

THE SHELTON PLANNING & ZONING COMMISSION WILL HOLD A SPECIAL MEETING ON JUNE 22, 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 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 6/8/04)**
- 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 6/8/04)**
- C. APPLICATION # 04-19, PETITION OF SAL MATTO FOR ZONE CHANGE (IA-3 TO R-3) FANNY STREET (MAP 54, LOT 33)**
- D. 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**
- E. APPLICATION # 04-27, PETITION OF CT COMMERCIAL INVESTORS FOR MODIFICATION OF PDD # 2 (BUILDING EXPANSION) 707-711 BRIDGEPORT AVENUE (MAP 28, LOT 22)**
- F. APPLICATION # 04-20 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**
- G. APPLICATION # 04-21 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-1 DISTRICT**
- H. APPLICATION # 04-22 PHOENIX HOUSING OF SHELTON, LLC FOR PDD ZONE CHANGE (MULTI-FAMILY DEVELOPMENT) LONG HILL AVENUE (MAP 21, LOT 46)**
- I. APPLICATION # 04-23 PHOENIX HOUSING OF SHELTON, LLC FOR PDD ZONE CHANGE (MULTI-FAMILY DEVELOPMENT) MURPHY'S LANE (MAP 31, LOT 76) R-1 DISTRICT**

RECESS AND RECONVENE TO ROOM 303

III. NEW BUSINESS

- A. LETTER FROM SEDC FOR EXTENSION OF CENTRAL BUSINESS DISTRICT (CBD): CANAL STREET AREA – SCHEDULE PUBLIC HEARING**
- B. APPLICATION # 04-31 CROWN POINT ASSOCIATES, LLC FOR DETAILED DEVELOPMENT PLAN APPROVAL (MIX USE DEVELOPMENT) AND ADOPTION OF PDD ZONE CHANGE, BRIDGEPORT AVENUE (MAP 51, LOTS 9 & 10) – ACCEPT FOR REVIEW**

IV. OLD BUSINESS

- A. APPLICATION # 04-05 PETITION OF CHAPPAGUA CAPITAL CORP. FOR SDA OVERLAY, LONG HILL AVENUE (MAP 41, LOT 35) R-1 DISTRICT (PUBLIC HEARING CLOSED ON 6/22/ 2004) DISCUSSION AND POSSBLE ACTION IF TIME PERMITS**
- 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 (PUBLIC HEARING CLOSED ON 6/22/2004) DISCUSSION AND POSSIBLE ACTION IF TIME PERMITS**
- C. 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) REQUEST FOR EXTENSION (PZC REQUEST) DISCUSSION AND ACTION IF TIME PERMITS**
- D. 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)REQUEST FOR EXTENSION (PZC REQUEST) AND DISCUSSION IF TIME PERMITS**
- E. APPLICATION # 03-59 PETITION 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) REQUEST FOR EXTENSION (PZC REQUEST) AND DISCUSSION IF TIME PERMITS**
- F. APPPLICATION # 03-63 DOMINICK THOMAS ON BEHALF OF ROSELAND SHELTON, LLD 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 (PZC REQUEST) AND DISCUSSION IF TIME PERMITS**
- G. 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) REQUEST FOR EXTENSION (PZC REQUEST) AND DISCUSSION IF TIME PERMITS**
- H. APPLICATION # 03-66 R.D. SCINTO, INC. FOR MODIFICATIOPN OF PDD # 4 AND # 367 AND PDD ZONE CHANGE (APARTMENTS) PARROTT DRIVE (MAP 28, LOTS 7, 11, 17) (PUBLIC HEARING CLOSED ON 2/3/04)REQUEST FOR EXTENSION (PZC REQUEST) AND DISCUSSION IF TIME PERMITS**

IV. OTHER MATTERS

- A. ZONING ENFORCEMENT**
 - 1. 24 BIRCHBANK ROAD: AUTHORIZATION TO INITIATE LEGAL ACTION**
- B. BROWNSON DRIVE: CALL DRIVEWAY BOND**

VI. ADJOURNMENT