SHELTON PLANNING AND ZONING COMMISSION

JANUARY 6, 2004

The Shelton Planning and Zoning Commission will hold a regular meeting on January 6, 2004 at 7:00 p.m. in the Shelton City Hall, Auditorium and Room 303, 54 Hill Street, Shelton, CT

The Chairman reserves the right to change the sequence of the items on the agenda.

AGENDA

I. Pledge of Allegiance

II. Public Hearing (7:00 P.M.)
   A. Application #03-52, River Road Partners LLC for PDD Zone Change (multi-family development), and CAM Site Plan, 745 River Road (Map 21, Lots 46, 48), R-1 District (continued from 12/6/03 meeting)

Recess and Reconvene to Room 303

III. Old Business
   A. Executive Session: Pending Litigation Matter
   B. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
   C. Applications for Certificate of Zoning Compliance
   D. Application #03-37, S Property Limited Partnership for Temporary Special Exception Approval (earth removal), Proposed Lot 32, Ivy Brook Road (Map 65, Lot 1), LIP District (public hearing closed 9/23/03) – discussion and action
   E. Application #03-43, Cranberry Hill, LLC for SDA Overlay Zone, Armstrong Road (Map 19, Lots 2, 3, 4, 5), R-1 District (public hearing closed on 9/23/03) – request for extension on review period
   F. Application #03-44, Cranberry Hill, LLC for PDD Zone change (49 single family cluster residential development), Armstrong Road (Map 19, Lots 2, 3, 4, 5), R-1 District (public hearing closed on 9/23/03) – request for extension on review period
   G. Application #03-55, Welkin Inc. for Detailed Development Plan Approval and adoption of PDD Zone Change (Well Spring Estates – 30 single family dwellings), Old Stratford Road, (Map 29, Lot 19) - discussion and action

IV. New Business
   A. Application #03-67, Petition of Richard Patterson on behalf of WE R-1 to amend the Zoning Regulations (SDA: Section 21.2 and PDD: Section 34.8) – accept and schedule public hearing
   B. Application #03-68, Petition of Jones Family Farm to amend the Zoning Regulations (Farm Winery) – accept and schedule public hearing
C. **Application #03-69**, Area Congregations Together, Inc. for Detailed Development Plan Approval and Adoption of PDD Zone change (Spooner House), Todd Road (Map 63, Lot 17) – accept for review

D. **Application #03-70**, Cammisa’s Garage, Inc. for Site Plan Approval (garage expansion), 344 River Road (Map 80, Lot 162), CA-2 District – accept for review

V. Other Business
A. Approval of minutes 12/9/03
B. 8-24 Referral: Haying of city Property (former Klapik Parcel)
C. Orchard Park: request for release of Performance Bond
D. Payment of Bills
E. Staff Report

VI. Adjournment
APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

JAN. 6, 2004

Standard

1. 3157 – Enclave at Huntington Wood, LLC, 86 Maler Ave. 
   single family/deck
2. 3156 - Enclave at Huntington Wood, LLC, 70 Maler Ave. 
   single family/deck
3. 3076 – Key Development, LLC, 160 Soundview Ave. 
   single family/deck
4. 3166 – H. James Brown, Jr., 27 Saw Mill City Road 
   addition
5. 3164 – Angel’s Contracting, 191-193 Howe Ave. 
   decks
6. 3163 – Shawn Kelly, 31 Kathleen Road 
   addition
7. 3160 – Andrea Bartone, 8 Ridgefield Road 
   shed
8. 3161 – Robert Zalenski, 70 Dogwood Drive 
   addition
   condo (10 units)

Separate

1. 3167 – Bobbi & Jacques Wagemaker, 18 Reiner Dr. 
   home office
2. 3154 – Samuel Sanchez, 361 Shelton Ave. 
   home office
3. 3155 – Barbara P. Chavez, 41 Wakelee Ave. 
   home office
   home office
5. 3137 – Jose Reyes/Joe Vislinsky, 549 Howe Ave. 
   sign