

The Shelton Planning & Zoning Commission will hold a Regular Meeting on September 10, 2005 at 7:00 P.M. in the Shelton City Hall, Room 104 and Room 303, 54 Hill Street, Shelton, CT.

The Chairman reserves the right to take items out of sequence.

Agenda:

- I. Call to Order (Room 104)
- II. Pledge of Allegiance
- III. Public Hearing (7:00 OP.M.)

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 (rescheduled from 8/23/2005)

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. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda

RECESS AND RECONVENE TO ROOM 303

D. Applications for Certificate of Zoning Compliance

E. **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 (Public Hearing closed on 8/9/2005) – discussion and action

F. **Application # 05-34**, Dominick Thomas on behalf of Shirron Associates for Resubdivision Approval (2 lots) 163 Leavenworth Road (Map 153, Lot 5) R-1 District (public hearing closed on 8/9/2005) – discussion and possible action

G. **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) – discussion and action

V. New Business

A. **Application # 05-46**, MDC/Investment Property XI, LLC for Special Exception Approval (high traffic generator: parking expansion) One Waterview Drive, (Map 79, Lot 16) LIP District – accept and schedule Public Hearing

B. **Application # 05-50**, Michael Montanaro for Site Plan Approval (relocation of building/parking reconfiguration) 60-70 Huntington Street (Map 74, Lots 27 and 28) CA-2 District – accept for review

C. **Application # 05-51**, Sal Matto for Site Plan Approval (building addition) and CAM Site Plan, 500 River Road (Map 54, Lot 33) IA-3 District – accept for review

D. **Application # 05-52**, Ronic Enterprises, Inc. for Modification of Special Exception Approval (Huntington Estates Subdivision: 50 Lot CRD) Independence Drive – accept and schedule Public Hearing

E. **Application # 05-53**, Ronic Enterprises, Inc. for Re-subdivision approval (change to Open Space area within Huntington Estates Subdivision) Independence Drive – accept and schedule Public Hearing

F. **Application # 05-54**, Ronic Enterprises, Inc. for Subdivision Approval (4 lots: Mountain Laurel Ridge), Independence Drive (Map 114, Lots 46 and 53) R-1 District – accept for review

VI. Other Business

A. Approval of minutes of 4/12/05, 4/25/05, 5/3/05, 5/10/05, 5/31/05, 6/14/05, 6/21/05, 6/25/05, 6/28/05, 7/12/05, 7/19/05, 7/21/05, 7/26/05, 8/9/05 and 8/30/05

B. Deanwood Meadow Subdivision: request for release of Performance Bond

C. Payment of Bills

D. Staff Report

VII. Adjournment

THIS AGENDA WAS CLOCKED INTO THE CITY/TOWN CLERK'S OFFICE ON SEPTEMBER 9, 2005 AT 9:35 A.M.