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 Lapera, Vice-Chairman
Daniel Orazietti, 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

<table>
<thead>
<tr>
<th>1st Quarter</th>
<th>2nd Quarter</th>
<th>3rd Quarter</th>
<th>4th Quarter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular Meetings:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>January 13, 2004</td>
<td>April 13, 2004</td>
<td>July 13, 2004</td>
<td></td>
</tr>
<tr>
<td>Oct. 12, 2004</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>February 10, 2004</td>
<td>May 11, 2004</td>
<td>August 10, 2004</td>
<td></td>
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</tbody>
</table>

| Special Meetings: | | | |
| January 6, 2004 | April 7, 2004 | July 27, 2004 | |
| Nov. 30, 2004 | Feb. 5, 2004 | May 18, 2004 | |
| March 23, 2004 | May 25, 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. PLANNING AND ZONING ADMINISTRATOR

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

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

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

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

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
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.
   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
   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

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

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.


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. Well Spring Estates (30 dwellings): Old Stratford Road: Detailed Development Plans
      2. Crescent Village Condominiums (135 units): 745 River Road: Detailed Development Plans
      3. Renaissance Apartment Units(200 units): Parrott Drive: Detailed Dev. Plans
      4. Woods at Lake Road (16 single family dwellings): Lake Road: Detailed Dev. Plans
      5. The Birmingham Condominiums: Canal Street West: Basic Dev. Plans
   
   B. Retail
      2. Shelton Veterinarian Center: (3,800 sq. ft. new bldg.) 560 Huntington Street: Detailed Dev. Plans
      4. Split Rock: Bpt. Avenue/Old Stratford Road; Basic Dev. Plans
   
   C. Office

11. Three (3) Modification of Detailed Development Plans (PDD):
   A. Retail
   
   B. Residential
      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  

f. Sale of surplus State land (Howe Avenue) – reported favorably  

g. Left turn lane (Huntington St.) Blueberry Lane – reported favorably  

i. Tall Farm acquisition – reported favorably  

j. Improvements to Buddington Rd./Judson Street intersection – reported favorably  

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 2nd 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 0 112 Total Dwelling Units Approved For 2004  
   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 Blg. 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. Lot 32 Subdivision, Ivy Brook Road (4.2 acres)
2. Crescent Village Condominium (2.2 acres)
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. 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
2. Application #04-04: PDD Zone Change: The Birmingham at East Canal Street

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

<table>
<thead>
<tr>
<th>Complaints received</th>
<th>40</th>
</tr>
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<tbody>
<tr>
<td>Complaints resolved</td>
<td>25</td>
</tr>
<tr>
<td>Pending complaints</td>
<td>22</td>
</tr>
<tr>
<td>Notices of Violation issued</td>
<td>6</td>
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<tr>
<td>Cease and Desist Orders issued</td>
<td>4</td>
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<tr>
<td>Court Action initiated</td>
<td>0</td>
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<tr>
<td>Court Injunctions issued</td>
<td>0</td>
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<tr>
<td>Stop Work Orders</td>
<td>9</td>
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<tr>
<td>Notice of Deficiency</td>
<td>11</td>
</tr>
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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

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>539 - Applications for Certificate of Zoning Compliance</td>
<td>$11,900.00</td>
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<tr>
<td>60 - Zoning Regulations</td>
<td>1,000.00</td>
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<tr>
<td>61 - Zoning Maps</td>
<td>308.00</td>
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<tr>
<td>7- Subdivision Regulations</td>
<td>70.00</td>
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<tr>
<td>0 - Plan of Development</td>
<td>0</td>
</tr>
<tr>
<td>14 – Accessory Dwelling Units</td>
<td>1,555.00</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>122.95</td>
</tr>
<tr>
<td>1 – Rte. 8 Update</td>
<td>15.00</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td><strong>$15,639.95</strong></td>
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</table>
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)

**Breakdown**

- Single Family Detached: 80
- Condo Units: 10
- Apartment Units: 0

IV. 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

**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

**C. Commercial**
2. 1,260 sq. ft. (bldg expansion): Cammissa’s Garage – 344 River Road

**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

**E. Support Service**

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

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