The Shelton Planning & Zoning Commission will hold a Special Meeting on March 14, 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 (7:00 P.M.)

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 (rescheduled from 3/8/05)

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 (rescheduled from 3/8/05)

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 (rescheduled from 3/8/05)

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
VIII. Other Business

A. Informal Discussion: Dominick Thomas, 60-64 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. Vistas at White Hills Subdivision: request for 90 day extension

E. Zoning Enforcement:

   1. 449 Walnut Tree Hill Road: initiate Legal action

F. Payment of Bills

G. Staff Report

IX. Adjournment

This agenda was clocked in at the City/Town Clerk’s Office on March 9, 2005.