

The Shelton Planning & Zoning Commission will hold a Special Meeting on August 23, 2005 at 7:00 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. Public Hearing
 - A. **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

Recess and Reconvene to Room 303

- IV. Old Business
 - 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 (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
 - 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 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
 - C. **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) discussion and action

V. New Business

A. **Application # 05-47**, One Mountain View Associates for Temporary Special Exception (earth removal) 1 Mountain View Drive (Map 65, Lot 10) – accept and schedule public hearing

B. **Application # 05-48**, Cuminotto, Inc. for Site Plan Approval (data center) Lot 32, Ivy Brook Road, 90 Shelton Technology Center (Map 65, Lot 1) LIP District – accept for review

VI. Adjournment