

**SHELTON PLANNING AND ZONING COMMISSION  
ANNUAL REPORT  
January 1, 2004 – December 31, 2004**

Members: Joseph A. Pagliaro, Sr., Chairman (deceased 6/14/04)  
 Alan J. Cribbins, Vice-Chairman, Acting Chairman and Chairman  
 Patrick Lopera, Vice-Chairman  
 Daniel Oraziotti, Secretary  
 Leon J. 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

	1 <sup>st</sup> Quarter	2 <sup>nd</sup> Quarter	3 <sup>rd</sup> Quarter	4 <sup>th</sup> Quarter
Regular Meetings:	January 13, 2004	April 13, 2004	July 13, 2004	
Oct. 12, 2004	February 10, 2004	May 11, 2004	August 10, 2004	
Dec. 14, 2004	March 11, 2003	June 8, 2004	Sept. 14, 2004	
Special Meetings:	January 6, 2004	April 7, 2004	July 27, 2004	
Nov. 16, 2004	Feb. 3, 2004	May 4, 2004	Sept. 28, 2004	Nov. 30,
2004	Feb. 5, 2004	May 18, 2004		
	Feb. 24, 2004	May 25, 2004		
	March 23, 2004	June 22, 2004		

**GENERAL**

The Planning and Zoning Department continued to remain busy for the entire calendar year due primarily to favorable regional and state economic conditions and lower interest rates. Most of the commercial/industrial development continued to take place within the Route 8 Corridor area with additional development primarily within the Shelton Heights Industrial Park. Residential development continued to remain very active due to favorable market conditions. Staff provided general zoning and planning assistance to developers and their technical teams interested in commercial and residential development.

The Commission continued to meet up to four meetings a month to review and act on various zoning and planning applications and referrals. Eleven (11) separate public hearings were held to consider nine (9) Planned Development Districts, four (4) Special Exception Applications, six (6) SDA Overlay Zones, one (1) Temporary Special

Exception, four (4) Zoning Regulations Amendments, three (3) Zoning Map Amendments, two (2) extensions of time for PDD completion, and one (1) CBD Overlay Zone.

**I. I. PLANNING AND ZONING ADMINISTRATOR**

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

<b>APPLICATIONS</b>	<b>FEES COLLECTED</b>
1. Five (5) Subdivision Application (17 new lots)	\$1,500
2. One (1) Re-subdivision Application (1 new lot)	70
3. Ten (10) Site Plan Applications	2,085
4. Two (2) Modification to Site Plan Applications	380
5. Four (4) Special Exception Applications	3,120
6. Zero (0) Temporary Special Exception Applications	0
7. One (1) PRD Applications	780
8. One (1) CRD Applications	755
9. Five (5) SDA Overlay Zones	1,730
10. Fourteen (14) PDD Applications	3,280
11. Six (6) Detail Development Plans (PDD)	3,223
12. 12. Two (2) Modification of PDD's 1,560	
13. 13. One (1) Extensions for PDD Project Completions	780
14. 14. Two (2) Zoning Regulations Amendments	780
15. Zero (0) Subdivision Regulations Amendments	0
16. Four (4) Zoning Map Amendments	0
17. One (1) Coastal Area Management Site Plans	<u>25</u>
<b>Total Revenue</b>	<b>\$23,068</b>

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

1. 1. Twenty-four (24) Workshops with Planning Consultant
2. 2. 39 Plan Update Advisory Committee Meetings
3. 3. One (1) meeting with Valley Chamber of Commerce
4. 4. One (1) Conference (Economic Development) in Waterbury, CT
5. 5. Presentation at SHS DECA Class

**II. II. COMMISSION ACTION**

Approved:

1. Fifteen (15) Subdivision Applications: (total **48** new building lots)
  - a. Windy Field Subdivision: Ten Coat Lane: 5 lots
  - b. Hidden Meadow Est. Sec. III: Beardsley Road: 4 lots

