

**REVISED**

The Shelton Planning and Zoning Commission will hold a regular meeting on June 12, 2007 in Shelton City Hall, Room 104, 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 (ZBA Appeal)
- IV. IV. Old Business
  - A. A. Applications for Certificate of Zoning Compliance
  - B. B. **Application #07-06**, Joseph Mingoello for Bishop Golf, LLC for Major Modification of Detailed Development Plans for PDD #30 (building addition for arcade area) and CAM Site Plan, 784 River Road (Map 12, Lots 31 and 38) (public hearing closed on 4/24/07) – discussion and possible action
  - C. 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. 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), with SDA Overlay Zone (public hearing closed on 4/24/07) – discussion and possible action
  - E. 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 and action
  - F. 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 and action
  - G. 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 and action
  - H. H. **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 (public hearing closed on 4/24/07) – discussion only
  - I. I. **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 (public hearing closed on 6/12/07) – discussion and action
  - J. J. **Application #07-32**, Suresource, Inc. for Minor Modification of Detailed Development Plans for PDD #29 (parking expansion), 20 Constitution Blvd. South (Map 35, Lot 51) – discussion and possible action

- K. K. Proposal of the Shelton Planning and Zoning Commission to Amend the Shelton Zone 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 (public hearing closed on 5/8/07) – discussion and action
- V. V. New Business
  - A. A. **Application #07-33**, Dominick Thomas on behalf of Crown Point Real Estate Investors, LLC for PDD Zone Change (Initial Development Plans: hotel facility and additional drive thru lane for bank), 828 Bridgeport Avenue (Map 18, Lot 19), IA-2 District – accept and schedule public hearing
  - B. B. **Application #07-34**, Dominick Thomas for Minor Modification of Detailed Development Plans for PDD #50 (canopy for Shoreline Veterinary Clinic), 895 Bridgeport Avenue (Map 8, Lot 17) – accept, discussion and possible action
  - C. C. **Application #07-35**, Robert Rich for Subdivision Approval (3 Lots: Rich Property), 8 Prospect Avenue (Map 106A, Lot 43), R-5 District – accept for review
- VI. VI. Other Business
  - A. A. Public Portion: Anyone wishing to address Commission on any item not on the agenda.
  - B. B. Approval of minutes: 3/27/07 and 4/10/07
  - C. C. Zoning Enforcement
    - 1. 1. 148 Hillside (junkyard conditions)
    - 2. 2. 2 Wabuda Place (junkyard conditions)
  - D. D. Payment of Bills
  - E. E. Staff Report
- VII. VII. Adjournment