

**SHELTON PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT
October 1, 2005 – December 31, 2005**

Members: Allan Cribbins, Chairman (re-elected on 12/13/05)
Patrick Lapera, Vice-Chairman (terminated on 11/22/05)
Daniel Oraziotti, Secretary (re-elected on 12/13/05)
Virginia Harger, Regular (started on 11/22/05)
Leon Sylvester, Regular
Anthony S. Pogoda, Regular and Vice-Chairman (elected on 12/13/05)
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 11, 2005
December 13, 2005

Special Meetings: October 25, 2005
November 9, 2005
November 30, 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 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 Advisory Committee. Two (2) public hearings were held to consider two (2) Re-subdivisions, one (1) Modification of Special Exception, one (1) Site Plan, one (1) Subdivision, one (1) Modification of PDD, two (2) PDD Zone Changes and one (1) SDA Overlay.

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. One (1) Re-subdivision Application: (1 new lot)	\$780
a. a. Re-subdivision of Lot 3, Wintergreen Estates: River Road	

3. Two (2) Site Plan Applications:	\$760
a. a. 8 Progress Drive	
b. b. River Road	
4. Zero (0) Modification to Site Plan Application:	0
5. Two (2) Special Exception Applications:	\$1560
a. a. The Donut Shop: 60 Huntington Street	
b. b. One Waterview Drive	
6. Zero (0) Modification of Special Exception:	0
7. Zero (0) Temporary Special Exception Application:	0
8. One (1) PRD Application:	\$780
a. a. Turkey Hill Estates: Buddington Road	
9. Zero (0) CRD Application:	0
10. Zero (0) SDA/CBD Overlay Zone:	0
11. Two (2) PDD Zone Changes:	\$1560
a. a. International Place: Research Drive	
b. b. 356, 366-368 Howe Avenue	
12. Zero (0) Detailed Development Plans (PDD):	0
13. One (1) Modification of Detailed Development Plans (PDD):	\$200
a. a. Crescent Village Condominium Phase II: River Road	
14. Zero (0) Modification of Statement of Uses and Standards for PDD	0
15. Zero (0) Zoning Regulations Amendment:	0
16. Zero (0) Subdivision Regulations Amendment:	0
17. Zero (0) Zoning Map Amendments:	0
18. Zero (0) Coastal Area Management Site Plans:	0

Total Revenue \$5,640

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. One (1) Public Informational Meeting for Draft Plan of Conservation and Development

II. COMMISSION ACTION

Approved:

1. 1. One (1) Subdivision Application: **(total 4 new building lots)**:
 - a. Robert's Place (5 lots): Wabuda Place/East Village Road
2. 2. One (1) Re-subdivision Application: **(total 1 new building lot)**
 - a. DiSanto Technology: 10 and 20 Constitution Blvd. South (2 lots)
3. 3. Two (2) Site Plan Applications:
Industrial
 - a. 500 River Road (2,000 sq. ft. addition)
 - b. WE Progress Drive (parking and occupancy expansion): 8 Progress Drive
4. 4. Zero (0) Modification to Site Plan Application:
5. Zero (0) Coastal Area Management (CAM) Application:
6. Two (2) Special Exception Applications:
 - a. a. C&D Cart Enterprises (6,250 sq. ft. bldg.) Auto Service Center: 475 River Road
 - b. b. Porta Bella Restaurant (1,650 sq. ft. addition): 66 Huntington Street
7. One (1) Temporary Special Exception Application:
 - a. One Mt. View Drive (earth removal)
8. Zero (0) Modification of Special Exception Application:
9. Zero (0) Zoning Regulations Amendment:
10. Zero (0) Subdivision Regulations Amendment:
11. Zero (0) Zoning Map Amendments:
12. One (1) SDA Overlay Zone:
 - a. a. 811-829 Bpt. Avenue/2 Trap Falls Road
13. Two (2) Planned Development District (PDD):
 - a. Industrial
 1. 1. DiSanto Technology (25,000 sq. ft. total bldg.): 10 Constitution Blvd. South (Detailed Development Plans)
 - b. Commercial
 1. 1. Storage Deluxe (98,200 sq. ft. conversion/new construction) 823-829 Bpt. Avenue (Basic Development Plans)
 2. 2. Kings Point Center (18,045 sq. ft. mix use bldg.): Bpt. Avenue (Detailed Development Plans)
14. Two (2) Modification of Detailed Development Plans (PDD):
 - a. Residential
 1. 1. Crescent Village Condo's Phase I, River Road
 2. 2. Crescent Village Condo's Phase II, River Road
15. Zero (0) Planned Residence District (PRD):

