The Shelton Planning and Zoning Commission will hold a regular meeting on Sept. 8, 2009 at 7:00 p.m., in the Auditorium, 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. Application #09-24, United Methodist Homes for Minor Modification of Detailed Development Plans for PDD #26 (backup generator), 580 Long Hill Avenue (Map 41, Lot 29) – request for withdrawal (applicant initiated)

B. Applications for Certificate of Zoning Compliance

1. 4571 – Verizon Wireless, 219 Nells Rock Rd. telecommunication
2. 4577 – Maxton Technology, 219 Nells Rock Rd. telecommunication
3. 045 – Metro PCS, 2 Corporate Drive telecommunication
4. 5014 – Darcie Roy, 44 Huntington Plaza signs
7. 4575 – J&D Country Bldrs., 29 Twin Brook Dr. in-law
8. 5039 – Shelton Pop Warner Cheerleading, 500 Bpt. Ave. practice

C. 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 (public hearing closed on 7/14/09)

D. Stop Work Order: report and discussion with Administrator/ZEO relative to Cranberry Hill Estates, Armstrong Road
IV. New Business

A. Application #09-24, White Hills Eagles RC Club for Special Exception/Site Plan Approval (non profit membership club), 178 Birdseye Road (Map 43, Lot 12), R-1A/R-1 District – accept and schedule public hearing

B. Application #09-25, Bridge to Preschool, LLC for Special Exception/Site Plan Approval (preschool), 917 Bridgeport Ave. (Map 8, Lot 13), OP district – accept and schedule public hearing

C. Application #09-26, Dominic Thomas on behalf of Pam John, LLC for Special Exception/Site Plan Approval (conversion of mix use to six family dwelling), 82-84 Hill St. (Map 117D, Lot 70) R-4 District – accept and schedule public hearing

D. Application #09-27, Dominick Thomas on behalf of Crossroads at Exit 13 for Modification of Statement of Uses and Standards for PDD #53 (Splash Car Wash), 376 Bpt. Ave. (Map 77, Lot 19) – accept and schedule public hearing

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

VI. Other Business

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

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

C. 8-24 Referral: disposition of portion of City Open Space property located at 279 Soundview Avenue as shown on the attached map

D. 8-24 Referral: disposition of portion of Middle Avenue as shown on the attached map

E. 8-24 Referral: disposition of City property located at 470 Howe Avenue

F. 8-24 Referral: disposition of a portion of Access Road as shown on the attached map

G. Crescent Village: request for reduction of Site Bond

H. Zoning Enforcement: 54/56 and 60/62 Oak Avenue: junkyard conditions
I. Payment of Bills

J. Staff Report

VII. Adjournment