

SHELTON PLANNING AND ZONING COMMISSION

FEBRUARY 13, 2007

The Shelton Planning and Zoning Commission will hold a regular meeting on February 13, 2007 at 7:00 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. 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 and possible action

- C. C. **Application #06-52.** Royal Wells for Special Exception Site Plan Approval (drive-thru for new building), 202-236 Leavenworth Road, (Map 144, Lot 15), CA-2 District (public hearing closed on 1/16/07) – discussion and possible action

- IV. IV. New Business

- A. A. **Application #07-02.** Blakeman Construction, LLC for Subdivision Approval (4 Lots; Housatonic Rise), Howe Avenue (Map 146, Lots 15, 26 thru 30), R-1 District – accept, discussion and action

- 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. A. Approval of Minutes: 12/12/06 and 1/9/07
- B. B. 8-24 Referral: acquisition of property located at 35 Old Town Road
- C. C. 8-24 Referral: closure of Access Road intersection at Nells Rock Road
- D. D. Nichols Estates: request for release of Performance Bond
- E. E. 10 Constitution Blvd. South: request for release of Site Bond
- F. F. 326 Bridgeport Avenue: request for release of Site Bond
- G. G. 85 Platt Road: request for release of Site Bond
- H. H. Payment of Bills
- I. I. Staff Report

- VII. VII. Adjournment