

## SHELTON PLANNING AND ZONING COMMISSION

SEPT. 11, 2007

The Shelton Planning and Zoning Commission will hold a regular meeting on September 11, 2007 in Shelton City Hall , Auditorium, 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. Public Hearing
  - A. **Application #07-26**, Kevin Russo for Modification of Special Exception Approval and Re-subdivision of Lot 7 (2 lots), Meadow Wood Estates, 7 Plum Tree Lane (Map 145, Lot 124), R-1 District
  - B. **Proposal of Shelton Planning and Zoning Commission:** Adoption of GIS generated Building Zone Map including Aquifer Protection Area (APA)
- IV. Old Business
  - A. Applications for Certificate of Zoning Compliance
  - B. **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
  - C. **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 and action
  - D. **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 and action

- E. **Application #07-28**, Perry Pettas for Detailed Development Plan Approval and Adoption of PDD Zone Change (commercial development) 366-368 Howe Avenue (Map 117B, Lots 60 and 61) – discussion and action
- F. **Application #07-30**, Hunan Pan for Special Exception/Site Plan Approval (High Traffic Generator: restaurant and parking expansion), 303 Bridgeport Avenue (Map 91, Lot 16), RBD District (public hearing closed on 8/14/07) – discussion only
- G. **Application #07-37**, Philip Weiner on behalf of Health Net of Northeast, Inc. for Major Modification of Detailed Development Plans for PDD #1A (parking garage for Health Net), One Far Mill Crossing (Map 129, Lot 18) (public hearing closed on 8/14/07) – discussion only

H. **Application #07-38**, EVR Joint Venture for Subdivision Approval (26 lots: Twisted Vine Estates), Fox Hunt Road, Okenuck Way, Poe Place and Dickinson Drive (Map 174, Lot 11), R-1 District – authorization for extension on review period (PZC initiated) – discussion only

- I. **Application #07-39**, William Hodosi for Special Exception/Site Plan Approval ( New Building : Dealer’s License for Autobody Repair), 803 River Road (Map 12, Lot 27), CB-2 District (public hearing closed on 8/14/07) – discussion only
- J. **Application #07-41**, Dominick Thomas on behalf of St. Vincent’s Special Needs Services for Modification of Statement of Uses and Standards and Detailed Development Plans for PDD #2 (former walk-in medical facility) (add daycare services for disabled adults as a permitted use and internal/exterior alterations to building), 15 Armstrong Road (Map 9, Lot 14) (public hearing closed on 8/14/07) – discussion and possible action
- K. **Application #07-43**, Data Center Partners, LLC for Site Plan Approval (Data Center), Constitution Blvd. South (Map 65, Lots 25, 26) LIP District – discussion and possible action

V. Public Portion: anyone wishing to address the Commission on any item not on the Agenda

VI. Other Business

- A. Approval of minutes: 7/31/07 and 8/14/07
- B. 8-24 Referral: Improvement to Buddington Road/Huntington Street Intersection
- C. Tuxedo Avenue Extension: request for bond reduction
- D. White Hills Shopping Center : request for bond release
- E. Zoning Enforcement
  - 1. 120 Isinglass Road : storage of commercial vehicles in residential zone
- F. Payment of bills
- G. Staff Report

VIII. Adjournment

