The Shelton Planning and Zoning Commission will hold a regular meeting on February 10, 2009 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. Public Hearing
   A. 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, Lots 13 and 14), IA-2 District – request for withdrawal, (applicant initiated)

IV. Old Business
   A. Applications for Certificate of Zoning Compliance
   B. 2009 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)
   C. Application #08-23, Ricar LLC and Mianus for Final Site Development Plan Approval for PDD #66 (mix use marina development) River Road – request for extension on review period
   D. Application #08-24, John Paul Development, LLC for Minor Modification of Detailed Development Plans for PDD #61 (stone wall/fence), Commerce Drive – request for extension on review period
V. New Business

A. Application #09-02, Primrose Companies for Final Detail Development Plans for Sites C and D (multi-family and commercial uses), PDD #60, Canal Street (Map 129, Lots 17 and 18) – accept for review

B. Application #09-03, Premier America Realty Corp. for Site Plan Approval (bldg. renovation and parking reconfiguration), 42 and 44 Bridgeport Avenue (Map 117D, Lot 3), CB-2 District – accept for review

C. Application #09-04, Shelton Truck Center Sales and Repair for Site Plan Approval (automotive repair as an accessory use), 445 Access Road (Map 63, Lot 7), IA-3 District – accept for review

D. Application #09-05, Long Hill Cross Road, LLC for Final Site Development Plan Approval for Lot A (industrial bldg.), PDD #69, Long Hill Cross Road (Map 51, Lot 29) – accept for review

E. Application #09-06, Mark and Sophia Belade for Subdivision Approval (3 lots), 353-357 Shelton Avenue (Map Lots ), R-1 District – accept for review

F. Application #09-07, Bruce Butler/Butler Commercial Services, LLC for Special Exception/Site Plan Approval for new food establishment with drive-thru, building/canopy renovation and parking reconfiguration, 99 Bpt. Avenue (Map 117, Lot 1), CB-2 District – 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. Application #08-17, Re-subdivision of Lot 1, Nolan Subdivision: Modification of conditions of approval (elimination of payment in lieu of open space) and 90 day extension to record map

B. Crescent Village Condo’s: request for reduction of Sediment and Erosion Control Bond

C. Health Net Garage: request for release of Site Bond and Sediment and Erosion Control Bond
D. 828 Bridgeport Avenue: request for release of Sediment and Erosion Control Bond

E. Payment of Bills

F. Staff Report/Chairman Remarks

VIII. Adjournment

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE February 10, 2009

Standards

1. 5033 - Sunrooms of CT, 18 Old Dairy Lane addition
2. 5038 – Space Bedroom, 34 Barbara Drive addition
3. 5031 – David Turechek, 35 Twinbrook Dr. shed

Separates

1. 5037 – Torok Bldrs., LLC, 19 Ridgefield Rd. home office
2. 5053 – Dan Pelloth, 274 Soundview Ave. home office
3. 5046 – Dev. Disability Counseling Services, 21 Catlin Place home office
4. 5044 – Leo Poisson, Jr., 222 Gardens at Summerfield  home office
5. 5069 – Zinsky Painting, 117 Longfellow Rd.  home office
6. 5043 – Stephanie Rose, 495 River Rd.  business
7. 5052 – Davdan, LLC, 127 Center St.  sign
8. 5049 – Robert Zukowski, 445 River Rd.  business/sign
9. 5040 – Echo Hose Ambulance Corp., 286 Howe Ave.  business