

**THE SHELTON PLANNING & ZONING COMMISSION WILL HOLD A REGULAR MEETING ON DECEMBER 14, 2004 AT 7:00 P.M. IN THE SHELTON CITY HALL, AUDITORIUM, 54 HILL STREET, SHELTON, CT.**

**REVISED AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC HEARINGS (7:00 P.M.)**

- 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)**
- 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)**

**IV. PUBLIC PORTION**

**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. APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE**
- B. APPLICATION # 03-64, ZAIM MURTISHI FOR SITE PLAN APPROVAL (MISCELLANEOUS IMPROVEMENTS FOR MIX USE OCCUPANCY) 82 BRIDGEPORT AVENUE (MAP 117D, LOT 8) CB-2 DISTRICT – DISCUSSION AND ACTION**
- C. APPLICATION # 04-46, HORIZON CAPITAL CORP. FOR SITE PLAN APPROVAL (7,500 SQ. FT. LIGHT INDUSTRIAL BUILDING) 183 LONG HILL CROSS ROAD, (MAP 51, LOT 31) LIP DISTRICT – DISCUSSION AND POSSIBLE ACTION**
- D. APPLICATION # 04-48, R.D. SCINTO, INC. FOR DETAILED DEVELOPMENT PLAN APPROVAL AND ADOPTION OF PDD ZONE CHANGE (THE RENAISSANCE: 200 UNIT APARTMENT BUILDING) 100 PARROTT DRIVE (MAP 28, LOT 17) – DISCUSSION AND POSSIBLE ACTION**

**VI. NEW BUSINESS**

- A. APPLICATION # 04-44, HOUSATONIC WAY, LLC FOR SPECIAL EXCEPTION APPROVAL FOR CRD SUBDIVISION (6 LOTS) AND CAM APPROVAL, 550 RIVER ROAD (MAPS 53 AND 54, LOTS 55 AND 43) R-1/IA-3 DISTRICTS – ACCEPT AND SCHEDULE PUBLIC HEARING**
- B. APPLICATION # 04-49, DOMINICK THOMAS ON BEHALF OF CRABTREE CADILLAC, INC. FOR SITE PLAN AND LOCATION APPROVAL (RELOCATION OF DEALERSHIP LICENSE) 417-419 BRIDGEPORT AVENUE (MAP 6T3, LOT 9) R-1 DISTRICT – ACCEPT FOR REVIEW**

**VII. OTHER BUSINESS**

- A. APPROVAL OF MINUTES: 11/16/2004 AND 11/30/2004**
- B. 8-24 REFERRAL: REQUEST FOR RETAINING WALL LICENSE AGREEMENT FOR BRIDGEPORT AVENUE PUMP STATION**
- C. APPLICATION # 03-54: REQUEST FOR EXTENSION ON SUBMISSION OF DETAILED DEVELOPMENT PLANS FOR ED NEWMAN PROJECT, 376 BRIDGEPORT AVENUE**
- D. ZONING ENFORCEMENT: 17 BROOKPINE DRIVE – AUTHORIZATION TO INITIATE LEGAL ACTION**
- E. LAUREL HEIGHTS ROAD APARTMENT PROJECT: REQUEST FOR RELEASE OF STIE BOND**
- F. 2005 MEETING SCHEDULE**
- G. APPLICATION FLOW CHART: POLICY ADOPTION BY COMMISSION**
- H. PAYMENT OF BILLS**
- I. STAFF REPORT**

**VIII. ADJOURNMENT**

**HAPPY HOLIDAYS**