

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