

**SHELTON PLANNING AND ZONING COMMISSION                      JUNE 26, 2007**

The Shelton Planning and Zoning Commission will hold a special meeting on June 26, 2007 in Shelton City Hall, Auditorium, at 7:00 P.M. 54 Hill Street, Shelton, CT.

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

**AGENDA**

- I. Call to Order
- II. Pledge of Allegiance
- III. Public Hearing
  - 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 - request to reschedule public hearing (applicant initiated)
  - B. **Application #07-27**, Dominick Thomas for Crossroads at Exit 13, Amendment of Statement of Uses and Standards for PDD #53 (oil/lubrication for automobiles as an accessory use), Bridgeport Avenue
  - C. **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
  - D. **Application #07-30**, Hunan Pan for Special Exception/Site Plan Approval (High Traffic Generator: restaurant and parking expansion), 303 Bridgeport Avenue (Map 91, Lot 16), RBD District
  - E. **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
- IV. Old 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) and CAM Site Plan, 784 River Road (Map 12, Lots 31 and 38) (public hearing closed on 4/24/07)-discussion and action
  - B. **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
  - C. **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
  - D. **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

- E. **Application #07-22**, Joseph Williams on behalf of Avalonbay Communities, Inc. for Site Plan Approval (Shelton I: 40 unit cluster PRD development), Armstrong Road (Map 19, Lots 2, 3, 4 and 5) - discussion and action
- F. **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
  
- V. Other Business
  - A. 8-24 Referral: City acquisition of property (Old Farm Road)
  - B. 8-24 Referral: public water extension for portion of Booth Hill Road
  
- VI. Adjournment