

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
7. 6646 – Image Graphics, Inc., 240 Long Hill Cross Roads – business
8. 6658 – Griffin Imaging & Diagnostic Cte., 21 Ivy Brook Road – business
9. 2579 – D.D. Oyster Farms, 20 Murray Ave – home office
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

13. 6651 – Kobi's Restaurant, 514 Bpt. Avenue – outside tables

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 Ulyett 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:

1. 43 Quaker Ridge Road: unregistered motor vehicles/junkyard and commercial use

E. Payment of Bills

F. Staff Report

VI. Adjournment