

The Shelton Planning & Zoning Commission will hold a Regular Meeting on August 10, 2004 at 7:00 P.M. in the Shelton City Hall, Auditorium and Room 303,54 Hill Street, Shelton, CT.

Note: The Chairman reserves the right to take items out of sequence.

AGENDA

- I. Pledge of Allegiance
- II. Appointment of Alternate Commissioner
- III. Public Hearings
 - A. Application # 04-28, Petition of Veterinary Properties, LLC for SDA Overlay Extension, 895 Bridgeport Avenue, (Map 8, Lot 17)
 - B. Application # 04-29, Petition of Veterinary Properties, LLC for PDD Zone Change (veterinary hospital) 895 Bridgeport Avenue (Map 8, Lot 17)
 - C. Application #04-30, Request of Dominick Thomas on behalf of Reservoir Associates, LLC for one year extension of time to complete development of PDD # 31 and # 32, 20 Commerce Drive and 6 Research Drive.

RECESS AND RECONVENE TO ROOM 303 (UPSTAIRS)

- IV. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda.
- V. Old Business
 - A. Executive Session: Discussion on legal matter
 - B. Applications for Certificate of Zoning Compliance
 - C. 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.
 - D. 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.
 - E. 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)- discussion only.
 - F. Application #04-13, Petition of Key Development, LLC for Extension of SDA Overlay Zone, Lake Road (Map 115, Lots 4 & 5) R-1 District (public hearing closed on 5/11/04)-discussion and action.
 - G. Application # 04-14, Petition of Key Development, LLC for Modification of PDD # 34 and creation of a new PDD (cluster residential development) Lake Road (Map 155, Lots 4, 5, and 7) (public hearing closed on 5/11/04)-discussion and action

- H. Application # 04-22, Phoenix Housing of Shelton, LLC for PDD Zone Change (multi-family development) Long Hill Avenue (Map 21, Lot 46) (public hearing closed on 6/22/04)-discussion and action.
- I. 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-discussion and action.

VI. New Business

- A. Application # 04-36, Anco Engineering, Inc. for Site Plan Approval (Buildings and Parking Expansion), 217 Long Hill Cross Road (Map 51, Lot 30) LIP District-accept for review.
- B. Application # 04-37, Gary Knauf for Special Exception Approval (High Traffic Generator-Office Building) Bridgeport Avenue (Map 50, Lot 10) LIP District-accept and schedule public hearing.
- C. Application #04-38, Center Street Property, LLC for Site Plan Approval (5-unit, apartment conversion) 100 Center Street (Map 117B, for 42) CA-2 District-accept discussion and possible action.

VII. Other Business

- A. Approval of Minutes: 6/22/04 and 7/13/04
- B. Payment of Bills
- C. Staff Report

VIII. Adjournment