- c. Cross Road Estates: Birdseye Road Ext.: 2 lots
  - d. Lot 32 Shelton Hgts. Industrial Park: Ivy Brook Road: 1 lot
  - e. Tamburo Subdivision: Maple Avenue: 2 lots
  - f. Vistas at White Hills: East Village Road: 37 lots
2. Zero (0) Re-subdivision Application: (total 0 new building lot)
  3. Nine (9) Site Plan Applications:
    - A. Commercial
      1. Cammissa's Repair Garage: (1,260 sq. ft. addition): 344 River Rd.
      2. Bldg. 29, Huntington Plaza (88 sq. ft. addition): 30 Huntington St.
      3. UI Co. (generator/misc. improvements): 801 Bpt. Ave.
      4. White Hills Shopping Cte.: (9,200 sq. ft. new bldg.): Leavenworth Rd.
      5. Northstar Auto Group, Inc. (used car sales/detailing): 61 Cte. Street
    - B. Professional Office
      1. Smith/Oleynik Realty (594 sq. ft. addition): 72 Wooster St.
    - C. Light Industrial
      1. Stratford Industrial Park (3,200 sq. ft. bldg. addition): 740 River Rd.
      2. Anco Engineering (19,400 sq. ft. bldg. addition and parking expansion.): 217 Long Hill Cross Road
  4. Zero (0) Modification to Site Plan Application:
  5. Four (4) Special Exception Applications
    - A. Office
      1. Gary Knauf (one new bldg: 20,570 sq. ft.): 561 Bpt. Ave.
    - B. Light Industrial
      1. Precision Resource (13,832 sq. ft. bldg. addition): 25 Forest Parkway
      2. Cuminotto, Inc. (two new bldgs. 200,000 sq. ft. total): Ivy Brook Road
    - C. Commercial
      1. CT Commercial Investors (re-occupancy by Newtown Savings Bank with drive-thru): 819 Bpt. Ave.
  6. One (1) Temporary Special Exception Application:
    - A. Lot 32, Ivy Brook Road: Earth Removal
  7. Three (3) Zoning Regulations Amendment
    - A. Shelton PCZ Initiated: PDD RBD and R-1 Zone Change: Bpt. Ave. area/Long Hill Ave.
    - B. Crabtree Subaru: RBD extension: Bpt. Ave.
    - C. Jones Family Farm: Farm Winery Amendments
  8. Zero (0) Zoning Map Amendment:
  9. One (1) Subdivision Regulations Amendment:

- A. Sal Matto- IA-3 to R-3: Fanny Street
10. Ten (10) Planned Development Districts (PDD):
- A. Residential
    - 1. 1. Well Spring Estates (30 dwellings): Old Stratford Road: Detailed Development Plans
    - 2. 2. Crescent Village Condominiums (135 units): 745 River Road: Detailed Development Plans
    - 3. 3. Renaissance Apartment Units(200 units): Parrott Drive: Detailed Dev. Plans
    - 4. 4. Woods at Lake Road (16 single family dwellings): Lake Road: Detailed Dev. Plans
    - 5. 5. The Birmingham Condominiums: Canal Street West: Basic Dev. Plans
  - B. Retail
    - 1. 1. Newman Car Wash: Bpt. Avenue: Basic Development Plans
    - 2. 2. Shelton Veterinarian Center: (3,800 sq. ft. new bldg.) 560 Huntington Street: Detailed Dev. Plans
    - 3. 3. Crown Point Phase II (three new bldgs. 22,050 sq. ft.): Bpt. Avenue: Detailed Dev. Plans
    - 4. 4. Split Rock: Bpt. Avenue/Old Stratford Road; Basic Dev. Plans
  - C. Office
    - 1. 1. Split Rock: Bpt. Avenue/Old Stratford Road: Basic Dev. Plans
11. Three (3) Modification of Detailed Development Plans (PDD):
- A. Retail
    - 1. 1. Crown Pointe (7,300 sq. ft. single story bldg.): Bpt. Avenue
  - B. Residential
    - 1. 1. Laurel Hgts. Corner Apartments (landscaping plan): Laurel Hgts. Rd.
    - 2. 2. Well Spring Estates (landscaping plan): Old Stratford Rd.
  - C. Commercial
    - 1. Sears Plaza (3,250 sq. ft. new bldg.): 707-711 Bpt. Avenue
12. Three (3) SDA Overlay Zone:
- A. R. D. Scinto: 60 Parrott Drive
  - B. Veterinary Hospital: 895 Bpt. Avenue and vicinity
  - C. Split Rock: Bpt. Avenue/Old Stratford Road
13. Zero (0) Planned Residence Districts (PRD):
14. Zero (0) Conservation Residential Developments (CRD):
15. One (1) Coastal Area Management (CAM)
- A. Stratford Industrial Park (bldg. expansion): 740 River Road
16. Twelve (12) 8-24 Referrals:
- a. Haying of City property (Klapik Parcel)– reported favorably
  - b. Purchase portion of Bpt. Ave. Pump Station property – reported favorably
  - c. City acquisition of property/off John Dominick Drive – reported favorably

