

The Shelton Planning & Zoning Commission will hold a Special Meeting on March 23, 2004 at 7:00 P.M. in the Shelton City Hall, Auditorium and Room 303, 54 Hill Street, Shelton, CT.

#### AGENDA

#### I. Pledge of Allegiance.

#### II. Public Hearing (7:00 P.M. Auditorium)

- A. Application # 03-67 Petition of Richard Patterson on behalf of WE R1 to amend the Zoning Regulations (SDA: Section 21.2 and PDD: Section 34.8) (continued from 3/9/2004)

Recess and Reconvene to Room 303

#### III. 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) R-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 # 03-56, 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-discussion and action
- F. 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
- G. Application # 03-65, R.D. Scinto, Inc. for SDA overlay extension, Parrot Drive (Map 28, Lot 17) IA-2 District-request for extension on review period
- H. Application # 03-66, R.D. Scinto, Inc. for Modification of PDD # 4 and #37 and PDD Zone Change (apartments), Parrott Drive (Map 28, Lots 7, 11, 17)-request for extension on review period
- I. Application # 03-69, ACT, Inc. for Detailed Development Plan Approval and PDD Zone Change (Spooner House) Todd Road (Map 63, Lot 17)-request for extension, discussion and action

#### IV. 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 (clock starts 3/9/2004)
- 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 (clock starts 3/9/2004)

- 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 (clock starts on 3/9/2004)
  - 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 (clock starts on 3/9/2004)
  - E. Application # 04-15, Luciano Capiello for Subdivision Approval (11 lots-Capiello Estates II) Kneen Street (Map 105, Lot 138) R-4 District-accept for review (clock starts on 3/9/2004)
- V. 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