

The Shelton Planning & Zoning Commission will hold a Regular Meeting on January 10, 2006 at 7:00 P.M. in the Shelton City Hall, Auditorium and Room 303, 54 Hill Street, Shelton, CT.

The Chairman reserves the right to take items out of sequence.

REVISED

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Public Hearings
 - A. Application # 05-50, Michael Montanaro for Site Plan Approval (relocation of building/parking reconfiguration) 60-70 Huntington Street (Map 4, Lots 27 and 28) CA-2 District – request for withdrawal
 - B. Application # 05-62, Sergio Fernandes for Special Exception Approval (high traffic generator: food establishment) 64 Huntington Street (Map 74, Lot 27) CA-2 District
 - C. 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
 - D. Application # 05-65, Perry Pettas for PDD Zone Change (mix use development) 356 and 366-368 Howe Avenue (Map 117B, Lots 60 and 61)

Recess and Reconvene to Room 303

- IV. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - B. Application # 05-52, Ronic Enterprises, Inc. for Modification of Special Exception Approval (Huntington Estates Subdivision: 50 lot CRD) Independence Drive (public hearing closed on 11/30/05) discussion only
 - C. Application # 05-53, Ronic Enterprises, Inc. for Re-subdivision Approval (change to Open Space area within Huntington Estates Subdivision), Independence Drive – (public hearing closed on 11/30/05) discussion only
 - D. Application # 05-54, Ronic Enterprises, Inc. for Subdivision Approval (4 lots: Mountain Laurel Ridge) Independence Drive (Map 114, Lots 46 and 53), R-1 District – (public hearing closed on 11/30/05) discussion only
 - E. 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) – (public hearing closed on 11/30/05) – discussion and possible action
 - F. Application # 05-63, R.D. Scinto, Inc. for PDD Zone Change (Detailed Development Plans: corporate offices) Research Drive (Map 28, Lot 1) LIP District – (public hearing closed on 11/30/05) – discussion and possible action
- V. New Business

- A. Application # 06-01, One Mt. View Associates, LLC for PDD Zone Change (Basic Development Plans: office building) One Mt. View Drive (Map 65, Lot 12) LIP District – accept and schedule public hearing
 - B. Application # 06-02, Michael Montanaro for Site Plan Approval (new driveway) 60-64 Huntington Street (Map 74, Lots 27 and 28) CA-2 District- accept for review
 - C. Application # 06-03, Michael Montanaro for Site Plan Approval (occupancy: real estate office) 64 Huntington Street (Map 74, Lot 27) CA-2 District – accept for review
 - D. Application # 06-04, Michael Montanaro for Site Plan Approval (occupancy: dental office) 64 Huntington Street (Map 74, Lot 27) CA-2 District – accept for review
 - E. Application # 06-05, Michael Montanaro for Site Plan Approval (occupancy: nail salon) 60 Huntington Street (Map 74, Lot 27) CA-2 District – accept for review
 - F. Application # 06-06, Michael Montanaro for Site Plan Approval (occupancy: general office) 60 Huntington Street (Map 74, Lot 27) CA-2 District – accept for review
 - G. Application # 06-07, Michael Montanaro for Special Exception Approval (high traffic generator: food establishment) 64 Huntington Street (Map 74, Lot 27) CA-2 District – accept and schedule public hearing
- VI. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
- VII. Other Business
- A. Approval of minutes: 12/13/05
 - B. Ivy Brook Medical Center/Shelton Office Park Two: request for modification of conditions of approval
 - C. Commerce Drive reconstruction: authorization for portable rock crusher
 - D. Quarterly Report for October-December 05
 - E. Payment of Bills
 - F. Staff Report
- VIII. Adjournment