

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, March 8, 2011 at Shelton City Hall, Room 303, 7:00 p.m., 54 Hill Street, Shelton, CT.

(Note: 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 Hearing
 - A. Application #10-27, Hong Fu Inc., dba Hunan Pan, for Special Exception / Site Plan Approval (hibachi service and service bar), 303 Bridgeport Ave. (Map 303, Lot 16) RB District (continued from 2/16/11 meeting)
- V. Old Business
 - A. Application for Certificate of Zoning Compliance
 1. 5689 - R.D. Scinto, Inc., 2 Trap Falls Road: replacement ground signs
 2. 5702 - R.D. Scinto, Inc., 88 Long Hill Avenue: replacement ground signs
 3. 5703 - R.D. Scinto, Inc., 40 Waterview Drive: ground and wall signs
 4. 5706- Marty Signs, 405 Bridgeport Avenue: ground sign
 5. 5708 – Ceg, LLC, 464 Howe Avenue: retail business and wall sign replacement
 6. 5690 - Curtis Ryan Honda, 405-407 Bpt. Ave: temporary storage of unregistered motor vehicles
 7. 5691 - WalMart Stores, Inc., 465 Bpt. Ave: temporary outdoor lawn and garden service area
 8. 5698 - Kimbely Embry, 19 Geissler Dr: home occupation
 9. 5701 - Beacon Investigation, 4 Research Dr: office
 10. 5707 – Fastenal Co., 42-46 Bridgeport Ave.: business sales office and wall sign
 - B. Application #11-02, Steven Bellis for Subdivision Approval (Silver Oaks Estates: 4 Lots), 816 Long Hill Avenue (Map 12, Lot 17), R-3 District.
 - C. Application #10-29, Bishop Management of Shelton for Initial Development Concept Approval and Planned Development District Zone Change (mix use facility), Coastal Area Management Site Plan Approval and Amendment of Future Land Use Plan of the Plan of Conservation and Development (POCD), 762 River Road (Map 12, Lot 35), IA-2 District (public hearing closed on 2/23/11).
 - D. Application #10-30, Bishop Development of Shelton II, LLC for Initial Development Concept Approval and Planned Development District Zone Change (retail with drive-thru), Coastal Area Management Site Plan Approval and Amendment of Future Land Use Plan of the Plan of Conservation and Development (POCD), 781 and 785 River Road, (Map 12, Lots 29 and 43, R-3 District (public hearing closed on 2/23/11).
- VI. New Business
 - A. Application #11-07, Shelton IV Hotel Equity, LLC for Minor Modification of Detailed Development Plans for PDD #27 (reconstruction of pool building with slide and outdoor storage room), 695 Bridgeport Avenue (Map 29, Lot 1)
- VII. Public Portion: anyone wishing to address the Commission on any item not on the agenda
- VIII. Other Business
 - A. Approval of Minutes: 1/11/11 and 2/1/11
 - B. ZBA Application #21-1: presentation by applicant Jean Fabozzi
 - C. 8-24 Referral: Shelton Community Garden Site #2, vicinity of 279 Soundview Avenue
 - D. Payment of Bills
 - E. Staff Report
 - F. Report from Chairman / Subcommittee Chairs
- IX. Adjournment