

The Shelton Planning & Zoning Commission will hold a Regular Meeting on April 13, 2004 at 7:00 P.M. in the Old Shelton Intermediate School, Cafeteria, Perry Hill Road, Shelton, CT.

## AGENDA

### I. Pledge of Allegiance

### II. Public Hearings (7:00 P.M.)

- A. Application # 04-05 Petition of Chappagua Capital Corp. for SDA Overlay, Long Hill Avenue (Map 41, Lot 35) R-1 District
- B. Application # 04-06, Petition of Chappagua Capital Corp. for PDD Zone Change (Elderly Apartments) Long Hill Avenue (Map 41, Lot 35) R-1 District
- C. Application # 04-09 Petition of Crabtree Subaru for extension of RBD District, 417, 419 and 425 Bridgeport Avenue (Map 63, Lot 9) CA-3 District

### III. Old Business

- A. Public Portion-to hear any member of the public wishing to address the Commission concerning any item not on the agenda
- B. Applications for Certificate of Zoning Compliance
- 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) CA3/LIP Districts-(public hearing closed on 12/9/03) – request for extension, discussion and action
- 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) CA3/LIP Districts-(public hearing closed 12/9/03)-request for extension, discussion and action
- E. Application # 03-52, River Road Partners, LLC for PDD Zone Change (multi-family development) & CAM Site Plan, 745 River Road (Map 21, Lots 46, 48) R-1 District (public hearing closed on 1/6/04)-request for extension, discussion and possible action
- F. Planning and Zoning Commission Initiated Zoning Regulations and Building Zone Map Amendments: PDD (size ) Amendment, Restricted Business Park Zone Map Amendment and IA-2 to R-1 Zone Map Amendment (public hearing closed on 2/10/04)-discussion and possible action
- G. 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 (public hearing closed on 3/9/04)-discussion and possible action
- H. Application # 03-54 Dominick Thomas on behalf of Ed Newman for PDD Zone Change (car wash & restaurant), Bridgeport Avenue, (Map 77, Lot 19), OP District (public hearing closed on 2/10/04)-request for extension on review period
- I. Application #03-58, Petition of Blakeman Construction, LLC for an extension of SDA Overlay Zone, Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24), OP District (public hearing closed on 2/24/04)-request for extension on review period

- J. Application # 03-59, Petition of Blakeman Construction, LLC/Huntington Woods, LLC for a PDD Zone Change, (mix use development) Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24) OP District (public hearing closed on 2/24/04)-request for extension on review period
- K. Application # 03-60, Blakeman Construction Company for Temporary Special Exception Approval (earth removal) Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24) OP District (public hearing closed on 2/24/04)-request for extension on review period
- L. 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) (public hearing closed on 2/10/04)-request for extension on review period
- M. Application # 03-64, Zaim Murtishi for Site Plan Approval (contractor's business and storage yard) 82 Bridgeport Avenue, CB-2 District-request for extension on review period
- N. 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
- O. 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
- P. Application # 04-07, Geno Blakeman for Subdivision Approval (2 lots-Crossroad Estates) 8 Birdseye Road Extension (Map 125, Lot 36) R-1 District-request for extension on review period
- Q. Application # 04-08, John Pawlowski for Subdivision Approval (4 lots-Hidden Meadow Estate, Section III), Beardsley Road, (Map 162, Lot 1) R-1 District-request for extension on review period

#### IV. New Business

- A. Application #04-16, Northstar Auto Group, Inc. for Site Plan Approval (Automotive Repair Garage), 61 Center Street (Map 129D, Lot 53), CA-3 District – accept for review
- B. Application # 04-17, Toll Brothers, Inc. for Subdivision Approval (37 lots-The Vistas at White Hills) East Village Road/Wabuda Place and Sachem Drive (Maps 152, 158, 159 Lots 52, 10, 15, 16, 7) R-1 District-accept for review

#### V. Other Business

- A. Approval of Minutes 2/10/04, 2/24/04 and 3/9/04
- B. 8-24 Referral: Sale of surplus state-owned land (Howe Avenue)
- C. 8-24 Referral: Huntington Street sidewalks
- D. Crystal Lane Estates: call of Performance Bond
- E. Brad Wells Homestead Subdivision – request for 2<sup>nd</sup> 90-day extension to record mylar map
- F. Payment of Bills
- G. Staff Report

#### VI. Adjournment