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 1
      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