

SHELTON PLANNING AND ZONING COMMISSION MARCH 10, 2009

The Shelton Planning and Zoning Commission will hold a regular meeting on March 10, 2009 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. 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 to withdraw (applicant initiated)
 - C. **Application #08-24**, John Paul Development, LLC for Minor Modification of Detailed Development Plans for PDD #61 (Stonewall/fence), Commerce Drive (Map 39, Lots 2, 3 and 4) – request for withdrawal (applicant initiated)
 - D. **Application #09-04**, Shelton Truck Center Sales and Repair for Site Plan Approval (accessory automotive repair license) (Map 63, Lot 7), IA-3 District – discuss and possible action
 - E. **Application #09-06**, Mark and Sophia Belade for Subdivision Approval (3 lots: Pole Brook Estates), 353-357 Shelton Avenue (Map 102, Lots 54, 55, and 56), R-1 District – discussion and possible action
 - F. Proposal of the Shelton Planning and Zoning Commission to amend the Zoning Regulations by amending Section 2 and 3: Certificate of Zoning Compliance and Administration and Enforcement (public hearing closed on 2/24/09) - discussion and possible adoption
- IV. New Business
 - A. **Application #09-08**, Broadbridge Hill Development, LLC for Site Plan Approval (commercial building), Bridgeport Avenue (Map 105, Lot 163), CB-2 District – accept for review
 - B. **Application #09-09**, James Blakeman for Subdivision Approval (2 Lots: Twin Lots Estates), Buddington Road (Map 62, Lot 12), R-1 District – accept for review
 - C. **Application #09-10**, John Paul Development, LLC for Minor Modification

of Detailed Development Plans for PDD #61 (Stonewall/fence), Commerce
Drive (Map 39, Lots 2, 3 and 4) – accept for review

- V. Public Portion: anyone wishing to address the Commission on any item not on the agenda
- VI. Other Business
 - A. Approval of minutes: 12/9/09, 1/13/09 and 2/10/09
 - B. Zoning Enforcement
 - 1. 31 Lucille Drive: presentation to Comm. by Atty. Tim Herbst
 - 2. 15 Maple Lane Ext.: authorization to initiate legal action
 - C. 8-24 Referral: disposition of City property (Soundview Avenue)
 - D. Payment of Bills
 - E. Staff Report
- VII. Adjournment

Standards

1. 6971 – Christianne Mills, 36 Stendahl Drive addition
2. 5063 – Fred Hydou, 34 Ballaro Drive add./deck
3. 5061 – Wm. Frascatore, 43 Quaker Ridge Rd. wall
4. 5071 – SC Bldrs & Remod., LLC, 469 Isinglass Rd. addition
5. 5070 – Steven Cardinal, 167 Village Drive addition
6. 5074 – Donald Simmonds, 27 Whitewood Dr. addition
7. 5051 – Giuseppe Cingue, 14 Wake Robin Lane addition
8. 6663 – Jose Reis, 481 Walnut Tree Hill Rd. shed
9. 5065 – Robert Peel, 28 George St. shed

Separates

1. 5044 – Leo Poisson, 222 Gardens at Summerfield home office
2. 5072 – Virginia Re, 215 Prospect Ave. home office
3. 5064 – Nick Richitelli, 224 Soundview Ave. home office
4. 5062 – Francis Lombard, Jr., 10 Peaceful Place home office
5. 6724 – R. D. Scinto, Inc., 40 Waterview Dr. comm. const.
6. 5986 – Karen Forlenzo, 55 Bridge St. business
7. 5073 – TNC Properties, 350 Bpt. Ave. sign
8. 5060 – Daniel Turro, Jr., 59-61 Bpt. Ave. sign

9. 5075 - Liquid Lunch, 6 Research Dr. sign

10. 5076 – Daniel Wells, 656 Bpt. Ave. sign