The Shelton Planning & Zoning Commission will hold a Special Meeting on August 30, 2005 at 7:00 P.M. in the Shelton City Hall, 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. Old Business

A. Staff Report: extension of Constitution Boulevard North

B. 8-24 Referral: proposal to swap land at 10 Constitution Boulevard South

IV. 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

C. Application # 05-49, Veterinary Properties, LLC for Minor Modification of Detailed Development Plans for PDD # 50, 895 Bridgeport Avenue (Map 8, Lot 17) accept, discussion and action

V. Old 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) – discussion and action

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

VI. Adjournment

THIS AGENDA WAS CLOCKED INTO THE CITY/TOWN CLERK’S OFFICE ON AUGUST 25, AT 2:50 P.M.