

The Shelton Planning & Zoning Commission will hold a Regular Meeting on March 8, 2005 at 6:45 P.M. in the Shelton City Hall, Auditorium and Room 303, 54 Hill Street, Shelton, CT.

Agenda:

- I. Call to Order
- II. Executive Session: Pending Litigation Matter (6:45 P.M.)
- III. Pledge of Allegiance
- IV. Public Hearings
  - A. **Application # 05-02**, R.D. Scinto, Inc. for Re-subdivision of Lot 3 (2 lots) 60 Parrott Drive (Map 28, Lot 17) PDD # 51.
  - B. **Application # 05-13**, Key Development, LLC for Special Exception Approval for a 6-Lot CRD Subdivision (The Woods at Lake Road, Phase II) Lake Road (Map 115, Lots 4, 5) R-1 District.
  - C. **Proposal of the Shelton Planning & Zoning Commission** for amendments to the Zoning Regulations by correcting and amending Section 24, Paragraph 24, 12, 4 (Setback Exceptions) Subparagraphs A and B for accessory buildings or other structures.
- V. Public Portion – to hear any member of the Public wishing to address the Commission concerning any item not on the agenda.

**RECESS AND RECONVENE TO ROOM 303 (UPSTAIRS)**

- VI. Old Business
  - A. **Applications for Certificate of Zoning Compliance**
  - B. **Application # 04-23**, Phoenix Housing of Shelton, LLC for PDD Zone Change (multi-family development), Murphy's Lane (Map 31, Lot 76) (Public Hearing closed on 6/22/2004) – discussion and request for extension
  - C. **Application # 04-41**, Petition of Austin Wolf on behalf of Shelton Realty Associates, LLC to amend the Zoning Regulations by establishing an Affordable Elderly Housing District (R-6 District) (Public Hearing closed on 1/25/2005) – discussion only
  - D. **Application # 04-42**, Petition of Austin Wolf on behalf of Shelton Realty Associates, LLC to amend the Building Zone Map by changing from R-1 to Residence R-6 District, 628 Long Hill Avenue (Map 41, Lot 45) (Public Hearing closed on 1/25/2005) – discussion only
  - E. **Application # 05-07**, Farmill, LLC for Site Plan Approval (19,700 sq. ft. building addition and parking expansion) 600 Bridgeport Avenue (Map 39, Lot 13) LIP District – discussion and possible action
  - F. **Application #05-10**, Zaim Murtishi for Site Plan Approval (building expansion and mix use occupancy) 82 Bridgeport Avenue (Map 117D, Lot 8) CB-2 District – discussion and possible action

- G. **Application # 05-12**, Ed Newman for Detailed Development Plan Approval and Adoption of PDD Zone Change (Car Wash), Platt Road (Map 77, Lot 19) – discussion and possible action
- H. **Application #04-47**, Shelton Development, LLC for PRD Overlay Zone (10-Lot Subdivision: Turkey Hill Estates) Buddington Road (Maps 39 and 44, Lots 51 and 54) R-1 District (Public Hearing closed on 1/25/2005) – discussion only if time permits

VII. New Business

- A. **Application # 05-14**, Scott Wasilewski for Special Exception Approval for a 5-Lot CRD Subdivision (Robert's Place) Wabuda Place/East Village Road (Map 152, Lot 51) R-1 District – accept and schedule Public Hearing
- B. **Application # 05-15**, People's Bank for Minor Modification of Detailed Development Plans for PDD #7 (ATM Service Area), 1000 Bridgeport Avenue (Map 8, Lot 22) – accept, discussion and possible action
- C. **Application # 05-16**, Dominick Thomas on behalf of Greg Savignano for Subdivision Approval (3 Lots: Savignano Subdivision) Wall Street (Map 117B, Lots 21,22, and 23) R-4 District – accept for review
- D. **Avalon Bay Communities, Inc. (Shelton II)**
  - 1. **Application # 05-17**, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Zoning Regulations by establishing a new District entitled MFHD (Multi-Family Housing District) and related standards – accept and schedule Public Hearing
  - 2. **Application # 05-18**, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Building Zone Map by changing from R-1/OPD to MFHD, Bridgeport Avenue/Huntington Street (Map 8, Lot 8) – accept and schedule Public Hearing
  - 3. **Application # 05-19**, Joseph Williams on behalf of Avalon Bay Communities, Inc. for Special Exception Approval (171 apartment units) Bridgeport Avenue/Huntington Street (Map 8, Lot 8) – accept and schedule Public Hearing
- E. **Avalon Bay Communities, Inc. (Shelton I)**
  - 1. **Application # 05-20**, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Zoning Regulations by establishing a new District entitled MOD (Housing Opportunity District) and related standards – accept and schedule Public Hearing
  - 2. **Application # 05-21**, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Building Zone Map by changing from R-1 to HOD, Armstrong Road/Daybreak Lane (Map 19, Lots 2, 3, 4 and 5) – accept and schedule Public Hearing
  - 3. **Application # 05-22**, Joseph Williams on behalf of Avalon Bay Communities, Inc. for Site Plan Approval (302 apartment units) Armstrong Road/Daybreak Lane (Map 19, Lots 2, 3, 4 and 5) – accept and schedule Public Hearing

- F. **Application # 05-23**, Housatonic Way, LLC for and Emhart Technologies for Special Exception Approval for CRD Subdivision (6 lots: Housatonic Way) and CAM Approval, 550 River Road (Map 53 and 54, Lots 55 and 43) R-1/IA-3 District – accept and schedule Public Hearing

VIII. Other Business

- A. Informal Discussion: Dominick Thomas, 66 Huntington Street property
- B. Approval of Minutes: 1/25/2005 and 2/5/2005
- C. 15 Controls Drive: request for release of site bond
- D. Zoning Enforcement:
  - 1. 449 Walnut Tree Hill Road: initiate Legal action
- E. Payment of Bills
- F. Staff Report

IX. Adjournment

**This agenda was clocked in at the City/Town Clerk's Office on March 3, 2005.**