

The Shelton Planning & Zoning Commission will hold a Regular Meeting on February 10, 2004 at 7:00 P.M. in the Shelton City Hall Auditorium and Room 303, 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 (continued 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) (continued from 1/27/2004)

C. Application # 03-58 Petition of Blakeman Construction for an extension of SDA Overlay Zone, Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24) OP District (continued from 1/13/2004)

D. Application # 03-59 Petition of Blakeman Construction for a PDD Zone Change (mixed use development) Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24) OP District (continued from 1/13/2004)

E. Application # 03-60 Blakeman Construction Company for Temporary Special Exception Approval (earth removal) Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24) OP District (continued from 1/13/2004)

F. 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 Amendment and IA-2 to R-1 Zone Map Amendment (continued from 1/27/2004)

Reconvene and recess to Room 303

III. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda

IV. Old Business

A. 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 9/23/2003) discussion only

B. 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 9/23/2003) discussion only

C. Application # 03-56 Dominick Thomas on behalf of Crown Point Associates, LLC for Extension of SDA Overlay Zone, Bridgeport Avenue (Map 51, Lots 9,10) CA-3/LIP Districts (public hearing closed on 12/9/2003) request for extension

D. Application # 03-57 Dominick Thomas on behalf of Crown Point Associates, LLC, Bridgeport Avenue for PDD Zone Change (mix use development) (Map 51, Lots 9, 10) CA-3/LIP Districts (public hearing closed 12/9/2003)

- E. Application # 03-62 J&D Country Builders for Subdivision Approval (Windy Field-5 lots) Ten Coat Lane R-3 District- request for extension
- F. Application # 03-64 Ziam Murtishi for Site Plan Approval (contractors business and storage yard) 82 Bridgeport Avenue CB-2 District – request for extension

V. New Business

- A. Application # 04-01 Precision Resource for Special Exception Approval (High Traffic Generator – bldg. and parking lot 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
- E. Application # 04-05 Petition of Chappagua Capital Corp. for SDA Overlay, Long Hill Avenue (Map 41, Lot 35) R-1 District – accept and schedule public hearing
- F. Application # 04-06 Petition of Chappagua Capital Corp. for PDD Zone Change (elderly apartments) Long Hill Avenue (Map 41, Lot 35) R-1 District – accept and schedule public hearing
- G. Application # 04-07 Geno Blakeman for Subdivision Approval (4 lots-Hidden Meadow Est. Sec. III) Beardsley Road Extension (Map 125, Lot 36) R-1 District accept for review
- H. Application # 04-08 John Pawlowski for Subdivision Approval (4 lots Hidden Meadow Est. Sec. III) Beardsley Road (Map 162, Lot 1) R-1 District – accept for review
- I. Application # 04-09 Petition of Crabtree Subaru for extension of RBD District, 417, 419 and 425 Bridgeport Avenue (Map 63, Lot 9) CA-2 District –accept and schedule public hearing

VI. 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. Brushy Meadows Subdivision: request for release of Performance Bond

H. Cedar Hill Estates Subdivision – request for release of Performance Bond

I. Appointment of Representative to Open Space Committee

J. Payment of bills

K. Staff report

VII. Adjournment

This agenda was clocked into the Town/City Clerk's Office on Friday, February 6, 2004 at 4:23 P.M. and emailed on Sunday, February 8, 2004 at 1:00P.M.