

The Shelton Planning & Zoning Commission will hold a Regular Meeting on October 12, 2004 at 7:00 P.M. in the Shelton City Hall, Room 303,54 Hill Street, Shelton, CT.

#### AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- 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) – discussion and action
  - 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)- discussion and action
  - D. Application #04-04, 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 (public hearing closed on 3/9/04) – discussion and action
  - E. Application # 02-44, Request for Modification of Detailed Development Plans (Minor Modification) Laurel Heights Corner Project, Laurel Heights Road (Map 66, Lots 51, 52, 54, 55) PDD # 42 – discuss and possible action
  - F. Application #04-30, Request of Dominick Thomas on behalf of Reservoir Associates, LLC for one year extension of time to complete development for PDD # 31 and # 32, 20 Commerce Drive and 6 Research Drive (public hearing closed on 8/10/2004)- request for extension (PZC request)
- V. New Business
  - A. Application # 04-41, Petition of Austin Wolf on behalf of Shelton Realty Associates, LLC to amend the Zoning Regulations by establishing an Affordable, Elderly Housing District (R-6 District) – accept and schedule public hearing
  - B. Application # 04-42, Petition of Austin Wolf on behalf of Shelton Realty Associates, LLC to amend the Building Zone Map by changing from R-1 to Residence R-6 District, 628 Long Hill Avenue (Map 41, Lot 45) – accept and schedule public hearing
  - C. Application # 04-43, Dominick Thomas on behalf of Veterinary Properties, LLC for Detailed Development Plan Approval and Adoption of PDD Zone Change, 895 Bridgeport Avenue (Map 8, Lot 17) – accept for review
  - D. Application #04-45, Key Development, LLC for Detailed Development Plan Approval and Adoption of new PDD, Lake Road (Map 115, Lots 7 and 11) – accept for review

- VI. Other Business
  - A. Proposal to Re-Align Federal Navigation Project, Housatonic River
  - B. Approval of Minutes 7/27/2004, 8/10/2004 and 9/14/2004
  - C. Fee Schedule Revision
  - D. Storm Water Management Program
  - E. Payment of Bills
  - F. Staff Report
- VII. Adjournment