The Shelton Planning and Zoning Commission will hold a special meeting on Dec 11, 2007 in Shelton City Hall, Room 303, 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. Applications for Certificate of Zoning Compliance

B. 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 (public hearing closed on 9/25/07) discussion only

C. Application #07-47, Apple Tree Daycare and Preschool Center for

Modification of Special Exception/Site Plan Approval (Addition for indoor play area), 117 Long Hill Cross Road (Map 51, Lot 4), LIP District (public hearing closed on 11/27/07) discussion and possible action

D. Application #07-51, Dominick Thomas for Special Exception/Site Plan Approval (food establishment with drive thru: high traffic generator), 487-495 River Road (Map 66, Lot 1), CA-2 District (public hearing closed on 11/27/07) discussion and possible action

E. Application #07-49, Dominick Thomas for Site Plan Approval (Automotive Repair Facility), 61 Center Street (Map 129D, Lot 53), CA-3 District –
discussion and action

IV. New Business

A. **Application #07-55**, Ricar, LLC and Mianus Holdings for Final Site Development Plan Approval (marina expansion, multi-family and restaurant/pool club), 704-722 River Road – accept for review

B. **Application #07-56**, Fitness Edge, LLC for Modification of Statement of Uses and Standards and Detailed Development Plans for PDD #2 (Fitness Facility in former Bradlees), Bridgeport Avenue (Map 9, Lot 14) – accept and schedule public hearing

V. Other Business

A. Approval of minutes: 10/23/07, 11/13/07 and 11/27/07

B. Wells Spring Estate: release of Site Bond

C. Bills

D. Staff Report

VI. Adjournment