

The Shelton Planning & Zoning Commission will hold a Special Meeting on May 31, 2005 at **6:30** P.M. in the Shelton City Hall, Auditorium and Room 303, 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. Executive Session: Discussion on pending litigation matter
- IV. Public Hearing (7:00 P.M.)
  - A. **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 HOD (Housing Opportunity District) and related standards – request for postponement (applicant)
    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, 5) – request for postponement (applicant)
    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, 5) – request for postponement (applicant)
  - B. **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 MHFD (multi-family housing district) and related standards (continued from 5/10/2005)
    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) (continued from 5/10/2005)

**RECESS AND RECONVENE TO ROOM 303**

- V. Old Business
  - A. **Application # 05-26**, Key Development, LLC for CRD Subdivision Approval (6 Lots: The Woods at Lake Road, Phase II) Lake Road (Map 115, Lots 4 and 5) –discussion and action (if time permits)
- VI. New Business
  - A. **Application # 05-28**, Deborah Petruzzello for Special Exception Approval (addition to Appletree Daycare and Preschool Center) 117 Long Hill Cross Road, (Map 51, Lot 4) LIP District-accept and schedule Public Hearing (if time permits)
  - B. **Application # 05-29**, Mark and Teresa Tambura for Subdivision Approval (2 Lots: Tamburo Subdivision), 6 Maple Avenue (Map 125, Lot 38) R-1 District-accept, discussion and action (if time permits)
- VII. Adjournment

**This agenda was clocked in at the City/Town Clerk's Office on May 27, 2005 at 9:10 A.M.**