

The Shelton Planning & Zoning Commission will hold a Special Meeting on February 5, 2004 at 7:00 P.M. in the Shelton City Hall Auditorium, 54 Hill St., 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

- A. Application # 03-54, Dominick Thomas on behalf of Ed Newman for PDD Zone Change (car wash and restaurant) Bridgeport Avenue (Map 77, Lot 19) OP District (rescheduled from 1/27/2004)
- 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) (rescheduled from 1/27/2004)
- C. Planning and Zoning Commission Initiated Zoning Regulations and Building Zone Map Amendments: PDD (size) Amendments, Age Restricted Residential Regulation, Adult Oriented Residential Regulation, Restricted Business Park Zone Map and Amendment and IA-2 to R-1 Zone Map Amendment (rescheduled from 1/27/2004)

III. New Business

- A. Application # 04-01, Precision Resource for Special Exception Approval (High Traffic Generator – building and parking expansion) 25 Forest Parkway (Map 63, Lot 34) LIP District – accept and schedule public hearing (clock starts on 1/13/2004)
- B. Application # 04-02, 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 1/13/2004)
- C. Application # 04-03, 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. Application # 04-04 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

IV. Other Business

- A. Approval of Minutes 12/16/2003
- B. 8-24 Referral: Purchase portion of City Land (Bpt Ave. pump station)
- C. 8-24 Referral: City acquisition of property (off John Dominick Drive)
- D. Falls of Huntington Subdivision: request to eliminate pedestrian foot bridge
- E. Waterview Landing: request for release of Performance Bond
- F. Deanwood Meadows Subdivision: request for reduction of Performance Bond

G. Appointment of Representative to Open Space Committee

V. Adjournment

This agenda was clocked into the Town/City Clerk's Office on Tuesday, February 3, 2004 at 3:54 P.M. and emailed on Wednesday, February 4, 2004 at 7:07 A.M.