kelly: They're going to have to make a decision then.

Richard Schultz: That's coming up in the spring.

Comm. Kelly: It's a shame it has to happen but they'll have to revisit that with the parking and the only way to get parking is to go upper decks.

Richard Schultz: Yup.

Comm. Kelly: You have a footprint, that's all. You have to fit so much in it, so if you can't fit it then you have to go up.

Richard Schultz: We'll be inviting different departments to the Downtown Subcommittee during the spring and the summer months.

Comm. Kelly: Is there any way to help them?

Richard Schultz: There's always ways, so.

Comm. Kelly: Okay.

Richard Schultz: It's a big issue and it's got to be enforced. Eric wants the big boxes repainted at the intersections. Remember they painted that?

Comm. Kelly: Ya know, one thing I was going to bring up tonight, the vibes, at the bridge, the salon there I think. If you look, you come down Howe Avenue, you look at the windows and what not, they have painted some of them gray. It's really a sloppy job.

Comm. Dickal: I thought that too.

Comm. Kelly: Brand new building. That's terrible.

Richard Schultz: Ken, (Ken Schaible) did you notice they painted it?

Ken: I didn't notice it.

Comm. Kelly: That's all I have.

Comm. Matto: Any other items? I think we're ready to adjourn.

On a motion made by Comm. Dickal, seconded by Comm. Kelly it was unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Sandra Wasilewski

Sandra Wasilewski, Recording Secretary