

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