

**SHELTON PLANNING AND ZONING COMMISSION**

**NOVEMBER 9,**  
**2005**

The Shelton Planning and Zoning Commission will hold a special meeting on November 9, 2005 at 7:00 p.m. in Shelton City Hall, Room 303, 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 Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
- IV. Old Business
  - A. Applications for Certificate of Zoning Compliance
  - B. **Application #05-35**, Dominick Thomas for Special Exception Approval (high traffic generator: addition to restaurant), 66 Huntington Street (Map 74, Lot 28, CA-2 District (public hearing closed on 9/27/05) – discussion only
  - C. **Application #05-38**, Huntington Wood, LLC for Detailed Development Plan Approval (Phase II: The Center at Split Rock) 700 Bridgeport Avenue (Map 29, Lot 24) – request for withdrawal (applicant initiated)
  - D. **Application #05-44**, Dominick Thomas on behalf of C&D Cart Enterprises for Special Exception approval (high traffic generator: motor vehicle service/mix use facility) River Road (Map 66, Lots 1 and 2) CA-2 District (public hearing closed on 9/27/05) – discussion only
  - E. **Application #05-51**, Sal Matto for Site Plan Approval (building expansion), 500 River Road (Map 54, Lot 2), IA-2 District – discussion and possible action
  - F. **Application #05-57**, RGR Shelton, LLC for Modification of Statement of Uses and Standards for PDD #49 (Crescent Village Condominiums), 745 River Road (Map 21, Lots 48 and 49) (public hearing closed on 10/25/05) – discussion and action
  - G. **Application #05-58**, Dominick Thomas on behalf of Storage Deluxe for SDA Overlay Zone, 811-829 Bridgeport Avenue and 2 Trap Falls Road, (Map 18, Lots 13, 14,15 and 26) (public hearing closed on 10/25/05) – discussion only
  - G. **Application #05-59**, Dominick Thomas on behalf of Storage Deluxe for PDD

zone change, 823-829 Bridgeport Avenue, (Map 18, Lots 14 and 26),  
LIP/IA-2

Districts (public hearing closed on 10/25/05) – discussion only

V. New Business

- A. **Application #05-61**, Dominick Thomas for Darby Builders, LLC for Re-subdivision Approval (2 Lots), Lot 3, Wintergreen Estates, 781 River Road, R-3 District (Map 12, Lot 29) – accept and schedule public hearing
- B. **Application #05-62**, Sergio Fernandez for Special Exception Approval (high traffic generator: food establishment), 64 Huntington Street (Map 74, Lot 27), CA-2 District – accept and schedule public hearing
- C. **Application #05-63**, R. D. Scinto, Inc. for PDD Zone Change (corporate offices), Research Drive (Map 28, Lot 1), LIP District – accept and schedule public hearing
- D. **Application #05-63**, Perry Pettas for PDD Zone Change (mix use development) 356 and 366-368 Howe Avenue (Map 117B, Lots 60, 61) – accept and schedule public hearing
- E. **Application #05-64**, MDC Investment Property – XI, LLC for Special Exception Approval (high traffic generator: office buildings and parking), One Waterview Drive (Map 65, Lots 25 and 26), LIP District – accept and schedule public hearing

VI. Other Business

- A. Approval of Minutes: 10/11/05 and 10/25/05
- B. Robert's Place Subdivision: approval of appraisal report
- C. Woods at Lake Road, Phase I: request for reduction of Performance Bond
- D. Windy Field Estates: request for reduction of Performance Bond
- E. Payment of Bills
- F. Quarterly Report (July thru September '05)
- G. Staff Report

VII. Adjournment