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 7/26/05) 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