- d. Water main extension for Brookwood Lane – reported favorably
- e. Huntington Street sidewalks – reported favorably
- f. Sale of surplus State land (Howe Avenue) – reported favorably
- g. Left turn lane (Huntington St.) Blueberry Lane – reported favorably
- h. Wiacek Farm acquisition – reported favorably
- i. Tall Farm acquisition – reported favorably
- j. Improvements to Buddington Rd./Judson Street intersection – reported favorably
- k. Extension of Pawtucket Avenue – reported unfavorably
- l. Vehicular easement over City property (Murphy’s Lane) – reported favorably

17. Miscellaneous:

- a. Appointed representatives to Plan Update Advisory Committee
- b. Eliminated pedestrian foot bridge for Falls of Huntington Subdivision
- c. Approved 2<sup>nd</sup> 90 day extension to record Brad Wells Homestead subdivision
- d. Approved 90 day extension to record Wiacek Farm Estates Subdivision
- e. Authorized legal action against 17 Brookpine Drive
- f. authorized legal action against 64 Walnut Tree Hill Road
- g. Authorized legal action against 40 Surrey Drive
- h. Authorized portable rock crusher at Ivy Brook Road project

18. Twelve (12) 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 landscape bond
- f. f. Tuxedo Road Extension – release of performance bond
- g. g. Waterview Landing – release of performance bond
- h. h. Brownson Drive – called driveway bond
- i. i. 20 Ivy Brook Road – release of performance bond
- j. j. Lexington Estates – release of performance bond
- k. k. Huntington Wood – reduction of performance bond
- l. l. Boehm Pond Woods – reduction of performance bond

19. Five hundred eighty-six (586) Applications for Certificate of Zoning Compliance

a. Single Family Dwellings	99
b. Condominium Units	13
c. Two family dwellings	0
d. Apartment Units	<b><u>0 112 Total Dwelling Units Approved For 2004</u></b>
e. Accessory Dwelling Units	14
f. Accessory Structures	50
g. Additions	151
h. Pools	27
i. Barn	3
j. Signs	26
k. Restaurant	1
l. Eliminate Accessory Dwelling Unit	1
m. Retail/Business Office Occupancy	24
n. Comm./Ind. Occupancy	12
o. Home Office	59
p. Home Occupation	0

