

The Shelton Planning and Zoning Commission will hold a special meeting on Thursday, June 16, 2011 at Shelton City Hall, Auditorium, 7:00 p.m., 54 Hill Street, Shelton, CT.

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 5/10/11)

B. Proposal of the Planning and Zoning Commission: Re-write of Section 44: sign Regulations (continued from 5/10/11)

V. Old Business

A. Applications for Certificate of Zoning Compliance

1. 5801 – Superior Storage of Shelton, 289 Bpt. Ave. wall sign & relocate ground sign

2. 5825 – Scott Pustola, 10 Waterview Dr. parking expansion

3. 5838 - George Jenco, 99 Chamberlain Dr. filling of property/shed

4. 5840 – Rosa Connors, 189 Coram Ave. business

5. 5836 – Mark Nutolo, 444 Howe Ave. business

6. 5814 – R. D. Scinto, 2 Trap Falls Rd. business

7. 5813 – R. D. Scinto, 1 Corporate Dr. business

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| 8. 5815 – R. D. Scinto, 2 Corporate Dr. | business |
| 9. 5736 – R. D. Scinto, 2 Enterprise Dr. | business |
| 10. 5816 – R. D. Scinto, 4 Corporate Dr. | business |
| 11. 5826 – Stamford Tent, 1 Corporate Dr. | business |
| 12. 5843 – Anthony Marra, 2 Enterprise Dr. | business |
| 13. 5857 – Affordable Improvements, 738 Bpt. Ave. | business/sign |
| 14. 5841 - Alfred Zakhour, 450B Howe Ave. | business/sign |
| 15. 5858 – Innohaven, LLC, 1 Controls Dr. | business/sign |
| 16. 5868 – KNS Contracting, 505 Huntington St. | ground mounted solar panels |
| 17. 5871 – Splash, 376 Bpt. Ave. | canopy over detail area |

B. **Application #11-09**, Bishop Management of Shelton for Initial Development Concept Approval and Planned Development District zone change (mixed 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 4/27/11)

C. **Application #11-08**, 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 4/27/11)

D. **Application #11-05**, Pramod Kandel for Special Exception/Site Plan Approval (convenience store relocation) 556 Howe Avenue (Map 129B, Lot 11), CA-3

E. Proposal of the Planning and Zoning Commission: Re-write of Section 44: sign Regulations

F. **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

VI. New Business

- A. **Application #11-12**, Pitney Bowes Shelton Realty Inc. for Modification of Statement of Uses and Standards for PDD #12 (27 and 35 Waterview Drive facilities) and Re-subdivision of Lot 15 (2 lots: Lot 15A and 15B), 27 and 35 Waterview Drive (Map 79, Lot 15): accept and schedule public hearing
- B. **Application #11-13**, Dominick Thomas on behalf of Connecticut Commercial Investors, LLC for Final Detailed Development Plan Approval (commercial building) and Planned Development District zone change, 811-819 Bpt. Avenue (Map 18, Lot 15), IA-2 District: accept and schedule public hearing
- C. **Application #11-14**, Dominick Thomas on behalf of 140 Bridgeport Avenue, LLC for Modification of Site Plan Approval (parking expansion and occupancy of second floor area), 140 Bridgeport Avenue (Map 105, Lot 63), CB-2 District: accept for review

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

VIII. Other Matters

- A. Approval of Minutes: 4/12/11, 4/27/11, and 5/10/11
- B. 8-24 Referral: rental and/or sale of single family dwelling located at 279 Soundview Avenue
- C. 8-24 Referral: Huntington Street/Buddington Road intersection improvements
- D. Silver Oaks Estates Subdivision: request for 90 day extension to file record mylar map
- E. Zoning Enforcement Officer: continued authorization for Richard Schultz as ZEO
- F. Payment of Bills
- G. Staff Report
- H. Report from Chairman/Subcommittee Chairs

VI. Adjournment