

SHELTON PLANNING AND ZONING COMMISSION

MARCH 13, 2007

The Shelton Planning and Zoning Commission will hold a regular meeting on March 13, 2007 in Shelton City Hall, Room 303, 54 Hill Street, Shelton, CT.

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

AGENDA

- I. I. Call to Order
- II. II. Pledge of Allegiance
- III. III. Old Business
- A. Applications for Certificate of Zoning Compliance
- B. **Application #06-53**, EPC International, Inc. for Special Exception/Site Plan Approval (high traffic generator: convenience store), 493 Bridgeport Avenue (Map 62, Lot 44), CA-2 District (public hearing closed on 1/16/07) – request for extension on review period (PZC initiated)
- C. **Application #07-03**, Suresource for Minor Modification of Detailed Development Plans for PDD #29 (7 bay garage), 20 Constitution Blvd. South – discussion and action
- D. **Application #07-04**, Dominick Thomas for Major Modification of Detailed Development Plans for PDD #48 (elimination of catering floor space and replacement with three (3) commercial tenants), 514 Bridgeport Avenue (Map 51, Lot 10) – request for withdrawal (Applicant initiated)

- IV. IV. New Business
- A. **Application #07-06**, Joseph Mingoello for Bishop Golf, LLC for Major Modification of Detailed Development Plans for PDD #30 (building addition for arcade area), 784 River Road – accept and schedule public hearing
- B. **Application #07-07**, Alex Esposito for Special Exception Approval (restaurant expansion), 376 River Road (Map 66, Lot 57), CB-2 District – accept and schedule public hearing
- C. **Application #07-08**, Huntington Development Group, LLC for Subdivision Approval (11 Lots: Tree Tops Subdivision) 279 Soundview Avenue (Map 136, Lot 23), R-1 District – accept for review
- D. **Application #07-09**, R. D. Scinto, Inc. for PDD Zone Change and Modification of PDD #4 (parking deck for Building #4), 4 Corporate Drive (Map 28, Lot 12), IA-2 District – accept and schedule public hearing
- E. **Application #07-10**, Barry Knott on behalf of Ricar, LLC and Mianus Holdings, LLC for SDA Overlay Zone Extension, 704, 712, and 722 River Road (Map 32, Lots 16 and 17 and Map 22, Lot 1), IA-2/IA-3 District – accept and schedule public hearing
- F. **Application #07-11**, Barry Knott on behalf of Ricar, LLC and Mianus Holdings, Holdings, LLC for PDD Zone Change (Initial Development Plans: marina expansion, multi-family, restaurant/club house), Amendment of the 2006 POCD by modifying Chapter 6, Restricted Commercial description and CAM Site Plan, 704, 712 and 722 River Road (Map 32, Lots 16 and 17), R-1 District – accept and schedule public hearing
- G. **Application #07-12**, Dominick Thomas for Minor Modification of Detailed Development Plans for PDD #48 (elimination of catering floor space and replacement with three (3) commercial tenants), 514 Bridgeport Avenue (Map 51, Lot 10) – accept, discussion and possible action

- H. **Application #07-13**, John Guedes on behalf of Primrose Companies for Major Modification of Detailed Development Plans for PDD #54 (increase of three (3) residential units), 5 Bridge Street (Map 129, Lot 20) – accept and schedule public hearing
 - I. **Application #07-14**, Joseph Williams on behalf of Avalonbay Communities, Inc. for Amendment to the Zoning Regulations (Section 35, Subsection 35.5.2: PRD Regulations) – accept and schedule public hearing
 - J. **Application #07-15**, Joseph Williams on behalf of Avalonbay Communities, Inc. for PRD Overlay Zone (Shelton 1: 40 unit cluster development), Armstrong Road (Map 19, Lots 2, 3, 4 and 5), R-1 District – accept and schedule public hearing
 - K. **Application #07-16**, Joseph Williams on behalf of Avalonbay Communities, Inc. for PDD Zone Change (Detailed Development Plans: Shelton II: 99 unit multi-family), Bridgeport Avenue (Map 8, Lot 8), R-1/OPD with SDA Overlay Zone – accept and schedule public hearing
 - L. **Application #07-17**, Coco Management, Inc. for PDD Zone Change (Initial Development Plans: medical/business offices), 897-911 Bridgeport Avenue (Map 8, Lot 15), OPD with SDA Overlay Zone – accept and schedule public hearing
 - M. **Application #07-18**, 259 Coram Avenue, LLC for Site Plan Approval (detached 3 bay garage with office above) – accept for review
- V. V. Public Portion: anyone wishing to address the Commission on any matter that is not on the agenda

VI. Other Business

- A. Approval of Minutes: 1/16/07 and 2/13/07
- B. 8-24 Referral: proposed extension of Pawtucket Avenue
- C. 8-24 Referral: Trumbull sanitary sewer line within City of Shelton
- D. Mota/Primrose Subdivision: approval of Payment in Lieu of Open Space amount
- E. Audobon Preserve Subdivision: request for Performance Bond reduction
- F. Payment of Bills
- G. Staff Report

VII. Adjournment