

**SHELTON PLANNING AND ZONING COMMISSION**

**JULY 10, 2007**

The Shelton Planning and Zoning Commission will hold a regular meeting on July 10, 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 (ZBA Appeal)
- IV. IV. Public Hearing (7:00 p.m.)
- 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 at Splash Carwash), 376 Bridgeport Avenue (Map 77, Lot 19) (rescheduled from 6/26/07)
- 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 (rescheduled from 6/26/07)
- 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 (rescheduled from 6/26/07)
- 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 (rescheduled from 6/26/07)
- V. V. Old Business
- A. Applications for Certificate of Zoning Compliance
- 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. **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
- 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 and action
- 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 and action
- F. **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) – authorization for extension, discussion and action

- G. **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
  - H. **Application #07-34**, Dominick Thomas on behalf of Shoreline Veterinary Clinic for Minor Modification of Detailed Development Plans for PDD #50 (Canopy Structure), 895 Bridgeport Avenue (Map 8, Lot 17) – discussion and possible action
- VI. VI. New Business
- A. **Application #07-36**, DAVDAN, LLC for Site Plan Approval (restaurant renovation and patio area), 127 Center Street (Map 117B, Lot 35), CA-3 District – accept for review
  - B. **Application #07-37**, Philip Weiner on behalf of Health Net of Northeast, Inc. for Major Modification of Detailed Development Plans for PDD #1A (parking garage for Health Net), One Far Mill Crossing (Map 29, Lot 18) – accept and schedule public hearing
  - C. **Application #07-38**, EVR Joint Venture for Subdivision Approval (26 lots: Twisted Vine Estates), Fox Hunt Road, Okenuck Way, Poe Place and Dickinson Drive (Map 174, Lot 11), R-1 District – accept for review
  - D. **Application #07-39**, William Hodosi for Special Exception/Site Plan Approval (New Building: Dealer’s License for Autobody Repair), 803 River Road (Map 12, Lot 27), CB-2 District – accept and schedule public hearing
- VII. VII. Public Portion: anyone wishing to address the Commission on any item not listed on the agenda
- VIII. VIII. Other Business
- A. 8-24 Referral: City acquisition of property
  - B. 8-24 Referral: public water extension for portion of Booth Hill Road
  - C. 8-24 Referral: abandonment of portion of Edgewood Avenue
  - D. Zoning Enforcement
    - 1. 33 Murphy’s Lane: violation of accessory dwelling unit
  - E. Payment of Bills
  - F. Staff Report
- IX. IX. Adjournment