

SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
April 1, 2005 – June 30, 2005

Members: Allan 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: April 12, 2005
June 14, 2005

Special Meetings: April 25, 2005
May 3, 2005
May 10, 2005
May 26, 2005
May 31, 2005
June 21, 2005
June 28, 2005

GENERAL

The Planning and Zoning Department continued to remain busy with primarily non-residential development proposals. Residential construction, however, continued at a moderate pace 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 three 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. Three (3) public hearings were held to consider three (3) Building Zone Map Amendments, two (2) Zoning Regulations Amendments, one (1) Planned Development District Zone Changes, one (1) Modification of PDD, (1) Site Plan, and four (4) Special Exception Applications.

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: (9 new lots) :	\$460
a. The Woods at Lake Road, Phase II: Lake Road (6 lots)	
b. Tamburo Subdivision: Maple Avenue (2 lots) (re-approval of subdivision)	
c. Reznik Estates Subdivision: Bona Vista Terrace (2 lots)	
2. One (1) Re-subdivision Application: (1 new lot)	\$130
a. Re-subdivision of 163 Leavenworth Road (2 lots)	
3. One (1) Site Plan Application:	\$380
a. Swiss Army: Ivy Brook Road	
4. Zero (0) Modification to Site Plan Application:	0
5. One (1) Special Exception Application:	\$780
a. Porta Bella: 66 Huntington Street	
6. Two (2) Modification of Special Exceptions:	\$1,560
a. Appletree Daycare: 117 Long Hill Cross Road	
b. Dr. Linden: 163 Leavenworth Road	
7. Zero (0) Temporary Special Exception Applications:	0
8. One (1) PRD Application:	\$530
a. Turkey Hill Estates: Buddington Road	
9. Zero (0) CRD Application:	0
10. Zero (0) SDA/CBD Overlay Zone:	0
11. Zero (0) PDD Zone Changes:	0
12. One (1) Detailed Development Plans (PDD):	\$780
a. Birmingham on the River: Canal Street	
13. Three (3) Modification of Detailed Development Plans (PDD):	\$1,240
a. Panera Bread: Bpt. Avenue	
b. Hawley Lane Shoes: Bpt. Avenue	
c. Wesley Heights, Inc.: 580 Long Hill Avenue	
14. Zero (0) Zoning Regulations Amendments:	0
15. Zero (0) Subdivision Regulations Amendment:	0
16. Zero (0) Zoning Map Amendments:	0
17. Zero (0) Coastal Area Management Site Plan:	0
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	Total Revenue \$5,860

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

1. 1. Eight (8) Workshops with Planning Consultant
2. 2. Five (5) Plan Update Advisory Committee Meetings
3. 3. Two (2) Meetings with GIS Consultant on Zoning Map

II. COMMISSION ACTION

Approved:

1. 1. One (1) Subdivision Application: **(total 7 new building lots)**:
 - a. The Woods at Lake Road, Phase II (6 lots): Lake Road
 - b. Tamburo Subdivision (2 lots): 3 Maple Avenue (re-approved)
2. 2. Zero (0) Re-subdivision Application: (total 0 new building lots)
3. 3. One (1) Site Plan Application:
Office/Distribution
 - a. Swiss Army (186,000 sq. ft. new bldg.): Ivy Brook Road
4. 4. Zero (0) Modification to Site Plan Application:
5. Zero (0) Coastal Area Management (CAM) Application:
6. One (1) Special Exception Application:
Commercial
 - a. a. Appletree Daycare (500 sq. ft. addition): 117 Long Hill Cross Road
7. Zero (0) Temporary Special Exception Applications:
8. One (1) Zoning Regulations Amendment:
 - a. a. Amendment of Section 24.12.4 (a and b): initiated by PZC
9. Zero (0) Subdivision Regulations Amendment:
10. Two (2) Zoning Map Amendments:
 - a. a. Cuminotto, Inc. (LIP to R-1): Rocky Rest Road
 - b. b. Rezone PDD #31 and portion of PDD #32 to LIP: Research Drive and Commerce Drive
11. One (1) SDA Overlay Zone:
 - a. a. Kings Point Project Area: Bpt. Avenue
12. Two (2) Planned Development Districts (PDD):
 - a. Office
 1. 1. Ivy Brook Professional Office Park: 1 Ivy Brook Road (Basic Development Plans)
 - b. b. Commercial
 1. 1. King's Point (mix use development): Bpt. Ave.

