

The Shelton Planning & Zoning Commission will hold a Regular Meeting on June 14, 2005 at 7:00 P.M. in the Old Shelton Intermediate School, upper gymnasium, 60 Perry Hill Road, Shelton, CT.
The Chairman reserves the right to take items out of sequence.

Agenda:

- I. Call to Order
- II. Pledge of Allegiance
- III. 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 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)
 - B. **Application # 05-26,** Petition of S&S Shelton Development, LLC for Modification of PDD # 2 (bakery/café and bank, or retail), 850 Bridgeport Avenue (Map 18, Lot 23)
 - C. **Application # 05-28,** Deborah Petruzello for Special Exception Approval (addition to Appletree Daycare and Preschool Center) 117 Long Hill Cross Road, (Map 51, Lot 4) LIP District
- IV. Old Business
 - A. **Applications for Certificate of Zoning Compliance**
 - B. **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, Lot1) LIP District (public hearing closed on 4/25/05) –request for extension on review period (PZC initiated) and discussion if time permits
 - C. **Application # 05-08,** Petition of Dominick Thomas on behalf of James Botti, Sr., for SDA Overlay Extension, 360 Bridgeport Avenue (Map 77, Lot 18)_ OP District (public hearing closed on 3/22/05) – request for extension on review period (PZC initiated) and discussion if time permits
 - D. **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 (public hearing closed on 3/22/05) –request for extension on review period (PZC initiated) and discussion if time permits
 - E. **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 (public hearing closed on 4/25/05) – request for extension on review period (PZC initiated) and discussion if time permits
 - F. **Application # 05-16,** Dominick Thomas on behalf of Greg Savignano for Subdivision Approval (3-Lots: Savignano Subdivision), Wall Street (Map 117B, Lots 21, 22 and 23) R-4 District – request for extension on review period – (applicant initiated)

- G. **Application # 05-26**, Key Development, LLC for CRD Re-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)
 - H. **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)
- V. New Business
- A. **Application # 05-30**, Mucci Construction, LLC for 10-Lot PRD Subdivision (Turkey Hill Estates) Buddington Road (Maps 39 and 44, Lots 51, 54) – accept for review
 - B. **Application # 05-31**, Smolensky Shoe Corporation for Minor Modification of Detailed Development Plans for PDD # 2 (Hawley Lane Shoes) Bridgeport Avenue (Map 9, Lot 14) – accept for review
 - C. **Application # 05-32**, Wesley Heights, Inc. for Minor Modification of Detailed Development Plans for PDD # 26 (building addition and interior renovation) 580 Long Hill Avenue (Map 41, Lot 29) – accept for review
 - D. **Application #05-33**, Dominick Thomas on behalf of Shirron Associates for Modification of Special Exception Approval (existing professional office) 163 Leavenworth Road (Map 153, Lot 5) R-1 District – accept and schedule public hearing
 - E. **Application #05-34**, Dominick Thomas on behalf of Shirron Associates for ReSubdivision Approval (2 Lots) 163 Leavenworth Road (Map 153, Lot 5) R-1 District – accept and schedule public hearing
 - F. **Application # 05-35**, Dominick Thomas for Special Exception Approval (high traffic generator: addition to restaurant, 66 Huntington Street (Map 74, Lot 28) CA-2 District-accept and schedule public hearing
 - G. **Application # 05-36**, Cuminotto, Inc. for Site Plan Approval (140,000 sq. ft. office and distribution center) Lot 32, Ivy Brook Road (Map 65, Lot 1) LIP District – accept for review
- VI. Other Business (if time permits)
- A. 8-24 Referral – removal of island from Buddington Road intersection with Huntington Street
 - B. Behuniak Subdivision – request for release of performance bond
 - C. Zoning Enforcement:
 - 1. 34 Shelview Drive: request to initiate legal action
 - 2. 40 Surrey Drive: request to initiate legal action
 - D. Payment of Bills
 - E. Staff Report
- VII. Adjournment

This agenda was clocked into the City/Town Clerk’s Office on June 9, 2005.