The Shelton Planning and Zoning Commission will hold a special meeting on March 27, 2007 at 7:00 p.m. 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. I. Call to Order
II. II. Pledge of Allegiance
III. III. Public Hearings (7:00 p.m.)
   A. Application #07-07, Alex Esposito for Special Exception/Site Plan Approval (restaurant expansion/parking reconfiguration), 376 River Road (Map 66, Lot 57), CB-2 District
   B. Application #07-13, John Guedes on behalf of Primrose Companies for Major Modification of Detailed Development Plans for PDD #54 (increase of three (3) residential units: The Birmingham Project), 5 Bridge Street (Map 129, Lot 20)

IV. IV. Old Business
   A. Application #06-53, EPC International, Inc. for Special Exception/Site Plan Approval (high traffic generator: convenience store), 493 Bridgeport Avenue (Map 62, Lot 44), CA-2 District (public hearing closed on 1/16/07) – discussion and possible action
   B. Application #06-55, Broadbridge Hill, LLC for PDD Zone Change (Initial Development Concept Plan: Mix Use Development), 126 Bridgeport Avenue/159 Long Hill Avenue (Map 105, Lot 163), R-5/CB-2 Districts (public hearing closed on 2/27/07) -discussion only
   C. Application #07-05, Dominick Thomas for Detailed Development Plans Approval and Adoption of PDD Zone Change (Aspen Ridge: 12 unit multi-family development), Commerce Drive/Bridgeport Avenue (Map 39, Lots 2, 3, and 4) – discussion and possible action
   D. Application #07-13, John Guedes on behalf of Primrose Companies for Major Modification of Detailed Development Plans for PDD #54 (increase of three (3) residential units: The Birmingham Project), 5 Bridge Street (Map 129, Lot 20) – discussion and possible action
   E. Application #07-18, 259 Coram Avenue, LCC for Site Plan Approval (detached 3 bay garage with office above) 259 Coram Avenue (Map 118A, Lot 2), R-3 District – discussion and possible action
   F. Application #07-19, Huntington Woods LLC for Subdivision Approval (Split Rock: 2 lots), Bridgeport Avenue/Old Stratford Road (Map 29, Lot 24), PDD #52A District – discussion and possible action

V. V. New Business
   A. Proposal of the Shelton Planning and Zoning Commission to Amend the Shelton Zoning Regulations by creating a new district and related regulations entitled “River Front District” and amendment of the Building Zone Map by changing from Industrial IB-2 to RFD for an area on Canal Street – schedule public hearing
VI. VI. Adjournment