The Shelton Planning and Zoning Commission will hold a special meeting on February 16, 2006 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. II. Pledge of Allegiance
III. 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) – extension authorization, discussion and possible action
   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) – extension authorization, discussion and possible action
   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) – extension authorization, discussion and possible action
   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) – extension authorization, discussion and possible action
   F. Application #05-62, Sergio Fernandez for Special Exception Approval (high traffic generator: food establishment), 64 Huntington Street (Map 74, Lot 27), CA-2 District (public hearing closed on 1/10/06) – discussion and possible action
   G. Application #05-66, Dominick Thomas for Site Plan Approval (retail commercial center), River Road (Map 66, Lot 1), CA-2 – request for extension authorization, (applicant initiated)
   H. 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 – request for withdrawal (applicant initiated)
   I. Application #06-02, Michael Montanaro for Site Plan Approval (new driveway), 60-64 Huntington Street (Map 74, Lots 27 and 28), CA-2 District – discussion and possible action
   J. Application #06-03, Michael Montanaro for Site Plan Approval (occupancy: real estate office), 64 Huntington Street (Map 74, Lot 27), CA-2 District – discussion and possible action
   K. Application #06-04, Michael Montanaro for Site Plan Approval (occupancy: dental office), 64 Huntington Street (Map 74, Lot 27), CA-2 District – discussion and possible action
   L. Application #06-05, Michael Montanaro for Site Plan Approval (occupancy: nail salon), 60 Huntington Street, (Map 74, Lot 27), CA-2 District – discussion and possible action
   M. Application #06-06, Michael Montanaro for Site Plan Approval (occupancy: general office), 60 Huntington Street (Map 74, Lot 27), CA-2 District – discussion and possible action
   N. Application #06-07, Michael Montanaro for PDD Zone Change (Restaurant), Far Mill Crossing, (Map 30, Lot 15), R-1 District – accept and schedule public hearing
   O. Application #06-08, J&D Country Builders, LLC for Site Plan Approval (parking lot expansion), 326 Bridgeport Avenue (Map 91), R-1 District – accept for review, discussion and possible action
   P. Application #06-09, Tice Brothers Building and Construction Co., LLC for Site Plan Approval (new driveway), 600 Bridgeport Avenue (Map 21, Lot 15), R-1 District – accept and schedule public hearing
   Q. Application #06-10, Michael Montanaro for Site Plan Approval (occupancy: dental office), 60 Huntington Street, (Map 74, Lot 27), CA-2 District – discussion and possible action
   R. Application #06-11, Michael Montanaro for Site Plan Approval (occupancy: nail salon), 60 Huntington Street, (Map 74, Lot 27), CA-2 District – discussion and possible action
   S. Application #06-12, Michael Montanaro for Site Plan Approval (occupancy: general office), 60 Huntington Street (Map 74, Lot 27), CA-2 District – discussion and possible action
   T. Application #06-13, Michael Montanaro for PDD Zone Change (Restaurant), Far Mill Crossing, (Map 30, Lot 15), R-1 District – accept and schedule public hearing
   U. Application #06-14, Michael Montanaro for Site Plan Approval (parking lot expansion), 326 Bridgeport Avenue (Map 91), R-1 District – accept for review, discussion and possible action
   V. Application #06-15, Michael Montanaro for Site Plan Approval (building addition), 511 River Road (Map 54, Lot 4), CB-2 District – accept for review
   W. Application #06-16, RGR Shelton LLC for Minor Modification of Detailed Development Plans for PDD #49 (Crescent Village Condominiums: Community Building), 745 River Road (Map 21, Lot 48) – accept, discussion and possible action
   X. Application #06-17, Edward D’Amico for Site Plan Approval (building additions), 740 River Road (Map 21, Lot 50), IA-2 District – accept for review

IV. New Business
   A. Application #06-09, Welkin, Inc. for PDD Zone Change (Restaurant), Far Mill Crossing, (Map 29, Lot 15), R-1 District – accept and schedule public hearing
   B. Application #06-10, J&D Country Builders, LLC for Subdivision Approval (2 Lots: Twin Meadows Subdivision), 227 Thompson Street (Map 109, Lot 1), R-1 District – accept for review, discussion and possible action
   C. Application #06-11, Tice Brothers Building and Construction Co., LLC for Subdivision Approval (2 Lots: Picea Estates) Booth Hill Road (Map 96, Lot 22), R-1 District – accept for review, discussion and possible action
   D. Application #06-12, Dominick Thomas on behalf of F&R Realty, Inc. for Site Plan Approval (parking lot expansion), 326 Bridgeport Avenue (Map 91), R-1 District – accept for review, discussion and possible action
   E. Application #06-13, Dominick Thomas on behalf of Storage Deluxe for Detailed Development Approval and Adoption of PDD Zone Change (storage facility), Bridgeport Avenue (Map 18, Lots 14 and 26) – accept for review
   F. Application #06-14, Dominick Thomas on behalf of Crown Point Real Estates Investors, LLC for Special Exception Approval (High Traffic Generator: two restaurants and one bank development), 828 Bridgeport Avenue, (Map 18, Lot 19), IA-2 District – accept and schedule public hearing
   G. Application #06-15, James Osso for Site Plan Approval (building addition), 511 River Road (Map 54, Lot 4), CB-2 District – accept for review
   H. Application #06-16, RGR Shelton LLC for Minor Modification of Detailed Development Plans for PDD #49 (Crescent Village Condominiums: Community Building), 745 River Road (Map 21, Lot 48) – accept, discussion and possible action
   I. Application #06-17, Edward D’Amico for Site Plan Approval (building additions), 740 River Road (Map 21, Lot 50), IA-2 District – accept for review
J. Application #06-18, Key Development, LLC for Modification of Statement of Uses and Standards for PDD #34A (The Woods at Lake Road, Phase I), Spicebush Lane – accept and schedule public hearing

K. Application #06-19, Proposal of the Shelton Planning and Zoning Commission for Modification of Statement of Uses and Standards for PDD #35 (IL Palio Restaurant), 5 Corporate Drive – accept and schedule public hearing

V. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda

VI. Other Business
1. Approval of Minutes: 12/13/05, 1/10/06
2. 8-24 Referral: Proposed Land Swap at Frank Drive and Wigwam Drive
3. Zoning Enforcement
   a. 8 Haverhill Road: initiate legal action
   b. 7 Molnar Drive: motion to withdraw legal action

4. The Woods at Lake Road, Phase II – request for second 90 day extension to file record map
5. Payment of Bills
6. Staff Report

VII. Adjournment