

The Shelton Planning & Zoning Commission will hold a Regular Meeting on August 8, 2006 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. Pledge of Allegiance
- III. Public Hearings (7:00 P.M.)
 - A. 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) – request to withdraw (initiated by applicant)
 - B. 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) – request to withdraw (initiated by applicant)
 - 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-1 District
- IV. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - B. 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 5/23/2006) – discussion and action
 - C. 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 5/23/2006) – discussion and action
 - D. Application # 06-37 Jose Mota/Primrose Development, LLC for subdivision Approval (3 lots) 86 Walnut Avenue (Map 104, Lot 24) R-1 District – discussion and possible action
 - E. 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 – discussion and possible action
 - F. Application # 06-40, Phil Plante for Subdivision Approval (3 lots) 21 Mohegan Road (map 86, Lot 56) R-1 District – discussion and possible action
- V. New Business
 - A. Application # 06-41, Bishop Development of Shelton for Special Exception. Site Plan Approval (high traffic generator: retail/office building) 865 River Road, (Map 5A, Lot 2) CA- 2 district – accept and schedule public hearing
 - B. Application # 06-42 Boran Bros., Imports, Inc. for Site Plan/Certificate of Approval for Motor Vehicle Dealership, 330 River Road, (Map 80, Lot 145) CA-2/R-5 District – accept, discussion and possible action
- 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 7/11/06
 - B. 8-24 Referral: water main extension (Ripton Road)
 - C. Willow Estates Subdivision: request to modify conditions of approval (eliminate pedestrian easement/revise property line/conveyance of open space)
 - D. Constitution Square Corporate Office project (Waterview Drive): request for five (5) year extension on completion date
 - E. Payment of Bills
 - F. Staff Report
- VIII. Adjournment