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