

SHELTON PLANNING AND ZONING COMMISSION

MARCH 14, 2006

The Shelton Planning and Zoning Commission will hold a special meeting on March 14, 2006 at 6:30 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. I. Call to Order
- II. II. Pledge of Allegiance
- III. III. Executive Session (6:30 p.m.): pending legal matter
- IV. IV. Old Business
 - A. A. Applications for Certificate of Zoning Compliance
 - B. B. **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 (public hearing closed on 1/10/06) – discussion only and request for extension (applicant initiated)
 - C. C. **Application #05-65**, Perry Pettas for Basic Development Plan Approval (mix use development) 356 and 366-368 Howe Avenue (Map 117B, Lots 60 and 61) (public hearing closed on 1/10/06) – discussion only and request for extension (applicant initiated)
 - D. D. **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
 - E. E. **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 – discussion and possible action
 - F. F. **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) – discussion and possible action
 - G. G. **Application #06-15**, James Osso for Site Plan Approval (building addition), 511 River Road (Map 54, Lot 4), CB-2 District – discussion and possible action

H. H. **Application #06-17**, Edward D'Amico for Site Plan and CAM Approval (building additions), 740 River Road (Map 21, Lot 50), IA-2 District – discussion and possible action

V. V. New Business

A. Application #06-22, Modification of Site Plan Approval (architectural change), 475 River Road (Map 66, Lot 2), CA-2 – accept for review, discussion and possible action

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

VII. VII. Other Business

- A. A. Approval of minutes: 2/7/06, 2/16/06, and 2/21/06
- B. B. 8-24 Referral: disposition of 40 White Street property
- C. C. Derby PZC Referral: Zoning Regulations Amendments
- D. D. Nichols Estates Subdivision: call of Performance Bond
- E. E. 457 River Road: authorization for temporary portable rock crusher
- F. F. Payment of Bills
- G. G. Staff Report

VIII. VIII. Adjournment