

The Shelton Planning and Zoning Commission will hold a special meeting on Feb. 5, 2008 in the Shelton City Hall, Room 303, 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. Old Business
 - A. **Application #07-44**, Bridge Street Partners, LLC for PDD Zone Change (Initial Development Plans: mix use development: (Kyle's and Pulaski Club Properties), 44-46 and 56-64 Bridge Street (Map 129, Lots D37, D38, D39, and D40), CB-2 and IB-2 with CBD Overlay (public hearing closed on 9/25/07) –discussion and action
 - B. **Application #07-53**, Huntington Wood, LLC for Modification of Basic Development Plans and Statement of Uses and Standards for The Center at Split Rock and Detailed Development Plan Approval, Phase II, (child daycare center), 708 Bridgeport Avenue (Map 29, Lot 26) (public hearing closed on 11/27/07) – discussion and possible action
 - C. **Application #07-56**, Fitness Edge, LLC for Modification of

Statement of Uses and Standards and Detailed Development Plans

for PDD #2 (Fitness Club in former Bradlees), Bridgeport Avenue

(Map 9, Lot 14) (public hearing closed on 1/22/08) – discussion

and possible action
 - D. **Application #07-57**, R. D. Scinto, Inc. for Minor Modification of Detailed Development Plans for PDD #58 (parking expansion), 6 Research Drive (Map 28, Lot 1) – discussion and action
- IV. New Business
 - A. Proposal of the Shelton Planning and Zoning Commission to amend the Building Zone Map by changing from Residence R-4 to Residence R-1 for properties north of upper Canal Street including McCallum Enterprises, Riverview Park, Housatonic

Railroad Company and properties north of the Park (Map 139, Lots 1 and 2 and Map 138, Lots 36, 37, 38, 39, 40, 41, 42, 43 and 51) – schedule public hearing

- B. **Application #08-02**, Avalonbay Communities, Inc. for Minor Modification of Detailed Development Plans for PDD #62 (clubhouse and parking and retaining walls), 100 Avalon Drive (Map 8, Lot 8) – accept, discussion and possible action
 - C. **Application #08-03**, Welkin, Inc. for Site Plan Approval (professional office), 71 Long Hill Cross Road (Map 51, Lot 7), LIP District – accept, discussion and possible action
- V. Other Business
- A. 8-24 Referral: abandonment of Bridge Street (adjacent to Kyle's corner)
 - B. Dripchak Subdivision: request for release of Performance Bond
 - C. Staff Report
- VI. Adjournment