

The Shelton Planning & Zoning Commission will hold a Regular Meeting on April 12, 2005 at 7:00 P.M. in the Shelton City Hall, Room 303, 54 Hill Street, Shelton, CT.

Agenda:

- I. Call to Order
- II. Pledge of Allegiance
- III. Public Portion - to hear any member of the Public wishing to address the Commission concerning any item not on the agenda.
- IV. 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 action
  - C. **Application # 05-02**, R.D. Scinto, Inc. for Re-subdivision of Lot 3(2 lots), 60 Parrott Drive (Map 28, Lot 17), PDD # 51 (public hearing closed on 3/14/2005) – discussion and action
  - D. **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 (public hearing closed on 3/14/2005) discussion and action
  - E. **Proposal of the Shelton Planning and Zoning Commission** to amend the Building Zone Map by changing PDD # 31 to LIP (20 Commerce Drive) and changing a portion of PDD # 32 to LIP (6 Research Drive) (public hearing closed on 1/25/2005) – discussion and action
  - F. **Proposal of the Shelton Planning and 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 (public hearing closed on 3/14/2005) – discussion and action
  - G. **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
  - H. **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 – reschedule Public Hearing
  - I. **AVALON BAY COMMUNITIES, INC. (SHELTON I)**
    - A. **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 – request for extension (applicant request) and reschedule Public Hearing

B. **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) – request for extension (applicant request) and reschedule Public Hearing

C. **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) – request for extension (applicant request) and reschedule Public Hearing

V. New Business

A. **Proposal of Shelton Planning and Zoning Commission** to amend the Building Zone Map by changing Planned Development District # 40 to Commercial CA-3 District, Howe Avenue/White Street – schedule Public Hearing

B. **Application # 05-24**, Royal Wells for Special Exception Approval (high traffic generator: drive thru) Building III, White Hills Shopping Center, Leavenworth Road (Map 144, Lot 15) CA-2 District – accept and schedule Public Hearing

C. **Application # 05-25**, Petition of John Guedes on behalf of Birmingham Development for Approval of Detailed Development Plans and adoption of PDD Zone Change (100 condominium units: and authorization to begin Birmingham on the River) 5 Bridge Street and Canal Street West (Map 129, Lots 20, 22, 23) – accept for review and authorization to begin renovation work

D. **Application # 05-26**, Petition of S & S Shelton Development, LLC for Modification of PDD # 2 (bakery/café and bank) 850 Bridgeport Avenue (Map 18, Lot 23) – accept and schedule Public Hearing

VI. Other Business

A. Approval of minutes: 1/25/2005, 2/8/2005, 3/14/2005 and 3/22/2005

B. 8-24 Referral: Disposition of City Properties  
1. Tuxedo Avenue (2 parcels)  
2. Orowoc Trail  
3. Kanungum Trail

C. 8-24 Referral: Extension of Wells Avenue

D. 8-24 Referral: Extension of Tuxedo avenue

E. 10 Controls Drive: request for release of site bond

F. Vistas at White Hills Subdivision: request for 90 day extension

G. Approval of 04 Annual Report

H. Payment of Bills

I. Staff Report

VI. Adjournment

**This agenda was clocked in at the City/Town Clerk's Office on April 7, 2005.**