The Shelton Planning and Zoning Commission will hold a regular meeting on May 8, 2007 in Shelton City Hall, Room 104, 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. Public Hearing
   A. Proposal of the Shelton Planning and Zoning Commission to Amend the Shelton Zoning Regulations by creating a new district and related regulations entitled “River Front District” and amendment of the Building Zone Map by changing from Industrial IB-2 to RFD for an area on Canal Street

IV. IV. Old Business
   A. Applications for Certificate of Zoning Compliance
      B. Application #07-07, Alex Esposito for Special Exception/Site Plan Approval (restaurant expansion), 376 River Road (Map 66, Lot 57), CA-2 District – (public hearing closed on 3/27/07) - discussion and action
      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 – discussion and action
      D. Application #07-24, BIC Consumer Products USA for Modification of Site Plan Approval (renovation, office improvement and building addition), One Research Drive (Map 27, Lot 1) – discussion and action
      E. 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), (public hearing closed on 5/1/07) - discussion only
      F. 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 (public hearing closed on 5/1/07) - discussion only
      G. 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 (public hearing closed on 5/1/07) - discussion only
V. New Business
A. Application #07-26, Kevin Russo for Modification of Special Exception Approval and Re-subdivision of Lot 7 (2 lots), Meadow Wood Estates, 7 Plum Tree Lane (Map 145, Lot 124), R-1 District – accept and schedule public hearing
B. Application #07-27, Dominick Thomas for Crossroads at Exit 13, Amendment of Statement of Uses and Standards for PDD #50, Bridgeport Avenue – accept and schedule public hearing
C. Application #07-28, Perry Pettas for Detailed Development Plan Approval and Adoption of PDD Zone Change (commercial development) 366-368 Howe Avenue (Map 117B, Lots 60 and 61) – accept for review
D. Application #07-29, Robert and Dorothy Slossar for Re-subdivision of Lot 10 (2 lots), Laurel Wood Manor, 14 Buck Hill Road (Map 49, Lot 41), R-1 District – accept and schedule public hearing
E. Application #07-30, Hunan Pan for Special Exception Approval (Restaurant/Parking Expansion), 303 Bridgeport Avenue (Map 91, Lot 16), RB District – accept and schedule public hearing

VI. Other Business
A. Approval of minutes: 3/27/07 and 4/10/07
B. Payment of Bills
C. Staff Report

VII. Adjournment