

**SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
January 1, 2004 – March 31, 2004**

Members: Joseph A. Pagliaro, Sr., Chairman
Alan Cribbins, Vice-Chairman
Daniel Oraziotti, Secretary
Leon Sylvester, Regular
Anthony S. Pogoda, Regular
William Papale, Regular
Karen Tomko/McGovern Alternate
Patrick Lapera, Alternate

Staff: Richard D. Schultz, AICP, Planning and Zoning Administrator
Patrick J. Tisi, Asst. Planning and Zoning Administrator/ZEO
Thomas H. Dingle, Zoning Enforcement Officer

Regular Meetings: January 13, 2004
February 10, 2004
March 9, 2004

Special Meetings: January 6, 2004
February 3, 2004
February 5, 2004
February 24, 2004
March 23, 2004

GENERAL

The Planning and Zoning Department continued to remain busy with both non-residential and residential development proposals. Residential construction continued at a moderate rate due to favorably market conditions. Staff conducted several meetings to provide zoning and planning assistance to developers, landowners and others interested in commercial and residential development.

The Commission met an average of two meetings a month to review and act on various zoning and planning applications and referrals. Staff continued to work on the on-going Downtown Plan, various zoning regulations amendments, and assisted the Plan Update Committee on the update of the '92 Plan of Development. Five (5) public hearings were held to consider two (2) SDA overlay petitions, and two (2) petitions for PDD Zone Change, one (1) Temporary Special Exception Application, One (1) Special Exception Application, and three (3) Zoning Regulation Amendments.

I. I. PLANNING AND ZONING ADMINISTRATOR

The Planning and Zoning Administrator received and processed the following applications for this period:

APPLICATIONS	FEES COLLECTED
1. Three (3) Subdivision Applications: (16 new lots) :	\$485
a. a. Hidden Meadow Estates Sec. III: Beardsley Road (4 lots)	
b. b. Crossroads Estates: 8 Birdseye Road Ext. (2 lots)	
c. c. Cappiello Estates Two: Kneen Street (11 lots)	
2. Zero (0) Re-subdivision Applications:	0
3. Five (5) Site Plan Applications:	\$1200
a. a. Bldg. #28, Huntington Plaza: 8 Huntington St.	
b. b. UI Co.: 801 Bpt. Ave.	
c. c. Smith/Oleynik Realty: 72 Wooster St.	
d. d. Royal Wells: Leavenworth Road	
e. e. Northstar Auto Group, Inc.: 61 Center St.	
4. Zero (0) Modification to Site Plan Application:	0
5. One (1) Special Exception Applications:	\$780
a. Precision Resource: 25 Forest Parkway	
6. Zero (0) Modification of Special Exception:	0
7. Zero (0) Temporary Special Exception Applications:	0
8. Zero (0) PRD Application:	0
9. Zero (0) CRD Application:	0
10. Three (3) SDA/CBD Overlay Zone:	\$1350
a. a. The Birmingham: East Canal Street	
b. b. Riverview Farms: Long Hill Avenue	
c. c. Key Development LLC: Lake Road	
11. One (1) PDD Zone Change:	\$940
a. a. Riverview Farms (apartments): Long Hill Avenue	
12. Zero (0) Detailed Development Plans (PDD):	0
13. One (1) Modification of PDD:	\$780
a. a. Key Development LLC (cluster residential Development): Lake Road	
14. Zero (0) Extension for PDD Project Completion	0
15. One (1) Zoning Regulations Amendment:	0
a. a. Shelton PZC: PDD, AORD, and ARRD Amendments	
16. Zero (0) Subdivision Regulations Amendment:	0

- 17. Two (2) Zoning Map Amendments: \$780
 - a. a. Shelton PZC: R-1 and RBD Zone Changes: Bpt. Ave./Long Hill Ave.
 - b. b. Raymond Blanchette: RBD: Bpt. Ave.
- 18. Zero (0) Coastal Area Management Site Plan: 0

Total Revenue \$6315.00

The Administrator also attended and participated in the following meetings/conferences:

- 1. 1. Eight (8) Workshops with Planning Consultant
- 2. 2. Six (6) Plan Update Advisory Committee Meetings
- 3. 3. Two (2) Board of A&T Meetings
- 4. 4. One (1) Valley Chamber of Commerce Breakfast Meeting

II. COMMISSION ACTION

Approved:

- 1. 1. One (1) Subdivision Application: **(total 5 new building lots)**:
 - a. Windy Field Subdivision: Ten Coat Lane (5 lots)
- 2. 2. Zero (0) Re-subdivision Application:
- 3. 3. Two (2) Site Plan Applications:
 - a. Cammissa's Garage (expansion – 1,260 sq. ft.): 344 River Road
 - b. Bldg. 29, Huntington Plaza (expansion – 88 sq. ft.): 30 Huntington Street
- 4. 4. Zero (0) Modification to Site Plan Application:
- 5. Zero (0) Coastal Area Management (CAM) Application:
- 6. Zero (0) Special Exception Application:
- 7. One (1) Temporary Special Exception Applications:
 - a. Lot 32, Ivy Brook Road: Earth Removal
- 8. Zero (0) Zoning Regulations Amendment:
- 9. Zero (0) Subdivision Regulations Amendment:
- 10. Zero (0) Zoning Map Amendment:
- 11. Zero (0) SDA Overlay Zone:
- 12. One (1) Planned Development District (PDD): **(Total: 30 new single family dwellings)**
 - a. a. Residential
 - 1. 1. Well Spring Estates (30 dwellings): Old Stratford Road (Detailed Development Plans)
- 13. Zero (0) Modification of Detailed Development Plans (PDD):

