

The Shelton Planning & Zoning Commission will hold a Regular Meeting on July 13, 2004 at 7:00 P.M. in the Shelton City Hall, Room 303,54 Hill Street, Shelton, CT.

AGENDA

- I. Pledge of Allegiance
- II. Organizational Meeting and Selection of Alternate Commissioner
- III. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
- IV. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - B. 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
 - C. 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
 - D. 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 and possible action
 - E. Application #03-65, R.D. Scinto, Inc. for SDA Overlay Zone Extension.Parrott Drive (Map 28, Lot 17) IA-2 District (public hearing closed on 2/3/04)-discussion and possible action
 - F. 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) (public hearing closed 2/3/04) – discussion and possible action
 - G. Application # 04-08, Geno Blakeman for Subdivision Approval (2 lots-Crossroad Estates) 8 Birdseye Road Extension (Map 125, Lot 36) R-1 District – discussion and action
 - H. Application # 04-12, Royal Wells for Site Plan Approval (expansion of White Hill Shopping Center) Leavenworth Road (Map 144, Lot 15) CA-2 District-discussion and action
 - I. Application # 04-13, Petition of Key Development, LLC for Extension of SDA Overlay, Lake Road (Map 115, Lots 4 and 5) R-1 District (public hearing closed on 5/11/04)-request for extension (PZC request)
 - J. 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 4, 5, and 7) (public hearing closed on 5/11/04) – request for extension (PZC request)
 - K. Application # 04-15, Luciano Cappiello for Subdivision Approval (11 lots- Cappiello Estates II) Kneen Street (Map 105, Lot 138) R-4 District- discussion and action

- L. Application # 04-18, Huntington Street, LLC for Detailed Development Approval and PDD Zone Change (Veterinary Center) 560 Huntington Street (Map 2, Lot 3)-discussion and action
 - M. Application #04-19, Petition of Sal Matto for Zone Change (IA-3 to R-3) Fanny Street, (Map 54, Lot 33) (public hearing closed on 6/22/04-discussion and possible action
 - N. 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-discussion and action
 - O. Application # 04-25 OEM Controls for Modification of Site Plan Approval (building expansion) 20 Controls Drive (Map 40, Lot 22) LIP District-discussion and action
 - P. 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 (public hearing closed on 6/22/04)-discussion and possible action
 - Q. Application #04-27, Petition of CT Commercial Investors for Modification of PDD #24 (building expansion) 707-711 Bridgeport Avenue (Map 28, Lot 22) (public hearing closed on 6/22/04)-discussion and possible action
 - R. 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 and 10)-discussion and possible action
- V. New Business
- A. Application # 04-32, River Road Partners, LLC for Detailed Development Plan Approval (condominiums) and adoption of PDD Zone Change, River Road (Map 21, Lots 46 and 48) – accept for review
 - B. Application # 04-33, Paul Kardames for Site Plan Approval (building expansion) and CAM Site Plan, 740 River Road (Map 21, Lot 50) IA-2 District-accept for review
 - C. Application # 04-34, Cuminotto, Inc. for Subdivision Approval (2 lots) Lot 32, Ivy Brook Road (Map 65, Lot 1) LIP/R-1 District-accept for review
 - D. Application #04-35, Cuminotto, Inc. for Special Exception Approval (High Traffic Generator-Light Industrial Development) Ivy Brook Road (Map 65, Lot 1) LIP District-accept and schedule public hearing
 - E. Application # 04-36, Mark Tambuo for Subdivision Approval (2 lots) 6 Maple Avenue (Map 125, Lot 38) R-1 District-accept for review
- VI. Other Business
- A. 8-24 Referral: Short Term/Long Term Master Plan (Old Shelton Intermediate School)
 - B. Zoning Enforcement:
 1. 17 Brookpine Drive: authorization to issue Cease & Desist Order
 2. 649 Walnut Tree Hill Rd: authorization to initiate legal action
 - C. Approval of minutes: 5/4, 5/11, 5/18, 5/25 and 6/8/04
 - D. Brownson Drive: call driveway bond

E. 20 Ivy Brook Road: request for release of Site Bond

F. Payment of Bills

G. Staff Report

VII. Adjournment