

The Shelton Planning and Zoning Commission will hold a special meeting on September 25, 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. Public Hearing
  - A. **Application #07-44**, Bridge Street Partners, LLC for PDD Zone Change (Initial Development Plans: mix use development: (Kyle's and Pulaski Club properties) 44-46 and 56-64 Bridge Street (Map 129, Lots D37, D38, D39, D40), CB-2 and IB-2 with CBD Overlay
- IV. 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 #07-30**, 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) – request for withdrawal (applicant initiated)

- C. **Application #07-36**, DAVDAN, LLC for Site Plan Approval (restaurant expansion/renovation and patio area), 127 Center Street (Map 117B, Lot 35), CA-3 District – discussion and action
- D. **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 and action
- E. **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 (Applicant initiated) discussions only
- F. **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 and action
- G. **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 action
- H. **Proposal of Shelton Planning and Zoning Commission**: Adoption of GIS generated Building Zone Map including Aquifer Protection Area (APA) (public hearing closed on 9/25/07) – discussion and action
- I. Applications for Certificate of Zoning Compliance

V. New Business

- A. **Application #07-45**, Laboratory Corporation of America/Dianon Systems for Modification of Site Plan Approval (generator/exterior building alterations), 1 Forest Parkway (Map 51, Lot 19), LIP District – accept for review (clock started on 9/11/07)
- B. **Application #07-46**, Dominick Thomas for PDD Zone change (Initial Development Plans: 7 unit cluster residential development), 122 Buddington Road (Map 62, Lot 31), R-1/LIP Districts – accept and schedule public hearing

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. 8-24 Referral: Water Main Extension for Hickory Lane
- D. Property Split (interior lot): 57 Church Street
- E. Application #07-29: modification of conditions of approval for 2 Lot Re-Subdivision (Slossar: 14 Buck Hill Road)
- F. Tuxedo Avenue Extension: request for bond reduction
- G. White Hills Shopping Center: request for bond release
- H. Oakdale Self Storage: request for bond release
- I. Zoning Enforcement
  - 1. 120 Isinglass Road: storage of commercial vehicles in residential zone
- J. Payment of Bills
- K. Staff Report

## VII. Adjournment