The Shelton Planning and Zoning Commission will hold a regular meeting on January 9, 2007 at 6:30 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. Executive Session (6:30 p.m.): pending litigation (Avalon Bay)
III. III. Pledge of Allegiance
IV. IV. Old Business
A. A. Applications for Certificate of Zoning Compliance
B. B. Application #06-48, Primrose for PDD Zone Change (Initial Development Plans: Shelton Riverfront Development), Canal Street East, IB-2 District with CBD/SDA Overlay Zone (public hearing closed on 12/12/06) – discussion only

V. V. New Business
A. A. Application #06-54, Far Mill, LLC for Temporary Special Exception (earth removal), 600 Bridgeport Avenue (Map 39, Lot 13), LIP District – accept and schedule public hearing
B. B. Application #06-55, Broadbridge Hill, LLC for PDD Zone Change (Initial Development Concept Plan: Mix Use Development), 126 Bridgeport Avenue (Map 105, Lot 163), R-5/CB-2 Districts – accept and schedule public hearing
C. C. Application #06-56, Joseph A. Monaco for an Amendment to the Zoning Regulations (Section 34.3.1 size of downtown parcel to qualify for PDD Zone Change) – accept and schedule public hearing
D. D. Application #06-57, Joseph A. Monaco for PDD Zone Change (Initial Development Concept Plan: Mix Use Development), 332 and 346-348 Howe Avenue (Map 117B, Lots 64 and 65), CB-2 District – accept and schedule public hearing

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

VII. VII. Other Business
A. A. Approval of Minutes: 11/14/06 and 11/28/06
B. B. Paez-Hopkins Subdivision: request for two 90 day extensions to record mylar map
C. C. Payment of Bills
D. D. Staff Report

VIII. VIII. Adjournment