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 Strteet): 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