

**SHELTON PLANNING AND ZONING COMMISSION NOVEMBER 14, 2006**

The Shelton Planning and Zoning Commission will hold a regular meeting on November 14, 2006 t 7:00 p.m. in Shelton City Hall, Room 304, 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. Applications for Certificate of Zoning Compliance
  - B. **Application #06-14**, Dominick Thomas on behalf of Crown Point Real Estate Investors, LLC for Special Exception/Site Plan Approval (High Traffic Generator: two restaurants and one bank development), 828 Bridgeport Avenue (Map 18, Lot 19), IA-2 District: Final review of development plans and issuance of Application for Certificate of Zoning Compliance
  - C. **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 (public hearing closed on 9/26/06) – discussion and action
- IV. IV. New Business
  - A. **Application #06-49**, Don Stanziale, Jr. for Site Plan Approval (Body Shop), 101 Mohegan Road (Map 85, Lot 39), R-1 District – accept, discussion and possible action
  - B. **Application #06-50**, Paez-Hopkins “River Edge Subdivision”, 2 lot subdivision, 206 and 208 River Road – 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. Approval of Minutes: 10/10/06
  - B. Informal Consideration: Beacon Point Marina, 722 River Road
  - C. Informal Consideration: Crown Point Real Estate, 828 Bridgeport Avenue

D. D. Payment of Bills  
E. E. Staff Report

VII. VII. Adjournment