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

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

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 Corporate Drive                   modify wireless
            facility

Waiver of Site Plan

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