

The Shelton Planning & Zoning Commission will hold a Regular Meeting on August 9, 2005 at 6:45 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: Pending litigation matter
- IV. Public Hearings (7:00 P.M.)
 - A. **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
 - B. **Application # 05-34**, Dominick Thomas on behalf of Shirron Associates for Re-Subdivision Approval (2 lots) 163 Leavenworth Road (Map 153, Lot 5) R-1 District

Recess and Reconvene to Room 303

- V. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
- VI. Old Business
 - A. **Applications for Certificate of Zoning Compliance**
 - B. **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 (public hearing closed on 7/21/05) discussion only
 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) (public hearing closed on 7/21/05) discussion only
 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) (public hearing closed on 7/21/05) discussion only
 - C. **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 (public hearing closed on 7/26/2005) discussion only

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) (public hearing closed on 7/26/05) discussion only

- D. **Application # 05-37.** Linda Reznik for Subdivision Approval (2 Lots: Reznik Estates), 13 Bona Vista Terrace, R-1 District – discussion and action

VII. New Business

- A. **Application # 05-39.** Dekzon, Inc. for Detail Development Plan Approval and PDD Adoption (Ivy Brook Professional Park, Phase I) 1 Ivy Brook Road (Map 79, Lot 1) – accept for review
- B. **Application # 05-40.** Huntington Wood, LLC for Minor Modification of Detail Development Plans for PDD # 52A (The Center at Split Rock, Phase I) 700 Bridgeport Avenue (Map 29, Lot 24) - accept for review
- C. **Application # 05-41.** Phoenix Housing of Shelton, LLC for Detail Development Plan Approval and PDD Adoption (4 unit multi-family development) and CAM Site Plan, Murphy’s Lane (Map 31, Lot 76) – accept for review
- D. **Application # 05-42.** Dominick Thomas on behalf of Ottavio DiSanto/Disanto Technology for Re-subdivision Approval (2-lots) 10-20 Constitution Blvd. South (Map 53, Lot 51) and CAM Site Plan – accept and schedule public hearing
- E. **Application # 05-43.** Dominick Thomas on behalf of Ottavio DiSanto/Disanto Technology for Modification of Detailed Development Plans for PDD # 29 (light manufacturing facility) 10-20 Constitution Blvd. South (Map 53, Lot 51) and CAM Site Plan – accept and schedule public hearing
- F. **Application # 05-44.** Dominick Thomas on behalf of C & D Cart Enterprises for Special Exception Approval (high traffic generator- motor vehicle service facility) River Road (Map 66, Lots 1 and 2) CA-2 District – accept and schedule public hearing
- G. **Application # 05-45.** James P Botti, Sr. for Detailed Development Plan Approval and PDD Adoption (mix use development) Bridgeport Avenue (Map 77, Lot 18) – accept for review

VII. Other Business

- A. **Approval of minutes:** 4/12/05, 4/25/05, 5/3/05, 5/10/05,5/31/05,6/15/05,6/21/05, 6/25/05 and 6/28/05
- B. **8-24 Referral:** Extension of public water for portion of Buddington Road
- C. **Woods at Lake Road, Phase I:** request to eliminate sidewalk (condition of approval)
- D. **Zoning Enforcement:**
 1. 1 Hillside Avenue: authorization to initiate legal action

- E. **Payment of bills**

- F. **Staff Report**

VIII. Adjournment