

THE SHELTON PLANNING & ZONING COMMISSION WILL HOLD A REGULAR MEETING ON JUNE 8, 2004 AT 7:00 P.M. IN THE SHELTON CITY HALL, ROOM 104, 54 HILL STREET, 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 ZONE, LONG HILL AVENUE (MAP 41, LOT 35) R-1 DISTRICT (CONTINUATION FROM 5/25/04)**
- 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 (CONTINUATION FROM 5/25/2004)**

III. PUBLIC PORTION

- A. PUBLIC PORTION – TO HEAR ANY MEMBER OF THE PUBIC WISHING TO ADDRESS THE COMMISSION CONCERNING ANY ITEM NOT ON THE AGENDA**

IV. OLD BUSINESS

- A. APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE**
- B. APPLICATION # 04-17, TOLL BROTHER, 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 REQUEST FOR EXTENSION (APPLICANT REQUEST) AND DISCUSSION ONLY**
- C. 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 (PUBLIC HEARING CLOSED ON 2/10/04)-DISCUSSION AND ACTION**
- D. APPLICATION # 03-68, PETITION OF JONES FAMILY FARM TO AMEND ZONING REGULATIONS (FARM WINERY) (PUBIC HEARING CLOSED ON 3/9/04) DISCUSSION AND ACTION**
- E. APPLICATION # 04-08, GENO BLAKEMAN FOR SUBDIVISION APPROVAL (2 LOTS-CROSSROADS ESTATES) 8 BIRDSEYE ROAD EXTENSION (MAP 125, LOT 36) R-1 DISTRICT-REQUEST FOR EXTENSION (APPLICANT REQUEST)**
- F. APPLICATION # 04-12, ROYAL WELLS FOR SITE PLAN APPROVAL (EXPANSION OF WHITE HILLS SHOPPING CENTER), LEAVENWORTH ROAD, (MAP 144, LOT 15) CA-2 DISTRICT-DISCUSSION AND ACTION**
- G. APPLICATION # 04-16, NORTHSTAR AUTO GROUP, INC. FOR SITE PLAN APPROVAL (AUTOMOTIVE REPAIR GARAGE), 61 CENTER STREET (MAP 129D, LOT 53) CA-2 DISTRICT-DISCUSSION AND ACTION**

- H. 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) DISCUSSION ONLY
 - I. APPLICATION # 03-65, R.D. SCINTO, INC. FOR SDA OVERLAY EXTENSION, PARROT DRIVE (MAP 28, LOT 17) IA-2 DISTRICT (PUBLIC HEARING CLOSED ON 2/3/04)-DISCUSSION AND ACTION
 - J. 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, AND 17) (PUBLIC HEARING CLOSED ON 2/3/04)-DISCUSSION ONLY
 - K. APPLICATION # 03-60, BLAKEMAN CONSTRUCTION CO./HUNTINGTON WOODS, LLC. 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)-DISCUSSION AND ACTION
 - L. APPLICATION # 03-58, PETITION OF BLAKEMAN CONSTRUCTION CO./ HUNTINGTON WOODS, 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)-DISCUSSION ONLY
 - M. APPLICATION # 03-59, PETITON OF BLAKEMAN CONSTRUCTION CO./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)-DISCUSSION ONLY
 - N. APPLICATION # 04-05, PETITION OF CHAPPAGUA CAPITAL CORP FOR SDA OVERLAY, LONG HILL AVENUE (MAP 41, LOT 35) R-1 DISTRICT (CONTINUATION FROM 5/25/04)-DISCUSSION ONLY (IF TIME PERMITS)
 - O. APPLICATION # 04-06, PETITION OF CHAPPAGUA CAPITAL CORP. FOR PDD ZONE CHANGE (ELDERLY APARTMENTS) LONG HILL AVENUE (MAP 41, LOT 35) R-1 DISTRICT (CONTINUATION FROM 5/25/04)-DISCUSSION ONLY (IF TIME PERMITS)
- V. NEW BUSINESS
- A. APPLICATION # 04-24, LATEX FOAM INTERNATIONAL FOR MODIFICATION OF SITE PLAN APPROVAL (LOADING DOCK EXPANSION) 510 RIVER ROAD (MAP 54, LOT 2) IA-3 DISTRICT – ACCEPT FOR REVIEW AND REQUEST FOR SITE WORK AUTHORIZATION
 - B. APPLICATION # 04-25, OEM CONTROLS FOR MODIFICATION OF SITE PLAN APPROVAL (BUILDING EXPANSION) 20 CONTROLS DRIVE (MAP 40, LOT 22) LIP DISTRICT-ACCEPT FOR REVIEW AND REQUEST FOR SITE WORK AUTHORIZATION
 - C. APPLICATION # 04-26, CT COMMERCIAL INVESTORS FOR SPECIAL EXCEPTION APPROVAL (BANK DRIVE THRU-HIGH TRAFFIC GENERATOR) 819 BRIDGEPORT AVENUE (MAP 18, LOT 15) IA-2 DISTRICT-ACCEPT AND SCHEDULE PUBLIC HEARING

- D. APPLICATION # 04-27, PETITION OF CT COMMERCIAL INVESTORS FOR MODIFICATION OF PDD # 24 (BUILDING EXPANSION) 707-711 BRIDGEPORT AVENUE (MAP 28, LOT 22) ACCEPT AND SCHEDULE PUBLIC HEARING**
- E. APPLICATION # 04-28, PETITION OF VETERINARY PROPERTIES, LLC FOR SDA OVERLAY EXTENSION, 895 BRIDGEPORT AVENUE (MAP 8, LOT 17)- ACCEPT AND SCHEDULE PUBLIC HEARING**
- F. APPLICATION # 04-29, PETITION OF VETERINARY PROPERTIES, LLC FOR PDD ZONE CHANGE (VETERINARIAN HOSPITAL) 895 BRIDGEPORT AVENUE (MAP 8, LOT 17)-ACCEPT AND SCHEDULE PUBLIC HEARING**
- G. APPLICATION # 04-30, REQUEST FOR DOMINICK THOMAS ON BEHALF OF RESERVIOR ASSOCIATES, LLC FOR ONE YEAR EXTENSION OF TIME TO COMPLETE DEVELOPMENT FOR PDD # 31 AND #32, 20 COMMERCE DRIVE AND 6 RESEARCH DRIVE-ACCEPT AND SCHEDULE PUBLIC HEARING**

VI. OTHER BUSINESS

- A. 8-24 REFERRAL: SHORT TERM/LONG TERM MASTER PLAN (OLD SHELTON INTERMEDIATE SCHOOL)**
- B. 8-24 REFERRAL: LEFT TURN LANE (HUNTINGTON STREET/BLUEBERRY LANE INTERSECTION)**
- C. PAYMENT OF BILLS**
- D. STAFF REPORT**

VII. ADJOURNMENT