The Shelton Planning & Zoning Commission will hold a Special Meeting on March 22, 2005 at 7:00 P.M. in the Shelton City Hall, Auditorium, 54 Hill Street, Shelton, CT.

Agenda:

I. Call to Order

II. Pledge of Allegiance

III. Public Hearings

A. **Application # 05-04**, Petition of Cuminotto, Inc. on behalf of Dekson, Inc. for PDD Zone Change (professional/medical office development) 1 Ivy Brook Road (Map 79, Lot 1) LIP District

B. **Application # 05-05**, Petition of Cuminotto, Inc. for Zone Change (LIP to R-1) Portion of Lot 32, Rocky Rest Road (Map 65, Lot 1)

C. **Application # 05-06**, Cuminotto, Inc. for Re-Subdivision of Lot 32 (3 lots) Ivy Brook Road/Rocky Rest Road (Map 65, Lot 1)

D. **Application # 05-11**, One Mountain View Associates, LLC for Special Exception Approval (high traffic generator – 46,060 square foot office building) One Mountain View Road (Map 65, Lot 12) LIP District

E. **Application # 05-08**, Petition of Dominick Thomas on behalf of James Botti, Sr. for PDD Zone Change (mix use development), portion of 360 Bridgeport Avenue (Map 77, Lot 18) OP District

F. **Application # 05-09**, Petition of Dominick Thomas on behalf of James Botti, Sr. for PDD Zone Change (mix use development), portion of 360 Bridgeport Avenue (Map 77, Lot 18) OP District

IV. Old Business

A. **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) – request for extension (PZC request)

B. **Application # 04-42**, Petition of Austin Wolf on behalf of Shelton Realty Associates, LLC to amend the Building Zone Map by changing from R1 to Residence R-6 District, 628 Long Hill Avenue (Map 41, Lot 45) (public hearing closed on 1/25/2005) – request for extension (PZC request)

C. **AVALON BAY COMMUNITIES, INC. (SHELTON II)**

   **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 – schedule Public Hearing

   **Application # 05-18**, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Building Zone Map by changing from R1/OPD to MFHD, Bridgeport Avenue/Huntington Street (Map 8,Lot 8) –schedule Public Hearing
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) – request for acceptance and schedule Public Hearing

D. AVALON BAY COMMUNITIES, INC. (SHELTON I)

Application # 05-20, Joseph Williams on behalf of Avalon Bay Communities, Inc. to amend the Zoning Regulations by establishing a new District entitled HOD (Housing Opportunity District) and related standards – schedule Public Hearing

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, 5) – schedule Public Hearing

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, 5) – schedule Public Hearing

V. Adjournment

This agenda was clocked in at the City/Town Clerk’s Office on March 18, 2005.