The Shelton Planning and Zoning Commission will hold a Regular Meeting on April 11, 2006 at 6:30 P.M. in the 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. Executive Session (6:30 P.M.): PENDING LEGAL MATTER

III. Pledge of Allegiance

IV. 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 action

   C. Application # 06-09, Welkin, Inc. for PDD Zone Change (Restaurant) Far Mill Crossing (Map 29, Lot 15), R-1 District-request for withdrawal (Applicant initiated)

V. New Business

   A. Application # 06-23, Dominick Thomas on behalf of Exit 13 Crossroad, LLC for Modification of Statement of Uses and Standards for PDD # 50 (Splash Carwash) 376 Bridgeport Avenue – accept and schedule Public Hearing

   B. Application # 06-24, Dominick Thomas on behalf of Crown Point Real Estate Investors, LLC/Crown Point Associates III, LLC/Crown Point Associates IV, LLC for SDA Overlay, 96 Long Hill Cross Road (Map 51, Lot 13) – accept and schedule Public Hearing

   C. Application # 06-25, Dominick Thomas on behalf of Crown Point Real Estate Investors, LLC/Crown Point Associates, III, LLC/Crown Point Associates, IV, LLC for Modification of PDD # 48(Parking expansion/contractor’s business and storage facility, accessory warehousing) 96 Long Hill Cross Road (Map 51, Lots 8, 9 and 73 and Map 63, Lot 25) – accept and schedule Public Hearing
D. Application # 06-26, Dominick Thomas on behalf of Lava Real Estates for SDA Overlay, 667 Bridgeport Avenue and two adjacent parcels (Map 38, Lots 2, 3, 4) – accept and schedule Public Hearing

E. Application # 06-27, Dominick Thomas on behalf of Lava Real Estates for PDD Zone Change (multi-family), 667 Bridgeport Avenue and two adjacent parcels (Map 39, Lots 2, 3, 4) – accept and schedule Public Hearing

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

VII. Other Business

A. Approval of minutes: 2/28/06, 3/14/06 and 3/28/06
B. 8-24 Referral: Discussion of 40 White Street Property
C. 8-24 Referral: Disposition of 470 Howe Avenue
D. 8-24 Referral: Acquisition of Portion of 27 Cynthia Lane Property
E. 8-24 Referral: Request for Water Main Extension (Sorghum Road)
F. 8-24 Referral: Request for Water Main Extension (North Street)
G. Zoning Enforcement
   1. 1 Hillside Avenue: authorization to initiate legal action
H. Payment of bills
I. Staff Report

VIII. Adjournment

IX.