

The Shelton Planning & Zoning Commission will hold a Special Meeting on September 22, 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: **CORRECTED**

I. Call to Order

II. Pledge of Allegiance

III. Old Business

A. Applications for Certificate of Zoning Compliance

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 AND ACTION**
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 AND ACTION**

C. 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 8/9/05) – discussion and possible action

D. 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

E.. 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) – discussion and possible action

F. Application # 05-45, James P Botti, Sr. for Detailed Development Plan Approval and PDD Adoption (mix use development) Bridgeport Avenue (Map 77, Lot 18) – discussion and possible action

G. 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 – discussion and possible action

IV. New Business

A. Application # 05-55, Scott Wasilewski for Subdivision Approval (4-lot CRD: Robert's Place) Wabuda Place/East Village Road, (Map 152, Lot 51) R1 – accept for review

B. **Application # 05-56**, RGR Shelton, LLC for Minor Modification of Detail Development Plans for PDD # 49 (Crescent Village Condominiums, Phase I) 745 River Road (Map 21, Lots 48 & 49) – accept, discussion and possible action

C. **Application # 05-57**, RGR Shelton, LLC for Modification of Statement of Uses and Standards for PDD # 49, (Crescent Village Condominiums) 745 River Road (Map 21, Lots 48 and 49) – accept and schedule the Public Hearing

V. Other Business

A. 8-24 Referral: Huntington Street Sidewalk.

B. 8-24 Referral: Encroachment within Conservations Easement, 33 Murphy's Lane

C. Deanwood Meadows Subdivision: request for Performance Bond

D. The Woods at Lake Road, Phase I Subdivision: Request for elimination of sidewalks

E. Audobon Preserve at Huntington Subdivision: request for extension of complete public improvements

VI. Adjournment

THIS AGENDA WAS CLOCKED INTO THE CITY/TOWN CLERK'S OFFICE ON SEPTEMBER 20, 2005 AT 8:13 A.M.