

**SHELTON PLANNING AND ZONING COMMISSION**

**JULY 11, 2006**

The Shelton Planning and Zoning Commission will hold a regular meeting on July 11, 2006 at 6:45 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: pending legal matter (6:45 p.m.)
- IV. IV. Public Hearing (7:00 p.m.)
  - A. A. **Application #06-30**, R. D. Scinto, Inc. for Special Exception (high traffic generator): Light Industrial Building), 71 Long Hill Cross Road (Map 51, Lot 7), LIP District (public hearing continued from 6/20/06)
- V. V. Old Business
  - A. A. **Draft 2006 Plan of Conservation and Development**: discussion and adoption
  - B. B. Applications for Certificate of Zoning Compliance
  - C. C. **Application #06-26**, Dominick Thomas on behalf of Lava Real Estates for SDA Overlay, 667 Bridgeport Avenue and two adjacent parcels (Map 38, Lots 3, 3, 4) (public hearing closed on 5/23/06) – discussion only
  - D. D. **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
  - E. E. **Application #06-32**, Golf Center of Connecticut for Major Modification of Detailed Development Plans for PDD #30 (bowling alley and interior/exterior alterations), 784 River Road (Map 12, Lots 37, 38) (public hearing closed on 6/20/06) – discussion and action
  - F. F. **Application #06-36**, Jaspal Sinah for Site Plan Approval (laundromat/retail store), 61 Center Street (Map 129D, Lot 53), CA-3 District – request for withdrawal
- VI. VI. New Business
  - A. A. **Application #06-37**, Jose Mota/Primrose Development, LLC for Subdivision Approval (3 lots), 86 Walnut Avenue (Map 104, Lot 24), R-1 District – accept for review

- B. B. **Application #06-38**, Dominick Thomas on behalf of Pic and Pork Realty, LLC for Site Plan Approval (second floor patio area), 50 Center Street (Map 129D, Lot 48), CA-3 District – accept for review
  
- C. C. **Application #06-39**, Dominick Thomas on behalf of John and Nancy Todice for Special Exception Approval (three family dwelling), East Avenue/Middle Avenue (Map 105, Lot 145) – R-4 District – accept and schedule public hearing
  
- D. D. **Application #06-40**, Phil Plante for Subdivision Approval (3 Lots), 21 Mohegan Road (Map 86, Lot 56), R-1 District – accept for review
  
- VII. VII. Public Portion: to hear any member of the public wishing to address the Commission concerning any item not on the agenda
  
- VIII. VIII. Other Business
  - A. A. Approval of Minutes 6/13/06 and 6/20/06
  - B. B. 8-24 Referral: disposition of excess State Right-of-Way (River Road)
  - C. C. 25 Forest Parkway: request for release of Site Bond
  - D. D. Turkey Hill Estates Subdivision: request for reduction of Performance Bond
  - E. E. Payment of Bills
  - F. F. Staff Report
  
- IX. IX. Adjournment