

SHELTON PLANNING AND ZONING DEPARTMENT

QUARTERLY REPORT

April 1, 2009 – June 30, 2009

Members: Anthony S. Pogoda, Chairman

Patrick Lapera, Vice-Chairman

Chris Jones, Secretary

Virginia Harger, Regular

Leon Sylvester, Regular

Ruth Parkins, Regular

Thomas McGorty, 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

Regular Meetings: April 14, 2009

May 12, 2009

June 9, 2009

Special Meetings: April 28, 2009 June 23, 2009

May 20, 2009 June 30, 2009

May 27, 2009

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 to review and act on various zoning and planning applications and referrals. During this period the Commission held two (2) public hearings to consider, one (1) PDD Zone Change and one (1) Special Exception/Site Plan Application.

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. Zero (0) Re-subdivision Application: (0 new lot)	0
3. Two (2) Site Plan Applications:	\$680
a. Poulsen Hybrid: 6 Waterview Drive	
b. United Recycling of Shelton, LLC: 46 and 90 Oliver Terrace	
4. One (1) Modifications to Site Plan Application	\$330

a. PLR Enterprises: 415 Bpt. Ave.	
5. Five (5) Special Exception Application:	\$3,900
a. Chaves Bakery: 140 Bpt. Ave.	
b. TLC Kennels, LLC: 40 Oliver Terrace	
c. Mercantile Development, Inc.: 10 Waterview Drive	
d. R. D. Scinto (Farrel Corp.): Waterview Drive	
e. Schaible Realty, LLC (pub/restaurant): Howe Avenue	
6. Zero (0) Modification of Special Exception:	0
7. Zero (0) Temporary Special Exception Application:	0
8. Zero (0) PRD Application:	0
9. Zero (0) CRD Application:	0
10. Zero (0) SDA/CBD Overlay Zone:	0
11. Zero (0) PDD Zone Changes:	0
12. One (1) Final Development Plan (PDD):	0
a. Beacon Point Marina: River Road (resubmission)	

13. Two (2) Modification of Detailed Development Plans (PDD):	\$660
a. Aspen Ridge (stonewall/fence): Commerce Drive	
b. Aspen Ridge (breakdown lane): Commerce Drive	
14. Zero (0) Modification of Statement of Uses and Standards for PDD	0
15. Zero (0) Zoning Regulations Amendment:	0
16. Zero (0) Subdivision Regulations Amendment:	0
17. Zero (0) Zoning Map Amendment:	0
18. Zero (0) Coastal Area Management Site Plan:	0
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Total Revenue	\$2,060

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

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

II. COMMISSION ACTION

Approved:

1. One (1) Subdivision Application: **(total 1 new building lots)**:
 - a. Paez/Hopkins Subdivision (2 lots): River Road (re-approval)
2. Zero (0) Re-subdivision Application: **(total 0 new building lot)**
3. Three (3) Site Plan Applications:
 - a. Primer America Realty Corp. (renovation of mix use bldg.): 42 and 44 Bpt. Ave.
 - b. Broadbridge Hill Development, LLC (4,800 sq. ft. new commercial bldg.): 140 Bpt. Ave.
 - c. Poulsen Hydrid, Inc. (windmill): 6 Waterview Drive
4. One (1) Modification to Site Plan Application:
 - a. PLR Enterprises, LLC (3,300 sq. ft. bldg. expansion): 415 Bpt. Ave.
5. Zero (0) Coastal Area Management (CAM) Application:
6. Two (2) Special Exception Applications:
 - a. Butler Commercial Services, LLC (renovation/new food establishment): 99 Bpt. Ave.
 - b. TLC Kennels, LLC (commercial kennel): 40 Oliver Terrace
7. Zero (0) Temporary Special Exception Application:

