

SHELTON PLANNING AND ZONING COMMISSION

AUGUST 28, 2007

The Shelton Planning and Zoning Commission will hold a special meeting on August 28, 2007 in Shelton City Hall , Room 104, at 7:00 p.m., 54 Hill Street , Shelton , CT.

The Chairman reserves the right to take items out of sequence.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Old Business
 - A. **Application #07-11** , Barry Knott on behalf of Ricar, LLC and Mianus Holdings, LLC for PDD Zone change (Initial Development Plans: marina expansion, multi-family, restaurant/club house), Amendment of the 2006 POCD by modifying Chapter 6, Restricted Commercial description and CAM Site Plan, 704, 712 and 722 River Road (Map 32, Lots 16 and 17), IA-2 and IA-3 Districts – public hearing closed on 5/29/07) – authorization for extension on review period (applicant initiated) – discussion only
 - B. **Application #07-27** , Dominick Thomas for Crossroads at Exit 13, Amendment of Statement of Uses and Standards for PDD #53 (oil/lubrication for automotives as an accessory use to Splash Car Wash), 376 Bridgeport Avenue (public hearing closed on 6/26/07) – discussion only
 - C. **Application #07-33** , Dominick Thomas on behalf of Crown Point Real Estate Investors, LLC for PDD Zone Change (Initial Development Plans: hotel facility and additional drive thru lane for bank), 828 Bridgeport Avenue (Map 18, Lot 19), IA-2 District (public hearing closed on 6/26/07) – discussion only
 - D. **Application #07-40** , Blakeman Construction, LLC for Minor Modification of Detailed Development Plans for PDD #52A (patio for restaurant at Bldg. #2 Split Rock), Bridgeport Avenue (Map 29, Lot 24) – discussion and possible action
 - E. **Application #07-42** , CT Waste Transfer for Site Plan Approval (expansion of recycling and processing facility), 90 Oliver Terrace (Map 63, Lot 13), (A-2 District – discussion and possible action
- IV. Other Business

- A. Approval of minutes: 5/8/07, 5/15/07, 5/29/07, 6/12/07 and 7/10/07
- B. Vista at White Hills Subdivision: request to reduce Sediment and Erosion Control Bond
- C. 57 Church Street : request for interior lot split
- D. Zoning Enforcement
 - 1. 54 Armstrong Road : Authorization to initiate legal action (non permitted accessory structure)
- E. Payment of bills
- F. Staff Report

VIII. Adjournment