

**SHELTON PLANNING AND ZONING COMMISSION**

**MARCH 27, 2007**

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