

**SHELTON PLANNING AND ZONING COMMISSION      FEBRUARY 16, 2006**

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

**REVISED**

- I. Call to Order
- II. II. Pledge of Allegiance
- III. III. Old Business
  - A. A. Applications for Certificate of Zoning Compliance
  - B. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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
- IV. IV. New Business
  - A. 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. 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. 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. 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
  - E. 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. F. **Application #06-14**, Dominic 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. 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. 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. 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. 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. 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. V. Public Portion – to hear any member of the public wishing to address the Commission concerning any item not on the agenda
  - VI. 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. a. 8 Haverhill Road: initiate legal action
      - b. 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. 5. Payment of Bills
    - 6. 6. Staff Report
  - VII. VII. Adjournment
-