The Shelton Planning & Zoning Commission will hold a Special Meeting on March 28, 2006 at 6:30 P.M. in Shelton City Hall, Room 303, 54 Hill St., Shelton, CT.

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

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Executive Session (6:30 P.M.) pending legal matter

IV. Public Hearings (7:00 P.M.)
   A. Application # 06-14, Dominick Thom as on behalf of Crown Point Real Estates Investers, LLC for Special Exception Approval (High Traffic Generator: two restaurants and one bank development), 828 Bridgeport Avenue (Map 18, Lot 19) IA-2 District – request to reschedule Public Hearing (applicant initiated)
   B. Application # 06-20, One Mt. View Associates, LLC for Special Exception Approval (High Traffic Generator: Light Industrial Building) One Mt. View Drive (Map 65, Lot 12) LIP District
   C. Application # 06-21 R.D. Scinto, Inc. for Special Exception Approval (parking expansion) 5 Research Drive (Map 27, Lot 2) LIP District

V. Old Business
   A. Applications for Certificate of Zoning Compliance
   B. 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 and possible action
   C. Application # 05-66, Dominick Thomas for Site Plan Approval (retail commercial center) River Road (Map 66, Lot 1) CA-2 District – discussion and possible action
   D. Application # 06-08, Ralph and Elaine Matto for Re-subdivision Approval (transfer of title of right of way) Portion of Audubon Lane, Corum Hill Development, Section Seven (Public Hearing closed on 2/28/2006) – discussion and possible action
E. 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

F. Application # 06-21, R.D. Scinto for Special Exception Approval (parking expansion) 5 Research Drive (Map 27, Lot 2) LIP District – discussion and possible action

VI. Other Business

A. Approval of minutes: 2/28/06 and 3/14/06

B. 8-24 Referral: Sale of State Property (Intersection of Bridgeport Avenue and Platt Road)

C. 8-24 Referral: Discussion of 40 White Street Property

D. 8-24 Referral: Disposition of 470 Howe Avenue

E. 8-24 Referral: Acquisition of Portion of 27 Cynthia Lane Property

F. Zoning Enforcement

1. 40 Surrey Drive: request to initiate legal action

G. ’06 Draft Plan: Review/discussion of Future Land Use Plan

VII. Adjournment

This agenda was clocked into the City/Town Clerk’s Office on March 23, 2006.