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, J r., 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, J r., 59-61 Bpt. Ave.   sign
9. 5075 - Liquid Lunch, 6 Research Dr.  