

SHELTON PLANNING AND ZONING COMMISSION **MAY 8, 2007**

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. 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. VI. Other Business

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

VII. VII. Adjournment