

**SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
April 1, 2004 – June 30, 2004**

Members: Joseph A. Pagliaro, Sr., Chairman (deceased 6/14/04)
Alan Cribbins, Vice-Chairman and Acting 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: April 13, 2004
May 11, 2004
June 8, 2004

Special Meetings: April 7, 2004
May 4, 2004
May 18, 2004
May 25, 2004
June 22, 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. Three (3) public hearings were held to consider three (3)SDA overlay petitions, six (6) petitions for PDD zone change, two (2)zone change petitions and one (1) Special Exception Application.

I. I. PLANNING AND ZONING ADMINISTRATOR

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

APPLICATIONS	FEES COLLECTED
1. One (1) Subdivision Application: (37 new lots) :	\$945
a. a. The Vistas at White Hills: Wabuda Place (37 lots)	

2. Zero (0) Re-subdivision Applications:	0
3. Zero (0) Site Plan Applications:	0
4. Two (2) Modification to Site Plan Applications:	\$380
a. a. Latex Foam International: 510 River Road	
b. b. OEM Controls: 10 Controls Drive	
5. One (1) Special Exception Applications:	\$780
a. Newtown Savings Bank: Bridgeport Avenue	
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. Two (2) SDA/CBD Overlay Zone:	\$380
a. a. The Birmingham (condominiums): East Canal Street (resubmitted)	
b. b. Veterinary Properties, LLC: Bridgeport Avenue	
11. Four (4) PDD Zone Change:	\$2340
a. a. The Birmingham (condominiums): East Canal Street (resubmitted)	
b. b. Cedar Acres (8 condominiums): Long Hill Avenue	
c. c. Berkshire Commons (5 unit condominiums): Murphy's Lane	
d. d. Veterinary Properties, LLC: Bridgeport Avenue	
12. Three (3) Detailed Development Plans (PDD):	\$573.45
a. a. Shelton Veterinary Center: Huntington Street	
b. b. Crown Point Associates: Bridgeport Avenue	
c. c. Riverview Condominiums: River Road	
13. One (1) Modification of PDD:	\$780
a. a. CT Commercial Investors, LLC: Bridgeport Avenue	
14. One (1) Extension for PDD Project Completion	\$780
a. a. Reservoir Associates, LLC (PDD #31 and #32)	
15. Zero (0) Zoning Regulations Amendments:	0
16. Zero (0) Subdivision Regulations Amendments:	0
17. One (1) Zoning Map Amendment:	\$780
a. a. Sal Matto – R-3 Zone: Fanny Street	
18. Zero (0) Coastal Area Management Site Plan:	0

Total Revenue \$7738.45

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

II. COMMISSION ACTION

Approved:

1. 1. One (1) Subdivision Application: **(total 4 new building lots)**:
 - a. Hidden Meadow Est. Sec. III: Beardsley Road (4 lots)
2. 2. Zero (0) Re-subdivision Application:
3. 3. Four (4) Site Plan Applications:
 - a. UI Co. (generator and misc. improvements): 801 Bridgeport Avenue
 - b. Smith/Oleynik Realty (additions – 594 sq. ft.), 72 Wooster Street
 - c. Royal Wells/White Hills Shopping Cte. (new building 9,200 sq. ft.): Leavenworth Road
 - d. Northstar Auto Group, Inc. (used car sales/detailing): 61 Center Street
4. 4. Zero (0) Modification to Site Plan Application:
5. Zero (0) Coastal Area Management (CAM) Application:
6. One (1) Special Exception Application:
Light Industrial
 - a. a. Precision Resource addition - (13,832 sq. ft.): 25 Forest Parkway
7. Zero (0) Temporary Special Exception Applications:
8. Two (2) Zoning Regulations Amendments:
 - a. a. Shelton PZC Initiated: PDD, RBD and R-1 for Bpt. Avenue/Long Hill Avenue Area
 - b. b. Crabtree Subaru: RBD Extension: Bridgeport Avenue
9. Zero (0) Subdivision Regulations Amendment:
10. One (1) Zoning Map Amendment:
 - a. a. Jones Family Farm: Farm Winery Amendments
11. Zero (0) SDA Overlay Zone:
12. Two (2) Planned Development Districts (PDD):
 - a. a. Commercial
 1. 1. Newman Car Wash: Bridgeport Avenue (Basic Development Plans)
 - b. b. Residential
 1. 1. Riverview Condominiums (135 dwellings): 745 River Road (Basic 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. One (1) Bond: Release/Reduction/Call
- a. a. Waterview Landing – release of Performance Bond
17. Three (3) 8-24 Referrals:
- a. a. Huntington Street Sidewalks - reported favorably
 - b. b. Sale of Surplus State Land (Howe Avevneue) – reported favorably
 - c. c. Left Turn Lane (Huntington St./Blueberry Lane) - reported favorably
18. Two (2) Miscellaneous:
- a. a. Approved 2nd 90 day extension to record mylar for Brad Wells Homestead Subdivision
 - b. b. Approved 90 day extension to record mylar for Wiacek Farm Estates Subdivision
19. One hundred twenty-five (125) Applications for Certificate of Zoning Compliance
- | | | |
|---|----------|---|
| a. Single Family Dwellings | 12 | |
| b. Two Family Dwellings | 0 | |
| c. Apartment Units | 0 | |
| d. Condominium Units | <u>0</u> | <u>12 dwelling units this quarter/35 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 | 29 | |
| i. Accessory Structures (sheds, etc.) | | 12 |
| j. Pools | 16 | |
| k. Signs | 1 | |
| l. Retail/Commercial Office
Occupancy Approval | 6 | |
| m. Corporate/Industrial Occu. Appl. | 3 | |
| n. Home Office | 8 | |
| o. Home Occupation | 0 | |
| p. Decks | 14 | |
| q. Light Ind. Bldg. | 1 | |
| r. Dryer Stacks | 1 | |
| s. Tool Sale | 1 | |
| t. Workshop | 1 | |
| u. Alteration | 1 | |
| v. Work Shed | 1 | |
| w. w. Temp. Garden Area & Extend
Sunday Hours | | 1 |
| x. Eliminate Accessory Dwelling Unit | 1 | |
| y. Carriage House | 1 | |
| z. Hotel Renovation/Sign | 1 | |
| z1. Two Family Conversion | 1 | |
| z2. Cell Tower | 1 | |
| z3. Interior Renovations | 2 | |
| z4. Exterior Renovations | 1 | |
| z5. Parking Expansion | 1 | |
| z6. Site Work | 3 | |
| z7. Soil and Erosion control | 1 | |

- z8. Landscaping 1
- 20. Denied/Withdrawn
 - a. a. Certificate #3292: Home Office – 17 Brookpine Drive – denied
 - b. b. Application #03-67: WER-1 Zoning Regulations Amendment – denied
 - c. c. Application #04-05: SDA Overlay (Tall Farm): Long Hill Avenue – denied
 - d. d. Application #04-06: PDD Zone Change (Tall Farm): Long Hill Avenue - 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	10
Complaints resolved	6
Pending complaints	4
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	3

Office Revenue

174- Applications for Certificate of Zoning Compliance	\$3480
12 – Zoning Regulations	300
2 – PDD Inventory	40
14 - Zoning Maps	75
1 – Subdivision Regulation	10
0 – Plan of Development	0
3– Accessory Dwelling Unit	360
1– Rte. 8 Update	15
Miscellaneous	<u>72.45</u>
Total Revenue	\$4352.45

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 | 17. Lexington Estates Subdivision |
| 9. 9. Four Winds | |