The Shelton Planning and Zoning Commission will hold a regular meeting on June 9, 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

1. 7028 – Calabria Assoc., LLC, 474 River Rd. – business and sign

2. 6634 – Jose Tito, 4 Research Dr. – business

3. 6636 – Greyhawk, 6 Research Dr. – business

4. 6641 – Survey Sampling, 6 Research Dr. – business

5. 6638 – General Electric, 6 Research Dr. – business

6. 6640 – Playtex, 6 Research Dr. – business


8. 6658 – Griffin Imaging & Diagnostic Cte., 21 Ivy Brook Road – business


10. 6607 – Prestige Bldgs., 224 Beardsley Road – in-law apartment

11. 6657 – Manuel DaSilva, 22 Falmouth Drive – in-law apartment

12. 6645 – Harvest Christian Center, 302 Soundview Avenue – dance studio

B. Application #09-14, United Recycling of Shelton, LLC for Site Plan Approval (Full Permit for Recycling Facility), 90 Oliver Terrace (Map 63, Lot 13), IA-2 District – request for withdrawal (applicant initiated)

C. Application #08-23, Ricar LLC and Mianus for Final Site Development Plan Approval for PDD #66 (mix use marina development) 704-722 River Road (Map 32, Lots 17 and 17 and Map 22, Lot 1)

D. 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)

E. 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 (public hearing closed on 3/24/09)

F. Application #09-12, Poulsen Hybrid for Site Plan Approval (Windmill), 6 Waterview Drive (Map 79, Lot 9), LIP District

IV. New Business

A. Application #09-15, Clive Ullyett for Subdivision Approval (2 lots: Paez Hopkins), 208 and 210 River Road (Map 94, Lot 120) – accept, discussion and action

B. Application #09-16, Chaves Bakery for Special Exception Approval (high traffic generator for food establishment), 140 Bridgeport Avenue (Map 105, Lot 51), CB-2 District – accept and schedule public hearing

C. Application #09-17, PLR Enterprise, LLC for Modification of Site Plan Approval (bldg. expansion), 415 Bridgeport Avenue (Map 63, Lot 10), IA-3 District – accept for review

D. Application #09-18, TLC Kennels, LLC for Special Exception Approval (Commercial Kennel), 40 Oliver Terrace (Map 63, Lot 12), IA-2 District: accept, request to waive public hearing/schedule public hearing date

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

VI. Other Business

A. Approval of Minutes: 4/28/09, 5/12/09, and 5/20/09

B. Avalon Shelton II: request for release of Site Bond

C. Twisted Vine Estates Phase I: reduction of Sediment Erosion Control Bond
D. Zoning Enforcement:
   I. 43 Quaker Ridge Road: unregistered motor vehicles/junkyard and commercial use
E. Payment of Bills
F. Staff Report

VI. Adjournment