13. Two (2) Modification of Detailed Development Plans (PDD):
 - a. Commercial
 1. Hawley Lane Shoes (occupancy of former Bradlees): Bpt. Ave.
 - b. Institutional
 1. Wesley Heights, Inc.: (Interior renovation/building addition)

14. One (1) Planned Residence District (PRD):
 - a. Turkey Hill Estates: Buddington Road

15. Two (2) Conservation Residential Development (CRD):
 - a. The Woods at Lake Road, Phase II (6 lots): Lake Road
 - b. Robert's Place (5 lots): Wabuda Place/East Village Road

16. Five (5) Bond: Release/Reduction/Call
 - a. Scenic Lane Estates: release of Performance Bond
 - b. Shelton Scientific Park Phase II: reduction of Site Bond
 - c. Behuniak Subdivision release of Performance Bond
 - d. 560 Huntington Street: release of Site Bond
 - e. Wiacek Farm: release of Performance Bond

17. Five (5) 8-24 Referrals:
 - a. Removal of Buddington Road island - reported unfavorably
 - b. Acquisition of property (Hilltop Drive/Howe Avenue – reported favorably
 - c. Extension of Wells Avenue – reported favorably
 - d. Extension of Tuxedo Avenue – reported favorably
 - e. Disposition of Tuxedo Avenue, Orowoc Trail and Kanungum Trail City properties – reported favorably

18. Misc. Action
 - a. Authorized legal action on 34 Shelview Drive, 40 Surrey Drive and 7 and 10 Molnar Drive
 - b. Approved interior lot at 24 Audobon Lane (Lot 9)
 - c. 90-day extension to file mylar for Vistas at White Hills Subdivision
 - d. Approval of 2004 Annual Report

19. One hundred seventy (170) Applications for Certificate of Zoning Compliance:

a. Single Family Dwellings	36	
b. Two Family Dwellings	0	
c. Apartment Units	0	
d. Condominium Units	<u>0</u>	<u>36 dwelling units this quarter/71 Total Dwelling Units to Date</u>
e. Accessory Dwelling Units	4	<u>for 2005 Calendar Year</u>
f. Family Day Care Home	0	
g. Group Day Care Home	0	
h. Additions	47	
i. Accessory Structures (sheds, etc.)	6	
j. Pools	21	
k. Signs	4	
l. Retail/Commercial Office	4	
Occupancy Approval		
m. Corporate/Industrial	10	

Occupancy Approval	
n. Home Office	17
o. Home Occupation	0
p. Decks	8
q. Barn	1
r. Accessory Structure	1
s. Lighting	2
t. Temporary Trailers	1
u. Telecommunication Facility	2
v. Industrial Bldg. Expansion	1
w. Farm Kitchen Facility	1
x. Commercial Bldg.	1
y. Liquor Permit	1
z. Tool Sale	1
z1. Resource Center	1

20. Five (5) Denied/Withdrawn
- a. a. Application #05-10: 82 Bpt. Ave. (Denied)
 - b. b. Application #05-11: One Mt. View Drive (Withdrawn)
 - c. c. Application #05-16: Wall Street (Denied)
 - d. d. Application #05-24: Leavenworth Road (Withdrawn)
 - e. e. Application for Cert. of Zoning Compliance #5170

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	4
Complaints resolved	3
Pending complaints	5
Notices of Violations issued	0
Cease and Desist Orders issued	1
Court Action initiated	0
Court Injunctions issued	6
Stop Work Orders	1
Notice of Deficiency	0

Office Revenue

125- Applications for Certificate of Zoning Compliance	\$3930
16 – Zoning Regulations	400
1 – PDD Inventory	25
13 - Zoning Maps	65
0 – Subdivision Regulation	0
0 – Plan of Development	0
6– Accessory Dwelling Unit	120
0 - Rte. 8 Update	720
0- Open Space Plan	0
Miscellaneous	<u>32</u>

Total Revenue

\$5,245

Weekly Project Inspections Conducted:

1. Turtle Rock Estates
2. Ice Skating Rink
3. Meadow Wood Estates Subdivision
4. Huntington Estates Subdivision
5. Boehm Pond Woods subdivision
6. Scenic Lane Estates
7. Trolley Bridge Condominiums
8. Hidden Meadow Estates Subdivision
9. Four Winds
10. River Highlands Subdivision
11. Windy Field Subdivision
12. Crystal Lane Estates Subdivision
13. Huntington Wood
14. Bulter Commercial Project
15. Shelton Veterinary Hospital
16. Shoreline Emergency Veterinary Hospital
17. The Woods at Lake Road, Phase I