

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 |
| 9. 3122 – EMR Development, River Rd. and Laurel Hgts. Rd. | condo (10 units) |

Separate

- | | |
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| 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 |
| 4. 3132 – ADK Electric Co., LLC, 98 Long Hill Ave. | home office |
| 5. 3137 – Jose Reyes/Joe Vislinsky, 549 Howe Ave. | sign |

