

SHELTON PLANNING AND ZONING COMMISSION APRIL 10, 2007

The Shelton Planning and Zoning Commission will hold a regular meeting on April 10, 2007 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. Applications for Certificate of Zoning Compliance
- 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) – request for withdrawal (applicant initiated)
- C. **Application #07-07**, Alex Esposito for Special Exception/Site Plan Approval (restaurant expansion), 376 River Road (Map 66, Lot 57), CA-2 District – public hearing closed on 3/27/07) – discussion and action
- D. **Application #07-10**, Barry Knott on behalf of Ricar, LLC and Mianus Holdings, LLC for SDA Overlay Zone Extension, 704, 712, and 722 River Road (Map 32, Lots 16 and 17 and Map 22, Lot 1), IA-2IA-03 District – request for withdrawal (PZC initiated)

IV. IV. New Business

- A. **Application #07-21**, Chinatown Shelton for Special Exception Approval (high traffic generator: restaurant with take out), 194 Leavenworth Road (Map 144, Lot 15), CA-2 District – accept and schedule public hearing
 - B. **Application #07-22**, Joseph Williams on behalf of Avalonbay Communities, Inc. for Site Plan Approval (Shelton I: 40 unit cluster PRD development), Armstrong Road (Map 19, Lots 2, 3, 4, and 5) – accept for review
 - C. **Application #07-23**, Team Inc. for Special Exception Approval (non profit school: School Readiness Center), 183 Howe Avenue (Map 118, Lot 7), R-4 District – accept and schedule public hearing
 - D. **Application #07-24**, BIC Consumer Products USA for Modification of Site Plan Approval (renovation and office improvement), One Research Drive (Map 27, Lot 1) – accept for review
- V. Public Portion: to hear any member of the public wishing to address the Commission concerning any item not on the agenda

VI Other Business

- A. Approval of Minutes: 2/27/07 and 3/13/07
- B. 8-24 Referral: City acquisition of property (Burrits Road/Birchbank Road)
- C. Payment of Bills
- D. Staff Report

VII. Adjournment