

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.**