

The Shelton Planning and Zoning Commission will hold a regular meeting on December 9, 2008 in the 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. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - B. **Application #08-19**, Broadbridge Hill Development, LLC for Site Plan Approval (commercial building), Bridgeport Avenue (Map 105, Lot 163), CB-2 District – request for extension on review period (applicant initiated)
 - C. **Application #08-24**, John Paul Development, LLC for Minor Modification of Detail Development Plans for PDD #61 (Masonry Screen Wall), Commerce Drive (Map 39, Lots 2, 3 and 4) - request for extension on review period (applicant initiated)
 - D. **2008 Draft Open Space Plan**: Discussion and possible adoption as supplement to the 2006 Plan of Conservation and development (public hearing closed on 11/25/08)
- IV. New Business
 - A. **Application #08-25**, Capela Motors, LLC for Site Plan Approval (Automotive Repair, former Shuster's Garage 61 Center Street), (Map 129D, Lot 53), CA-3 District – accept, discussion and possible action
 - B. **Application #08-26**, United Recycling of Shelton, LLC for Site Plan Approval (consolidation and expansion of recycling facility), 46 and 90 Oliver Terrace (Map 63, Lot 13 and 14), IA-2 District – accept for review
 - C. **Application #08-27**, Catherine Blakeman for Subdivision Approval (2 Lots), 235 Soundview Avenue (Map 126, Lot 11), R-1 District – accept, 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:

B. Turkey Hill Estates Subdivision: request for release of Sediment and Erosion Control Bond

C. Twisted Vine Estates Subdivision: request for reduction of Performance Bond

D. 475 River Road - request for release of Site Bond

E. 495 River Road - request for release of Site Bond

F. Payment of Bills

G. Staff Report/Chairman remarks

VII. Adjournment