8. Zero (0) Modification of Special Exception Application:
9. One (1) Zoning Regulations Amendment:
 - a. PZC Initiated (Sections 2 and 3)
10. Zero (0) Subdivision Regulations Amendment:
11. Zero (0) Zoning Map Amendment:
12. Zero (0) SDA Overlay Zone:
13. One (1) Planned Development Districts (PDD):
 - a. Long Hill Cross Road, LLC (9,200 sq. ft. industrial bldg.) Long Hill Cross Rd. (Final Site Plan)
14. Two (2) Modification of Detailed Development Plan (PDD):
 - a. Aspen Ridge (stonewall/fence): Commerce Drive
 - b. Primrose Companies (sites C and D: mix use development) – Canal Street (Final Site Plan)
15. Zero (0) Modification of Statement of Uses and Standards (PDD)
16. Zero (0) Planned Residence District (PRD):

17. Three (3) Bonds: Release/Reduction/Call

- a. Avalon Shelton II: Site Bond Release
- b. Twisted Vine Est. Phase I:: Sediment and Erosion Control Reduction
- c. 495 River Road – Sediment and Erosion Control Bond Release

18. Two (2) 8-24 Referrals:

- a. Aspen Ridge: License agreement -reported favorably
- b. 17 Mt. Pleasant Street (temp. easement) - reported unfavorably

19. Misc. Action

- a. Zoning Enforcement: 43 Quaker Ridge
- b. Approved 90 day extension to record map on Meadow View Cluster Development

20. Ninety-two (92) Appl. for Certificate of Zoning Compliance:

- | | | |
|-----------------------------|---|--|
| a. Single Family Dwellings | 5 | |
| b. Two Family Dwellings | 0 | |
| c. Apartment Units | 0 | |
| d. Condominium Units | 0 | |
| e. Pre-manufactured homes | | <u>1 6 dwelling units this quarter/7 Total Dwelling Units to Date</u> |
| | | <u>for 2009 Calendar Year</u> |
| f. Accessory Dwelling Units | 3 | |

g. Family Day Care Home	0
h. Group Day Care Home	0
i. Additions	14
j. Accessory Structures (sheds, etc.)	18
k. Pools	5
l. Signs	1
m. Retail/Commercial Office	9
Occupancy Approval	
n. Corporate/Industrial	7
Occupancy Approval	
o. Home Office	5
p. Home Occupation	2
q. Decks	13
r. Dance Studio	1
s. Exterior Renovations	1
t. Wireless Facility	2
u. Propane Cylinder Exch.	1
v. Parking Lot	1
w. Temp. Garden Center	1
x. Mod. Of Upper Floor Plan	1
y. Eagle Project Plan	1
z. Outside Tables for Restaurant	1

Withdrawn/Denied

- A. Application #09-14, United Recycling of Shelton – 90 Oliver Terrace - withdrawn
- B. Application #09-10, 714, LLC (Crabtree Property) – 405-407 Bpt. Avenue – denied

II. ZONING ENFORCEMENT OFFICER

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

Zoning Complaints

Complaints received - 3

Complaints resolved - 3

Pending complaints - 4

Notices of Violations issued - 1

Cease and Desist Orders issued - 1

Court Action initiated - 0

Court Injunctions issued - 0

Stop Work Orders - 2

Notice of Deficiency - 2

Office Revenue

101-Applications for Certificate of Zoning Compliance	\$2,520
0- Zoning Regulations	0

0 – PDD Inventory	0
0 - Zoning Map	0
0 – Subdivision Regulation	0
0 – Plan of Development	0
4– Accessory Dwelling Unit	480
0 - Rte. 8 Update	0
0- Open Space Plan	0
Miscellaneous	<u>29</u>
Total Revenue	\$3,029

Weekly Project Inspections Conducted:

1. Crescent Village
2. Meadow Wood Estates Subdivision
3. Huntington Estates Subdivision
4. Boehm Pond Woods subdivision
5. The Center a Split Rock
6. Hodosi Project, River Road
7. Huntington Wood
8. Twisted Vine Subdivision
9. 865 River Road
10. 495 River Road
11. Housatonic Rise
12. 828 Bpt. Ave.

13. Hubbel Office Bldg.

