

SHELTON PLANNING AND ZONING DEPARTMENT

QUARTERLY REPORT

January 1, 2010 – March 31, 2010

Members: Ruth Parkins, Chairman

Anthony S. Pogoda, Vice-Chairman

Virginia Harger, Secretary

Joan Flannery, Regular

Thomas McGorty, Regular

Joseph Sedlock, Regular

Patrick Lopera, Alternate

Ludwig Spinelli, Alternate

Staff: Richard D. Schultz, AICP, Planning and Zoning Administrator

Patrick J. Tisi, Asst. Planning and Zoning Administrator/ZEO

Thomas H. Dingle, Zoning Enforcement Officer

Fredrick J. Wills, Asst. Zoning Enforcement Officer

Regular Meetings: January 12, 2010

February 9, 2010

March 9, 2010

Special Meetings: January 27, 2010

February 24, 2010

GENERAL

The Planning and Zoning Department continued to see a downturn of activity during this quarter consistent with overall market conditions. Staff conducted several meetings to provide zoning and planning assistance to developers, landowners and others interested in commercial and residential development.

The Commission met an average of two meetings a month during this period to review and act on various zoning and planning applications and referrals. The Commission held one (1) public hearing to consider one (1) PDD Zone change and One (1) Temporary Special Exception.

I. PLANNING AND ZONING ADMINISTRATOR

The Planning and Zoning Administrator received and processed the following applications for this period:

APPLICATIONS	FEES COLLECTED
1. Zero (0) Subdivision Applications: (0 new lot) :	0
2. One (1) Re-subdivision Application: (1 new lot)	330
a. Re-subdivision of Lot 7, Meadow Woods Estates: Plum Tree Lane	
3. Zero (0) Site Plan Applications:	0
4. One (1) Modification to Site Plan Application	260
a. Schaible Realty, LLC: 475 Howe Avenue	

5. Zero (0) Special Exception Application:	0
6. Zero (0) Modification of Special Exception:	0
7. One (1) Temporary Special Exception Application:	780
a. Filling and Grading Project: 39 Wabuda Place	
8. Zero (0) PRD Application:	0
9. Zero (0) CRD Application:	0
10. Zero (0) SDA/CBD Overlay Zone:	0
11. One (1) PDD Zone Changes:	780
a. 714, LLC (shopping center): Bpt. Avenue	
12. Zero (0) Final Development Plan (PDD):	0
13. Zero (0) Modification of Detailed Development Plans (PDD):	0
14. Zero (0) Modification of Statement of Uses and Standards for PDD	0
15. Zero (0) Zoning Regulations Amendment:	0

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| 16. Zero (0) Subdivision Regulations Amendment: | 0 |
| 17. Zero (0) Zoning Map Amendment: | 0 |
| 18. One (1) Coastal Area Management Site Plan: | 0 |
| a. Sunnyside Boat Ramp Revetment Plan (City of Shelton) | |

Total Revenue \$2,150

The Administrator also attended and participated in the following meetings/conferences:

1. One (1) Staff Meeting with Planning Consultant
2. Zero (0) Downtown Subcommittee Meetings
3. Two (2) Zoning Subcommittee Meetings

II. COMMISSION ACTION

Approved:

1. Zero (0) Subdivision Applications: **(total 0 new building lot)**:
2. Zero (0) Re-subdivision Application: **(total 0 new building lot)**
3. Zero (0) Site Plan Applications:

4. Zero (0) Modification to Site Plan Application:

5. Zero (0) Coastal Area Management (CAM) Application:

6. Zero (0) Special Exception Applications:

7. One (1) Temporary Special Exception Application:
 - a. Mark IV Const. Co.: 11 Ladyslipper Drive
8. Zero (0) Modification of Special Exception Application:

9. Zero (0) Zoning Regulations Amendment:

10. Zero (0) Subdivision Regulations Amendment:

11. Zero (0) Zoning Map Amendment:

12. Zero (0) SDA Overlay Zone:

13. Zero (0) Planned Development Districts (PDD):

14. Zero (0) Modification of Detailed Development Plan (PDD):

15. Zero (0) Modification of Statement of Uses and Standards (PDD)

16. Zero (0) Planned Residence District (PRD):

17. One (1) Bond: Release/Reduction/Call

- a. Sunset Ridge Subdivision: Performance Bond Release

18. Three (3) 8-24 Referrals:

- a. Septic system easement within right-of-way adjacent to 14 Far Horizons Drive: reported favorably
- b. Shelton Community Garden on Klapik Farm, Long Hill Avenue: reported favorably
- c. Derby/Shelton Rotary Riverwalk Pavilion at Veterans Riverwalk Park: reported favorably

19. Misc. Action

- a. Approved 1st 90 day extension to record mylar map for Dlugas Subdivision
- b. Approved one year extension to finish public improvements for Hickory Acres Sec. II
- c. Derby/Shelton Rotary Riverwalk Park: reported favorably
- d. Zoning Enforcement for 31 Hunters Ridge Road

20. Seventy (64) Appl. for Certificate of Zoning Compliance:

- a. Single Family Dwellings 3
- b. Two Family Dwellings 0
- c. Apartment Units 0
- d. Condominium Units 0
- e. Pre-manufactured homes

0 3 dwelling units this quarter/3 Total Dwelling Units to Date

for 2010 Calendar Year

f. Accessory Dwelling Units	2
g. Family Day Care Home	0
h. Group Day Care Home	0
i. Additions	5
j. Accessory Structures (sheds, etc.)	5
k. Pools	0
l. Signs	9
m. Retail/Commercial Office	6
Occupancy Approval	
n. Corporate/Industrial	3
Occupancy Approval	
o. Home Office	2
p. Home Occupation	0
q. Decks	5
r. Commercial Buildings	2
s. Handicap Ramp	1
t. Industrial Bldg.	1
u. Antennas	1
v. Roof Alterations	1

Withdrawn/Denied

A. None

III. ZONING ENFORCEMENT OFFICER

The Department's Zoning Enforcement Officers are responsible for the enforcement and interpretation of the local zoning regulations and enforcement of sediment and erosion control, received and processed the following:

Soil Erosion and Sediment Control

Notices of Deficiency – 4

Notices of Soil Erosion and Sediment Control Permit Violation – 0

Stop Work Orders – 2

Court Actions Initiated – 0

Court Injunctions Issued – 0

Zoning Complaints

Complaints received - 11

Complaints resolved - 5

Pending complaints - 6

Notices of Violations issued - 1

Cease and Desist Orders issued - 2

Court Action initiated - 0

Court Injunctions issued - 0

Stop Work Orders - 1

Weekly Project Inspections Conducted:

1. Crescent Village
2. Meadow Wood Estates Subdivision
3. Huntington Estates Subdivision
4. Sierra Suites Hotel, 838 Bpt. Ave.
5. Canal Street Redevelopment
6. Hodosi Project, River Road
7. Huntington Wood
8. Twisted Vine Subdivision
9. 865 River Road
10. 495 River Road
11. Housatonic Rise
12. Mercantile Bldg. Expansion
13. Hubbel Office Bldg.

IV. Office Revenue

59-Applications for Certificate of Zoning Compliance	\$1,460
1- Zoning Regulations	20

0 – PDD Inventory	0
1 - Zoning Map	20
0 – Subdivision Regulation	0
0 – Plan of Development	0
3 – Accessory Dwelling Unit	360
0 - Rte. 8 Update	0
0- Open Space Plan	0
Miscellaneous	<u>87</u>
Total Revenue	\$1,947.00