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. **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