

**SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
October 1, 2004 – December 31, 2004**

Members: Alan Cribbins, Chairman
Patrick Lapera, Vice-Chairman
Daniel Oraziotti, Secretary
Leon Sylvester, Regular
Anthony S. Pogoda, Regular
William Papale, Regular
Karen Tomko/McGovern Alternate
Jason Perillo, 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: October 12, 2004
December 14, 2004

Special Meetings: November 16, 2004
November 30, 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 various zoning regulations and map amendments and assisted the Plan Update Committee. One (1) public hearing was held to consider one (1) Building Zone Map Amendment (R-6) and one (1) Zoning Regulations Amendment (Elderly Housing).

I. I. PLANNING AND ZONING ADMINISTRATOR

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

APPLICATIONS	FEES COLLECTED
1. Zero (0) Subdivision Application: (0 new lots):	0
2. Zero (0) Re-subdivision Application:	0
3. Two (2) Site Plan Applications:	\$660
a. a. Horizon Captial Corp.: 83 Long Hill Cross Road	
b. b. Crabtree Cadillac Inc.: Bridgeport Avenue	

4. Zero (0) Modification to Site Plan Application:	0
5. Zero (0) Special Exception Applications:	0
6. Zero (0) Modification of Special Exception:	0
7. Zero (0) Temporary Special Exception Applications:	0
8. One (1) PRD Application:	\$780
a. Turkey Hill Estates: Buddington Road	
9. One (1) CRD Application:	\$755
a. Housatonic Way (6 lots): 550 River Road	
10. Zero (0) SDA/CBD Overlay Zone:	0
11. Zero (0) PDD Zone Change:	0
12. Two (2) Detailed Development Plans (PDD):	\$2400
a. a. The Woods at Lake Road (16 lots): Lake Road	
b. b. The Renaissance Apartments: Parrott Drive	
13. Zero (0) Modification of PDD:	0
14. Zero (0) Zoning Regulations Amendment:	0
15. Zero (0) Subdivision Regulations Amendment:	0
16. Zero (0) Zoning Map Amendments:	0
17. One (1) Coastal Area Management Site Plan:	\$25
a. Housatonic Way CRD Subdivision: 550 River Road	<hr/>
Total Revenue \$4,620.00	

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

1. 1. Eight (8) Workshops with Planning Consultant
2. 2. Eleven (11) Plan Update Advisory Committee Meetings
3. 3. Presented Planning and Zoning overview at DECA class at SHS

II. COMMISSION ACTION

Approved:

1. 1. Zero (0) Subdivision Application: (**total 0 new building lots**):
2. 2. Zero (0) Re-subdivision Application:
3. 3. Zero (0) Site Plan Applications:
4. 4. Zero (0) Modification to Site Plan Application:

5. One (1) Coastal Area Management (CAM) Application:
 - a. a. Housatonic Way: 550 River Road
6. One (1) Special Exception Application:
 - Light Industrial
 - a. a. Cuminotto, Inc. (two (2) new buildings: 200,000 total sq. ft.): Ivy Brook Road
 - Office
 - a. a. Gary Knauf (one (1) new building:: 20,570 sq. ft.): 561 Bridgeport Avenue
7. Zero (0) Temporary Special Exception Applications:
8. Zero (0) Zoning Regulations Amendment:
9. Zero (0) Subdivision Regulations Amendment:
10. Zero (0) Zoning Map Amendment:
11. One (1) SDA Overlay Zone:
 - a. a. Split Rock: Bpt. Avenue/Old Stratford Road
12. Four (4)Planned Development District (PDD):
 - a. Commercial Office
 1. 1. Split Rock (75,000 sq. ft. retail and 75,000 sq. ft. office): Bpt. Avenue/Old Stratford Road (Basic Dev. Plans)
 - b. b. Residential
 1. 1. Renaissance Apartments (200 units): 60 Parrot Drive (Detailed Development Plans)
 2. 2. Woods at Lake Road (16 single family dwellings): Lake Road (Detailed Development Plans)
 3. 3. The Birmingham Condominium (110 units): Canal Street West (Basic Development Plans)
13. Two (2) Modification of Detailed Development Plans (PDD):
 - a. a. Residential
 1. 1. Laurel Hgts. Corner Apartments (Landscaping Plan): Laurel Hgts. Road
 - b. Commercial
 2. 2. Crown Point Associates, LLC (Maintenance building reconfiguration/parking expansion): 504 Bpt. Ave.
14. Zero (0) Planned Residence Districts (PRD):
15. Zero (0) Conservation Residential Development (CRD):
16. Zero (0) Bonds: Release/Reduction/Call
17. One (1) 8-24 Referrals:
 - a. a. Vehicular easement over City property (Mu rphy's Lane) – reported favorably