q. Decks	43
r. Barn Relocation	2
s. Container Bldg. Trailer	1
t. Light Industrial Bldg.	1
u. Dryer Stacks	1
v. Roof Line Change	2
w. Lighting	1
x. Garden Center	1
y. Inground Scale	1
z. Repair Garage	1
z1. Repair/Rebuild Industrial Bldg.	1
z2. Classroom Space	2
z3. Tool Sale	2
z4. Workshop	1
z5. Temp. Garden Area & Extend Sun. Hrs.	1
z6. Eliminate Accessory Dwelling	1
z7. Carriage House	1
z7. Hotel Renovation Sign	1
z8. Two Family Conversion	1
z9. Cell Tower	1
z10. Interior Renovations	1
z11. Exterior Renovations	2
z12. Parking Expansion/Mod.	2
z13. Site Work	2
z14. Soil and Erosion Control	2
z15. Landscaping	2
z16. Conversion of 3 family to 2	1
z17. Temporary Tent	1
z18. Revival Meeting	1
z19. Temporary Trailer Extension	2
z20. Move Driveway Cut	1
z21. HUAC Renovation	1
z22. Canopy Addition	1
z23. Restaurant Business Expansion	1
z24. Façade Improvements	1
z25. Holiday Hours	1
z26. Paved Parking Lot	1
z27. Roof Equipment	1

## 20. Open Space Dedication

### a. Fee Simple Conveyance to City (**34.7 total acres**)

1. 1. Vista at White Hills Subdivision (10.3 acres)
2. 2. Hidden Meadow Est. Sec. III Subdivision (2 acres)
3. 3. Crescent Village Condominium ( 4 acres)
4. 4. Well Spring Estates Subdivision ( 6.3 acres)
5. 5. Woods at Lake Road ( 12.1 acres)

### b. Private Open Space (**1 acre**)

- 1. Well Spring Estates Subdivision: Condo Association (1 acre)
- c. Conservation Easement **(6.9 total acres)**
  - 1. 1. Lot 32 Subdivision, Ivy Brook Road (4.2 acres)
  - 2. 2. Crescent Village Condominium (2.2 acres)
  - 3. 3. Woods at Lake Road (.5 acres)
- 21. Payment in Lieu of Open Space Program: **(\$47,500.00 total to be paid into Trust Fund as the result of PZC decisions in 2004)**
  - a. a. Crossroad Estates Subdivision (Birdseye Rd. Ext.)  
\$7,500.00
  - b. Windy Field Subdivision (Ten Coat Lane) \$25,000.00
  - c. Falls of Huntington Subdivision (Walnut Tree Hill Road) \$15,000.00

**Denied:**

- 1. Three (3) Applications for Certificate of Zoning Compliance
  - a. #3060, #3292, and #3699
- 2. Application #03-67, #04-05, #04-06, #03-63, #04-13, #04-15, and #04-22

**Withdrawn:**

- 1. Application #04-03: CBD Overlay: The Birmingham at East Canal Street
- 3. Application #04-04: PDD Zone Change: The Birmingham at East Canal Street

**III. III. ZONING ENFORCEMENT OFFICER**

The Department's Zoning Enforcement Officers, responsible for the enforcement and interpretation of the local Zoning Regulations, ordinances, and enforcement of sedimentation and erosion control, reviewed and processed the following:

I. Zoning Complaints

Complaints received	40
Complaints resolved	25
Pending complaints	22
Notices of Violation issued	6
Cease and Desist Orders issued	4
Court Action initiated	0
Court Injunctions issued	0
Stop Work Orders	9
Notice of Deficiency	11

II. Weekly Inspections Conducted

- 1. Deanwood Meadows Subdivision
- 2. Red Spruce Estates Subdivision
- 3. Meadow Wood Estates Subdivision
- 4. Huntington Estates Subdivision
- 5. Scenic Lane Est. Subdivision

6. Trolley Bridge Condo
7. Huntington Wood Subdivision
8. Ice Skating Rink
9. Hidden Meadow Estates
10. Turtle Rock Estates Subdivision
11. River Highlands Subdivision
12. Deer Run Estates Subdivision
13. Crystal Lane Estates Subdivision
14. Cedar Hill Estates Subdivision
15. Lexington Estates Subdivision

