

The Shelton Planning and Zoning Commission will hold a Special Meeting on May 10, 2005 at **6:30 P.M.** in the Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT. The Chairman reserves the right to take items out of sequence.

### **AGENDA**

- I. Call to Order
- II. Pledge of Allegiance
- III. OLD BUSINESS: (6:30 P.M.)**
  - 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) – Discussion and action
  - B. 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 and action
  - C. 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 – request for withdrawal (applicant initiated)
  - D. 560 Huntington Street: request for release of Site Bond
  - E. 24 Audobon Lane (Lot 9): request to create interior lot
  - F. Wiacek Farms: request for release of performance bond
- IV. PUBLIC HEARING (7:00 P.M.)**
  - A. 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 and
    - 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)

Adjournment