

The Shelton Planning and Zoning Commission will hold a special meeting on

July 15, 2008 in the 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. Public Hearings
 - A. **Application #08-13**, E&E Quality Homes, LLC for Re-subdivision Approval (3 lots), 168 Grove Street (Map 93, Lot 9), R-3 District
 - B. **Application #08-14**, Sports Center of CT for Major Modification of Detailed Development Plans for PDD #30 (Video Arcade Addition), and CAM Site Plan, 784 River Road (Map 12, Lots 37 and 38)
- IV. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - B. **Application #08-08**, ST Realty for Special Exception Approval (High Traffic Generator: Ice Cream Shop/Deli), 515 Bridgeport Avenue (Map 62, Lot 44), CA-2 District (public hearing closed on 6/10/08) – discussion and possible action
 - C. **Application #08-09**, Barry Knott on behalf of Ricar, LLC and Mianus Holdings, LLC for Modification of Initial Development Plans for PDD #66 (Marina, multi-family, restaurant/club house), 704-712 and 722 River Road (Maps 32, Lots 16 and 17), and CAM Site Plan (public hearing closed on 6/10/08) – discussion and possible action
 - D. **Application #08-11**, Terra Development, LLC for Subdivision Approval (3 lots: Marshal Meadows), 151 Nells Rock Road (Map 90, Lot 5) R-1 District – discussion and possible action

- E. **Application #08-13**, E&E Quality Homes, LLC for Re-subdivision Approval (3 lots), 168 Grove Street (Map 93, Lot 9), R-3 District – discussion and possible action
- F. **Application #08-15**, Long Hill Crossroad, LLC for PDD Zone Change (Initial Development Concept Plan: Light Industrial Building, Contractor’s Storage Building and Long Hill Cross Road (Map 51, Lot 29), LIP/R-1 Districts – reschedule public hearing date
- G. **Application #07-55**, Barry Knott on behalf of Ricar, LLC and Mianus Holdings, LLC for Final Site Development Plan for PDD #66 (Marina, multi-family, restaurant/clubhouse), 704-722 River Road (Map 32, Lots 16 and 17) – request for withdrawal (applicant initiated)

V. New Business

- A. **Application #08-16**, R. D. Scinto, Inc. for Special Exception/Site Plan Approval (office building), Waterview Drive (Map 79, Lot 14) – accept and schedule public hearing

VI. Public Portion: anyone wishing to address the Commission on any item not on the agenda

VII. Other Business

- A. Huntington Wood Trust Fund: presentation by Conservation Commission on proposed project
- B. Approval of Minutes: 5/15/08 and 6/10/08
- C. 8-24 Referral: city school bus lot on Riverdale Avenue

- D. Turtle Rock Subdivision: request for release of Performance Bond
- E. Renaissance: request for release of Site Bond
- F. 495 River Road: request for release of Erosion Control Bond
- G. Payment of Bills
- H. Staff Report/Remarks from Chairman

VIII. Adjournment