

The Shelton Planning and Zoning Commission will hold a regular meeting on April 14, 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 #08-23**, Ricar LLC and Mianus for Final Site Development Plan Approval for PDD #66 (mix use marina development) River Road, Map 32, Lots 16 and 17, Map 22, Lot 1) – request for withdrawal (applicant initiated)
 - C. **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) – request for extension (applicant initiated)
 - D. **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 – discussion and possible action or request for extension
 - E. **Application #09-09**, James Blakeman for Subdivision Approval (2 Lots: Twin Lots Estates), Buddington Road (Map 62, Lot 12), R-1 District – discussion and possible action
 - F. **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) – discussion and possible action
 - G. 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
 - H. **Application #09-10**, Petition of Dominick Thomas on behalf of 714, LLC for Initial Development Concept Plan Approval and PDD Zone Change (retail shopping center) 405-407 Bpt. Ave. (Map 77, Lots 26, 27, 28, 29 and 30), - reschedule public hearing date
- IV. New Business

- A. **Application #09-11**, Ricar, LLC and Mianus for Final Site Development Plan Approval for PDD #66 (mix use marina development) River Road, (Map 32, Lots 16 and 17, Map 22, Lot 1) – accept for review
- B. **Application #09-12**, Poulsen Hybrid for Site Plan Approval (Windmill), 6 Waterview Drive (Map 79, Lot 9), LIP District – accept for review
- C. Proposal of the Shelton Planning and Zoning Commission to amend the Zoning Regulations by amending Section 44 (Signs) – schedule public hearing

- V. Public Portion: anyone wishing to address the Commission on any item not on the agenda

VI. Other Business

- A. Approval of minutes: 2/24/09 and 3/10/09
- B. 8-24 Referral: License agreement with Aspen Ridge using City property on Commerce Drive
- C. United Recycling of Shelton, LLC: discussion by Joseph Salemme to Commission
- D. Payment of bills
- E. Staff Report

VII. Adjournment

Standards

- 1. 5067 – Charmaine Borowski, 93 Indian Wells Road house/deck

2. 4589 – George Sweetman, 141 Woodland Park addition
3. 4591 – Steve Buighindi, 38 William Street addition
4. 4596 – Je Cad, LLC, 7 Hawley Road deck/add.det. structure, shed
5. 4593 – Carina Soldatos, 96 Walnut Tree Hill Rd. deck/add.
6. 6619 – Gary Rega, 108 Poplar Drive addition
7. 6621 – Beardsley Const. & Remod., LLC, 28 Whitewood Dr. deck/add.
8. 4590 – Gregory Coppola, 15 Reiner Drive deck
9. 6606 – Jason Thompson, 70 Fairlane Drive addition
10. 6616 – Louis Havanich, 159 E. Village Rd. roof over porch
11. 6618 – Dariusz Sokolowski, 41 Newcastle Drive addition
12. 6608 – Angela Grabowski, 27 Ridgefield Terrace gazebo
13. 6602 – Louis Sciarrino, 79 Brownson Drive shed
14. 4597 – Philip Upton, 30 Federal Road shed
15. 6617 – Harold Fichtel, 19 Hurd Street shed
16. 4594 – CT Rural Homes, 11 Wexford Lane addition
17. 4598 – Manfred Brideau, 3 Mayflower Lane deck
18. 5077 – Robert Langan, 44 Fort Hill Avenue deck
19. 5066 – Ener-G Tech, Inc., 6 Clinton Drive deck
20. 4599 – Persa, LLC, 185 Prospect Avenue deck
21. 6620 – Michael Gombar, 26 Greenfield Drive deck
22. 4595 – Ralph Proto, 30 Huntington Circle pool
23. 4588 – Jose Imery, 15 Frans Way pool

Separates

1. 4582 – Harry Burlakoff, 524 Howe Avenue business
2. 4585 – Ultimate Consignment, 442 Howe Avenue business/sign
3. 6761 – Liza Lee Bailey, 576 Booth Hill Road home office
4. 4586 – Thomas Brady, 157 Leavenworth Road home office
5. 4580 – Thomas Evans, 6 Christine Drive home office
6. 5986 – Karen & John Forlenzo, 55 Bridge Street business/sign
7. 5040 – Echo Hose Ambulance Corp., 286 Howe Avenue business/sign
8. 6614 – T-Mobile, 2 CCorporate Drive modify wireless
facility

Waiver of Site Plan

1. 6625 – Duchess Restaurant, 883 Bpt. Avenue ext. bldg. renovations