The Shelton Planning and Zoning Commission will hold a regular meeting on July 14, 2009 in the Shelton City Hall, Auditorium 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. Public Hearing

A. **Application #09-16**, Chaves Bakery for Special Exception/Site Plan Approval (high traffic generator: food establishment), 140 Bridgeport Avenue (Map 105, Lot 51), CB-2 District

B. **Application #09-20**, Mercantile Development, Inc. for Special Exception/Site Plan Approval (building expansion), 10 Waterview Drive (Map 79, Lots 10 and 11), LIP District

C. **Application #09-21**, R.D. Scinto, Inc. for Special Exception/Site Plan Approval (high traffic generator: Office/Manufacturing Building), Waterview Drive (Map 80, Lot 1), LIP District

D. **Application #09-22**, Schaible Realty, LLC for Special Exception/Site Plan Approval (high traffic generator: restaurant/pub establishment), 475 Howe Avenue (Map 129, Lot 33), CA-3 District

E. Proposal of the Shelton Planning and Zoning commission to Amend the Zoning Regulations and Building Zone Map by amending Section 21: (Districts), Subsection 21.1 by adding Aquifer Protection Area, adding a new Subsection 21.8 defining Aquifer Protection Areas and by delineating the Derby Well Field (APA3) on the Building Zone Map

IV. Old Business

A. Applications for Certificate of Zoning Compliance
1. 4516 – Paraco Gas, 425 River Rd.                    36 unit cage for 20# propane tanks
2. 4522 – Emilio Lia, 425 River Rd.                                   business
3. 4502 – George Gray, 95 Center St.                               business
4. 4517 – Granato Catering, 70 Wooster St.                      business
5. 4864 – Family & Children’s Aid, 25 Brook St.  business
6. 4493 – Smergalino’s Café, 2 Enterprise Dr.                   business
7. 6655 – Oolee Café, 702 Bpt. Ave.                                business
8. 4498 – Pt. Jorge Garcia, 472 River Rd.             tent revival

B. Application #09-09, James Blakeman for Subdivision Approval (2 Lots: Twin Lots Estates), Buddington Road (Map 62, Lot 12), R-1 District – request for withdrawal (applicant initiated)

C. Application #09-16, Chaves Bakery for Special Exception/Site Plan Approval (high traffic generator: food establishment), 140 Bridgeport Avenue (Map 105, Lot 51), CB-2 District

D. Application #09-19, Dominick Thomas for Minor Modification of Detailed Development Plans for PDD #61 (Aspen Ridge: turning lane), Commerce Drive (Map 39, Lots 2, 3, and 4)

E. Application #09-20, Mercantile Development, Inc. for Special Exception/Site Plan Approval (building expansion), 10 Waterview Drive (Map 79, Lots 10 and 11), LIP District

F. Application #09-21, R.D. Scinto, Inc. for Special Exception/Site Plan Approval (high traffic generator: Office/Manufacturing Building), Waterview Drive (Map 80, Lot 1), LIP District
G. **Application #09-22.** Schaible Realty, LLC for Special Exception/Site Plan Approval (high traffic generator: restaurant/pub establishment), 475 Howe Avenue (Map 129, Lot 33), CA-3 District

H. Proposal of the Shelton Planning and Zoning commission to Amend the Zoning Regulations and Building Zone Map by amending Section 21: (Districts), Subsection 21.1 by adding Aquifer Protection Area, adding a new Subsection 21.8 defining Aquifer Protection Areas and by delineating the Derby Well Field (APA3) on the Building Zone Map

V. Other Business

A. Approval of minutes: 5/27/09, 6/9/09, and 6/23/09

B. 8-24 Referral: license agreement between the City of Shelton and Maybeck for property located at 279 Soundview Avenue

C. 8-24 Referral: abandonment/discontinuance of a portion of Access Road

D. 8-24 Referral: sale of City property/former paper street (Middle Avenue)

E. Payment of Bills

F. Staff Report

VI. Adjournment