

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

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**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