- 18. Four (4) Miscellaneous:
 - a. a. Favorably consensus on re-alignment of channel of the Housatonic River
 - b. b. Extension on submission of Detailed Development Plans (Crescent Village Condominium): River Road
 - c. c. Authorization to use Special Area Study line item funding for Plan of Development
 - d. d. 2005 Meeting Schedule

19. One hundred thirty (130) Applications for Certificate of Zoning Compliance

a. Single Family Dwellings	17	
b. Two Family Dwellings	0	
c. Apartment Units	0	
d. Condominium Units	<u>3</u>	<u>20 dwelling units this quarter/113 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	34	
i. Accessory Structures (sheds, etc.)		15
j. Pools	4	
k. Signs	10	
l. Retail/Commercial Office Occupancy Approval	7	
m. Corporate/Industrial Occupancy Approval	4	
n. Home Office	15	
o. Home Occupation	0	
p. Decks	6	
q. Barn	1	
r. Restaurant Business Expansion	1	
s. Façade Improvements	1	
t. Landscaping	1	
u. Holiday Hours	1	
v. Paved parking Lot	1	
w. Parking lot expansion	1	
x. Tool Sale	1	
y. Renovations	1	
z. Roof Equipment	1	
z1. Temporary Trailer	1	
z2. Containment Bldg. Trailer	1	

20. Zero (0) Denied/Withdrawn

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:

<u>Zoning Complaints</u>	
Complaints received	7
Complaints resolved	4
Pending complaints	6

Notices of Violations issued	1
Cease and Desist Orders issued	1
Court Action initiated	1
Court Injunctions issued	0
Stop Work Orders	2
Notice of Deficiency	2

Office Revenue

120- Applications for Certificate of Zoning Compliance	\$3260
20 – Zoning Regulations	500
0 – PDD Inventory	0
19 - Zoning Maps	95
0 – Subdivision Regulation	0
0 – Plan of Development	0
1– Accessory Dwelling Unit	120
0– Rte. 8 Update	0
Miscellaneous	<u>0</u>
Total Revenue	\$3,975

Weekly Project Inspections Conducted:

- | | |
|---|---|
| 1. Turtle Rock Estates Subdivision | 10. Deanwood Meadows |
| 2. Ice Skating Rink | 11. River Highlands Subdivision |
| 3. Meadow Wood Estates Subdivision | 12. Deer Run Estates Subdivision |
| 4. Huntington Estates Subdivision | 13. Crystal Lane Estates Subdivision |
| 5. 5. Boehm Pond Woods Subdivision | 14. Deer Park Estates |
| 6. 6. Scenic Lane Estates | 15. Huntington Wood |
| 7. 7. Trolley Bridge Condominiums | 16. Lexington Estates Subdivision |
| 8. 8. Hidden Meadow Estates Subdivision | 17. Bulter Commercial Project |
| 9. 9. Four Winds | 18. Shelton Veterinary Hospital |
| | 19. Shoreline Emergency Veterinary Hospital |