III. Application/Regulations Revenue

539 - Applications for Certificate of Zoning Compliance	\$11,900.00
60 - Zoning Regulations	1,000.00
61 - Zoning Maps	308.00
7- Subdivision Regulations	70.00
0 - Plan of Development	0
14 – Accessory Dwelling Units	1,555.00
Miscellaneous	122.95
1 – Rte. 8 Update	15.00
<b>Total Revenue</b>	<b>\$15,639.95</b>



**SHELTON PLANNING AND ZONING DEPARTMENT**  
**2004 Summary Breakdown**

I. Planning and Zoning Department Revenue - **\$40,970.00**

II. Residential Development

- A. Residential Subdivision Lot Approvals: **48 Lots**
- B. Residential Re-subdivision Lot Approvals: **0**  
**48 Total New Residential**
  
- C. Cluster Single Family Development: **46 Dwelling Units**
- D. Condominium Development Approval: **135 Dwelling Units**
  - 1. 135 townhouse types
- E. Apartment Development Approval: **200 Dwelling Units**
  - 1. 200 luxury in high rise

III. Residential Permits

-

- A. Total Dwelling Units Approved by Zoning for construction in 2004: **112**  
(2003: 69 Total Units)
  - Breakdown**
  - Single Family Detached: 99
  - Condo Units: 13
  - Apartment Units: 0
  
- B. Total Certificates of Occupancy for New Dwelling Units In Year 2004: **90**

(2003: 102 Units)

<b><u>Breakdown</u></b>	
Single Family Detached:	80
Condo Units:	10
Apartment Units:	0

IV. Industrial/Commercial Development (approved for construction/occupancy)

A. Office

1. 594 sq. ft. (addition): 72 Wooster Street, Smith/Oleynik
  2. 20,570 sq. ft. (new building): 561 Bridgeport Avenue, Gary Knauf
- 21,164 sq. ft. Grand Total**

B. Light Industrial

1. 13,832 sq. ft. (bldg expansion): Precision Resource – 25 Forest Parkway
  2. 3,200 sq. ft. (bldg. expansion): Stratford Industrial Park – 740 River Road
  3. 19,400 sq. ft. (bldg expansion): Anco Engineering – 217 Long Hill Cross Rd
  4. 200,000 sq. ft. (two new bldg's): Cuminotto, Inc. – Ivy Brook Road
- 236,432 sq. ft. Grand Total**

C. Commercial

1. 3,250 sq. ft. (one new bldg): Sikorsky FCU –707-711 Bpt. Avenue
  2. 1,260 sq. ft. (bldg expansion): Cammissa's Garage – 344 River Road
- 4,510 sq. ft. Grand Total**

D. Retail

1. 22,050 sq. ft. (three new bldg's): Crown Point Phase II – Bpt. Avenue
  2. 88 sq. ft. (bldg expansion): Bldg 29, Huntington Plaza – Huntington St.
  3. 9,200 sq. ft. (new building): White Hills Shopping Cte – Leavenworth Rd
- 31,338 sq. ft. Grand Total**

E. Support Service

1. 3,800 sq. ft. (new building): Shelton Veterinarian Center – 560 Huntington St.
  2. 14,000 sq. ft. (new building): Shoreline Emergency Vet. Hospital – Bpt. Ave.
- 17,800 sq. ft Grand Total**

F. Non-Profit

1. 12,000 sq. ft. (new building): Spooner House – 40 Todd Road
- 12,000 sq. ft. Grand Total**

V. Open Space Dedication

- A. Fee Simple Conveyance to City (**34.7 total acres**)
- B. Private Open Space (**1 acre**)
- C. Conservation Easement Areas (**6.9 total acres**)

VI. VI. Payment in Lieu of Open Space

- A. A. \$47,500.00 Scheduled payment to the Trust Fund as the result of Planning and Zoning Commission decisions in 2004