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 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 (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
   H. 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, Orazietti 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