16. Zero (0) Conservation Residential Development (CRD):
17. Six (6) Bonds: Release/Reduction/Call
- a. a. Stella Estates Subdivision: release of Performance Bond
 - b. b. Indian Hill Subdivision: release/substitution of Performance Bond
 - c. c. Woods at Lake Road, Phase I – Performance Bond Reduction
 - d. d. Windy Field Estates – Performance Bond Reduction
 - e. e. 425 River Road – release of Site Bond
 - f. f. 97 Bpt. Avenue – release of Site Bond
18. Six (6) 8-24 Referrals:
- a. a. Extension of public water for portion of Broc Terrace: reported favorably
 - b. b. Conveyance of easement to DOT – Maler Avenue/Shelton Avenue – reported favorably
 - c. c. Acquisition of UI property on Buddington Road – reported favorably
 - d. d. Disposition of excess ROW – Long Hill Avenue/ Long Hill Cross Road – reported favorably
 - e. e. Extension of public water for Suburban Drive – reported favorably
 - f. f. Extension of public water for Sanford Drive – reported favorably
19. Misc. Action
- a. a. Approved '06 Meeting Schedule
 - b. b. Appointment of PZC representatives to VCOG
 - c. c. 90-day extension to meet conditions of approval: Berkshire Commons Condo's
 - d. d. Quarterly Report for July thru September '05
 - e. e. Quarterly Report for April thru June '05
20. Ninety (90) Applications for Certificate of Zoning Compliance:
- | | | |
|---|-----|---|
| a. Single Family Dwellings | 11 | |
| b. Two Family Dwellings | 0 | |
| c. Apartment Units | 200 | |
| d. Condominium Units | 31 | 242dwelling units this quarter/341Total Dwelling Units to Date |
| e. Accessory Dwelling Units | 2 | <u>for 2005 Calendar Year</u> |
| f. Family Day Care Home | 0 | |
| g. Group Day Care Home | 0 | |
| h. Additions | 26 | |
| i. Accessory Structures (sheds, etc.) | 4 | |
| j. Pools | 5 | |
| k. Signs | 5 | |
| l. Retail/Commercial Office
Occupancy Approval | 9 | |
| m. Corporate/Industrial
Occupancy Approval | 5 | |
| n. Home Office | 13 | |
| o. Home Occupation | 0 | |
| p. Decks | 6 | |
| q. Overhead Door | 1 | |
| r. Sediment & Erosion Control Cert. | 1 | |
21. 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:

Zoning Complaints

Complaints received	5
Complaints resolved	1
Pending complaints	6
Notices of Violations issued	2
Cease and Desist Orders issued	1
Court Action initiated	1
Court Injunctions issued	0
Stop Work Orders	0
Notice of Deficiency	4

Office Revenue

93- Applications for Certificate of Zoning Compliance	\$2580
13 – Zoning Regulations	325
0 – PDD Inventory	0
11 - Zoning Maps	55
1 – Subdivision Regulation	25
0 – Plan of Development	0
1– Accessory Dwelling Unit	120
1 - Rte. 8 Update	25
0- Open Space Plan	0
Miscellaneous	<u>4</u>
Total Revenue	\$3,134

Weekly Project Inspections Conducted:

1. Turtle Rock Estates
2. Car Wash
3. Meadow Wood Estates Subdivision
4. Huntington Estates Subdivision
5. Boehm Pond Woods subdivision
6. Crown Point
7. The Center a Split Rock
8. Hidden Meadow Estates Subdivision
9. Four Winds
10. The Vista at White Hills
11. Windy Field Subdivision
13. Huntington Wood
14. Shoreline Emergency Veterinary Hospital
15. The Woods at Lake Road, Phase I