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. **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. **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. **Application #06-40**, Phil Plante for Subdivision Approval (3 Lots), 21 Mohegan Road (Map 86, Lot 56), R-1 District – accept for review

VII. **Public Portion**: to hear any member of the public wishing to address the Commission concerning any item not on the agenda

VIII. **Other Business**

A. Approval of Minutes 6/13/06 and 6/20/06
B. 8-24 Referral: disposition of excess State Right-of-Way (River Road)
C. 25 Forest Parkway: request for release of Site Bond
D. Turkey Hill Estates Subdivision: request for reduction of Performance Bond
E. Payment of Bills
F. Staff Report

IX. **Adjournment**