

SHELTON PLANNING AND ZONING COMMISSION **MAY 29, 2007**

The Shelton Planning and Zoning Commission will hold a special meeting on May 29, 2007 in Shelton City Hall Auditorium, at 6:45 p.m., 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. Executive Session: pending litigation (Aspen Ridge)
- IV. IV. Public Hearing (7:00 P.M.)
 - A. **Application #07-11**, Barry Knott on behalf of Ricar, LLC and Mianus 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), IA-2 and IA-3 Districts (continued from the 5/15/07 meeting)
 - B. **Application #07-25**, Team, Inc. for Special Exception/Site Plan Approval (child daycare center at Trinity Lutheran Church), 183 Howe Avenue (Map 118, Lot 7), R-4 District
- V. V. Old Business
 - A. **Application #07-07**, Alex Esposito for Special Exception/Site Plan Approval (restaurant expansion/parking reconfiguration at former DiMauro's Luncheonette), 376 River Road (Map 66, Lot 57), CA-2 District – (public hearing closed on 3/27/07) – discussion and action
 - B. **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
 - C. **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
 - D. **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

- E. **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)
- F. **Application #07-20**, Bruce Matto for Re-subdivision Approval (Lot 3, Deanwood Meadows), 212 Soundview Avenue (Map 9, Lot 25), R-1 District (public hearing closed on 5/15/07) – discussion and possible action
- G. **Application #07-21**, Chinatown Shelton for Special Exception Approval (high traffic generator: restaurant with takeout at White Hills Shopping Center), 194 Leavenworth Road (Map 144, Lot 15), CA-2 District (public hearing closed on 5/15/07) – discussion and possible action
- H. **Application #07-23**, Countryside Veterinary Hospital for Site Plan Approval (building expansion), 374 Leavenworth Road (Map 150, Lot 45), R-1A District – discussion and possible action
- I. **Application #07-31**, Dominick Thomas for Minor Modification of Detailed Development Plans for PDD #50 (elimination of canopy for Shoreline Veterinary Clinic), 895 Bridgeport Avenue (Map 8, Lot 17) – discussion and possible action

VI. VI. Adjournment