

The Shelton Planning & Zoning Commission will hold a Regular Meeting on March 9, 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. Auditorium)

A. 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

B. 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

C. Application # 03-60 Petition of Richard Patterson on behalf of WE R-1 to amend the Zoning Regulations (SDA: Section 21.2 and PDD: Section 34.8)

D. Application # 03-68 Petition of Jones Family Farm to amend the Zoning Regulations (Farm Winery)

E. Application # 04-01 Precision Resource for Special Exception Approval (High Traffic Generator-building and parking expansion), 25 Forest Parkway (Map 63, Lots 34) LIP District

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

Recess and reconvene to Room 303

IV. Old Business

A. Applications for Certificate of Zoning Compliance

B. 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 and possible action

C. 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) –1 District(public hearing closed on 9/23/2003) discussion and possible action

D. 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 (public hearing closed on 1/6/2004) – request for extension and discussion only

E. Application # 03-53 Wiacek Farms, LLC for Subdivision Approval (24 Lots Wiacek Farm Estates) Meadow Street (Map 137, Lot 3) R-1 District

F. 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)-discussion and action

G.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)-discussion and action

V. New Business

A. Application # 04-10 UI Co. for Site Plan Approval (generator and miscellaneous improvements) 801 Bridgeport Avenue (Map 28, Lot 18) IA-2 District – accept for review

B. Application # 04-12 Royal Wells for Site Plan Approval (expansion of White Hills Shopping Center)Leavenworth Road (Map 144, Lot 15) CA-2 District-accept for review

C. Application # 04-13 Petition of Key Development, LLC for Extension of SDA Overlay, Lake Road (Map 115, Lots 5, 6) R-1 District-accept and schedule public hearing

D.Application # 04-14 Petition of Key Development, LLC for Modification of PDD # 34 and creation of new PDD,(cluster residential development)Lake Road(Map 115, Lots 5, 7) accept and schedule public hearing

E.Application # 04-15 Lucian Cappiello for Subdivision Approval (11 lots-Cappiello Estates II)Kneen Street (Map 105, Lot 138)R-4 District – accept for review

VI. Other Business

A. Approval of Minutes 2/10/2004 and 2/24/2004

B. 8-24 Referral: Sale of surplus state-owned land (Howe Avenue)

C. Payment of Bills

D. Staff Report

VII. Adjournment