

**SHELTON PLANNING AND ZONING COMMISSION                      JUNE 13, 2006**

The Shelton Planning and Zoning Commission will hold a regular meeting on June 13, 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

- I. I. Call to Order
- II. II. Pledge of Allegiance
- III. III. Old Business
  - A. A. Applications for Certificate of Zoning Compliance
  - B. B. **Applications #06-24 and #06-25** – reschedule public hearing date from 6/27/06 to 7/25/06, or other date (applicant initiated)
  - C. C. **Applications #06-30 and #06-32** – reschedule public hearing date from 6/27/06 to 6/20/06 (PZC initiated)
  - D. D. **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 (public hearing closed on 5/23/06) – discussion only
  - E. E. **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) (public hearing closed on 5/23/06) – discussion only
  - F. F. **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 38, Lots 2, 3, 4) (public hearing closed on 5/23/06) – discussion only
  - G. G. **Application #06-29**, Corey Keegan for Minor Modification of Detailed Development Plans for PDD #9A (Wal\*Mart’s garden center and bale/pallet storage enclosures modifications), 465 Bpt. Avenue (Map 63, Lot 5) – discussion and possible action
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  - H. **Application #06-31**, People’s Bank for Minor Modification of Detailed Development Plans for PDD #2 (Re-construction of free standing bank/parking modification at Shelton Square), 898 Bridgeport Avenue (Map 9, Lot 14)) – discussion and possible action
- IV. IV. New Business

- A. A. **Application #06-34**, Oraziotti Bros., LLC for Site Plan Approval (kitchen expansion, stairwell renovation and upper patio), 441-445 Howe Avenue (Map 129D, Lots 41, 42), CA-3 District – accept for review
- B. B. **Application #06-35**, Dominick Thomas on behalf of TH Real Estate Shelton, LLC/Suresource, Inc. for Minor Modification of Detailed Development Plan for PDD #29 (expansion of building), 20 Constitution Blvd. South (Map 53, Lot 51) – accept for review
- 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
  - A. A. Approval of Minutes: 3/28/06, 4/11/06, 4/25/06, 5/9/06 and 5/23/06
  - B. B. Vistas at White Hills Subdivision: request for reduction of Performance Bond
  - C. C. Picea Estates Subdivision – request for 90 day extension to record mylar map
  - D. D. Zoning Enforcement
    - 1. 1. 8 Totem Trail: authorization to initiate legal action
    - 2. 2. 111 Mohegan Road: authorization to initiate legal action
  - E. E. Payment of Bills
  - F. F. Staff Report
- VII. VII. Adjournment