

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
 - 5. 5023 – Adco Sign Co., 706 Bpt. Ave., Suite 101 sign
 - 6. 5035 – Agnoli Sign Co., 898 Bpt. Ave. sign
 - 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