

The Shelton Planning and Zoning Commission will hold a regular meeting on July 13, 2010 at 7:00 p.m. at Shelton City Hall, 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. Roll Call
- IV. Public Hearings
  - A. **Application #10-08**, Optiwind Corp. on behalf of MBI, Inc. to amend the zoning regulations by adding Section 49 (Distributed Wind Energy Facilities): continued from 6/29/10
- V. Old Business
  - A. Applications for Certificate of Zoning Compliance
    - 1. 5417 – Delafield Const. Co., 30 Winchester Dr. temp. mobile home
    - 2. 5418 – Signlite, Inc., 320 Coram Ave. sign
    - 3. 5400 – Bianca Signs, Inc., 521 River Rd. sign
    - 4. 061 – Sprint/Clearwire, 70 Platt Rd. co-location for telecommunication
    - 5. 5424 – Clear Wireless, LLC, 605 Huntington St./  
1000 Bpt. Ave. antenna
    - 6. 5425 – Mike Miska, 22 Sanford Dr. in-law addition
  - B. **Application #10-13**, Dominick Thomas on behalf of Shelton Hotel Assn., LP for  
Modification of Statement of Uses and Standards (rear yard setback), for PDD #64 (Hotel  
Sierra), 820-838 Bpt. Ave. (Map 18, Lots 19 and 27) (public hearing closed on 6/29/10)
- VI. New Business

- A. **Application #10-15**, James Blakeman for Subdivision Approval (Twin Lots Estates: 2 lots), Buddington Road (Map 62, Lot 12), R-1 District: accept, discuss and possible action
- B. **Application #10-16**, Dominick Thomas on behalf of 714, LLC for Initial Development Concept Approval and Planned Development District Zone Change (retail shopping center), 405-407 Bpt. Ave., 12 Nells Rock Road and 20, 28 and 36 Buddington Road and a portion of 409 Bpt. Ave. and Access Road (Map 77, Lots 26, 27, 28, 29, and 30 and Map 63, Lots 10 and 20) – accept and schedule public hearing

VII. Public Portion: anyone wishing to address the Commission on any item not on the agenda

VIII. Other Business

- A. Approval of minutes 4/28/10, 5/11/10, 5/26/10 and 6/8/10
- B. Application #05-35 (Porta Bella: 66 Huntington Street): request for two (2) year extension on Site Plan Approval
- C. Twisted Vine Estates Subdivision: request for reduction of Performance Bond
- D. Dlugas Subdivision: request for release of Performance Bond
- E. Turkey Hill Estates Subdivision: request for extension on Agreement to complete road improvements
- F. Shelton Riverwalk, Phase III Preliminary Design: endorsement of Plan by PZC
- G. Payment of Bills
- H. Staff Report
- I. Report from Chairman/Subcommittee Chairs

IX. Adjournment