COMMISSION JANUARY 27, 2004

The Shelton Planning and Zoning Commission will hold a special meeting on January 27, 2004 at 7:00 p.m. in the Shelton City Hall, Auditorium, 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 Hearings (7:00 p.m.)
 - A. <u>Application #03-54</u>, Dominick Thomas on behalf of Ed Newman for PDD Zone Change (car wash and restaurant), Bridgeport Avenue, (Map 77, Lot 19), OP District
 - B. Application #03-63, Dominick Thomas on behalf of Roseland Shelton, LLC for Modification of PDD #32 and creation of new PDD (apartments), Research Drive (Map 28, Lot 1)
 - C. Planning and Zoning Commission Initiated Zoning Regulations and Building Zone Map Amendments: PDD (size) Amendment, Age Restricted Residential Regulation, Adult Oriented Residential Regulation, Restricted Business Park Zone Map Amendment and IA-2 to R-1 Zone Map Amendment
- III. Old Business
 - A. <u>Application #03-53</u>, Wiacek Farms LLC for Subdivision Approval (24 Lots Wiacek Farm Estates), Meadow Street (Map 137, Lot 3), R-1 District discussion and possible action
 - B. <u>Application #03-62</u>, J&D Country Builders for Subdivision Approval (Windy Field 5 lots), Ten Coat Lane, (Map 127, Lot 5), R-3 District discussion and possible action
- IV. New Business
 - A. <u>Application #04-01</u>, Precision Resource for Special Exception Approval (High Traffic Generator bldg. and parking expansion), 25 Forest Parkway (Map 63, Lot 34), LIP District accept and schedule public hearing (clock starts on 1/13/04)
 - B. <u>Application #04-02</u>, Huntington Plaza Associates, LLC for Site Plan Approval (addition), Bldg. 28 Huntington Plaza, 30 Huntington Street, (Map 74, Lot 25), CA-2 District accept for review (clock starts on 1/13/04)
 - C. <u>Application #04-03</u>, Petition of John Guedes on behalf of Birmingham Development for extension of Central Business District Overlay, 5 Bridge Street and Canal Street West (Map 129, Lots 20, 22, 23), IB-2 District accept and schedule public hearing
 - D. <u>Application #04-04</u>, Petition of John Guedes, on behalf of Birmingham Development for PDD Zone Change (condominium units), 5 Bridge Street and Canal Street West (Map 129, Lots 20, 22, 23), IB-2 District accept and schedule public hearing
- V. Other Business
 - A. Approval of Minutes 12/16/03
 - B. Falls of Huntington Subdivision: request to eliminate pedestrian foot bridge
 - C. Waterview Landing: request for release of Performance Bond
 - D. Deanwood Meadows Subdivision: request for reduction of Performance Bond
 - E. Appointment of Representative to Open Space Committee

VI. Adjournment