

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, May 10, 2011 at Shelton City Hall, Auditorium, 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 #11-05**, Pramod Kandel for Special Exception/Site Plan Approval (convenience store relocation) 556 Howe Avenue (Map 129B, Lot 11), CA-3 (continued from 4/12/11)
 - B. **Proposal of the Planning and Zoning Commission**: Re-write Section 44: Sign Regulations (continued from 4/27/11)
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 5718 – Instyle Products Group, LLC, 241 Coram Ave. business
 - 2. 5776 – Schaible Realty, II, LLC, 427-431 Howe Ave. business/sign
 - 3. 5801 – Superior Storage of Shelton, 289 Bpt. Ave. sign
 - 4. 5806 – Soho Asian Bistro, 872 Bpt. Ave. sign
 - 5. 5783 – G. L. Glover Const., 116½ Beardsley Rd. barn
 - 6. 4498 – Jorge Garcia, 472 River Rd. tent revival
 - 7. 5794 – Lijejianz, 14 Bpt. Ave. massage salon
 - 8. 5787 – Meditex Laundry Service, 33 Hull St. business

- 9. 5802 – Robert Campoli, 37 Canfield Dr. home office
- 10. 5788 – Roger Malewphy, 33 Fawn Hill Rd. in-law
- 11. 5790 – Bishop Development, 784 river Rd. business/sign
- B. **Application #11-03**, Dominic Thomas on behalf of DWD Partners, LLC for Final Site Development Plan Approval and Adoption of PDD Zone Change and CAM Site Plan Approval (self-storage facility for transportation vehicles), 496 River Road (Map 54, Lot 1), CA-2 District (public hearing closed on 4/12/11)
- C. **Application #11-05**, Pramod Kandel for Special Exception/Site Plan Approval (convenience store relocation) 556 Howe Avenue (Map 129B, Lot 11), CA-3

VI. New Business

- A. **Application #11-10**, Pioneer Gas & Appliance Co., Inc. for Site Plan Approval (30,000 gallon propane tank and storage yard), 65 Riverdale Avenue (Map 118. Lot 42), IB-2 District: accept for review
- B. **Application #11-11**, Avalon Bay Communities, Inc. for Modification of Statement of Uses and Standards for PDD #60 (Shelton Riverfront Development) and Modification of Final Site Development Plans (Radcliffe Park: Site B), 185 Canal Street (Map 129, Lot 19): 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: 2/8/11, 2/16/11, 3/8/11, and 3/23/11
- B. Windy Field Subdivision (Ten Coat Lane): request for release of Performance Bond
- C. Letter of support for Small Cities Housing Rehab Program
- D. Payment of Bills
- E. Staff Report
- F. Report from Chairman/Subcommittee Chairs

IX. Adjournment