14. Zero (0) Planned Residence Districts (PRD):
15. Zero (0) Conservation Residential Development (CRD):
16. Six (6) Bonds: Release/Reduction/Call
- a. a. Orchard Park Subdivision – release of Performance Bond
 - b. b. Waterview Landing: release of Performance Bond
 - c. c. Deanwood Meadows Subdivision: reduction of Performance Bond
 - d. d. Brushy Meadows Subdivision: release of Performance Bond
 - e. e. Cedar Hill Estates Subdivision: release of Performance Bond
 - f. f. Tuxedo Road Extension: release of Performance bond
17. Four (4) 8-24 Referrals:
- a. a. Haying of City property (Klapik Parcel): Long Hill Avenue – reported favorably
 - b. b. Purchase portion of Bpt. Avenue Pump Station property – reported favorably
 - c. c. City Acquisition of property (off John Dominick Drive): reported favorably
 - d. d. Watermain extension for Brookwood Lane: reported favorably
18. Two (2) Miscellaneous:
- a. a. Appointed representative to Plan Update Advisory Committee
 - b. b. Eliminated pedestrian foot bridge for Falls of Huntington Subdivision
19. One hundred twenty-seve (127) Applications for Certificate of Zoning Compliance
- | | | |
|---------------------------------------|-----------|---|
| a. Single Family Dwellings | 13 | |
| b. Two Family Dwellings | 0 | |
| c. Apartment Units | 0 | |
| d. Condominium Units | <u>10</u> | <u>23 dwelling units this quarter/23 Total Dwelling Units</u> |
| e. Accessory Dwelling Units | 2 | <u>for 2004 Calendar Year</u> |
| f. Family Day Care Home | 0 | |
| g. Group Day Care Home | 0 | |
| h. Additions | 38 | |
| i. Accessory Structures (sheds, etc.) | | 8 |
| j. Pools | 5 | |
| k. Signs | 5 | |
| l. Retail/Commercial Office | 4 | |
| Occupancy Approval | | |
| m. Corporate/Industrial | 4 | |
| Occupancy Approval | | |
| n. Home Office | 26 | |
| o. Home Occupation | 0 | |
| p. Decks | 1 | |
| q. Barn Relocation | 2 | |
| r. Barn | 1 | |
| s. Change Roof Line | 2 | |
| t. Lights | 1 | |
| u. Garden Cte. | 1 | |
| v. Inground Scale | 1 | |
| w. Repair Garage | 1 | |
| x. Repair & Rebuild Industrial | 1 | |
| y. Temp. Classroom Building Space | 1 | |

20. Denied/Withdrawn

- a. a. Application #04-03: CBD Overlay: The Birmingham at East Canal Street - withdrawn
- b. b. Application #04-04: PDD Zone Change: The Birmingham at East Canal Street - withdrawn
- c. c. Certificate #3601: Home Office: 17 Brookpine Drive - denied

II. II. ZONING ENFORCEMENT OFFICER

The Department’s Zoning Enforcement Officers responsible for the enforcement and interpretation of the local zoning regulations and enforcement of sediment and erosion control, received and processed the following:

Zoning Complaints

Complaints received	15
Complaints resolved	8
Pending complaints	6
Notices of Violations issued	2
Cease and Desist Orders issued	2
Court Action initiated	2
Court Injunctions issued	0
Stop Work Orders	2
Notice of Deficiency	4

Office Revenue

102- Turtle Rock Estates Subdivision	\$2,300
12 – Zoning Regulations	300
14 - Zoning Maps	70
0 – Subdivision Regulation	0
0 – Plan of Development	0
2– Accessory Dwelling Unit	235
0– Rte. 8 Update	0
Miscellaneous	<u>31</u>
Total Revenue	\$2,936

Weekly Project Inspections Conducted:

- | | |
|------------------------------------|--------------------------------------|
| 1. Turtle Rock Estates Subdivision | 10. Red Spruce Estates Subdivision |
| 2. Ice Skating Rink | 11. Deanwood Meadows |
| 3. Meadow Wood Estates Subdivision | 12. River Highlands Subdivision |
| 4. Huntington Estates Subdivision | 13. Deer Run Estates Subdivision |
| 5. 5. Boehm Pond Woods Subdivision | 14. Crystal Lane Estates Subdivision |
| 6. 6. Scenic Lane Estates | 15. Deer Park Estates |
| 7. 7. Trolley Bridge Condominiums | 16. Huntington Wood |

- 8. 8. Hidden Meadow Estates Subdivision
- 9. 9. Four Winds
- 17. Lexington Estates Subdivision