

The Shelton Planning and Zoning Commission will hold a special meeting on Wednesday, July 13, 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 Hearings
 - A. **Application #11-05**, Pramod Kandel for Special Exception/Site Plan Approval (convenience store relocation) 556 Howe Ave. (Map 129B, Lot 11), CA-3 District (continued from 6/16/11)
 - B. **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)
 - C. **Application #11-13**, Dominick Thomas on behalf of Connecticut Commercial Investors, LLC for Final Detailed Development Plans and Planned Development District zone change, 811-819 Bpt. Avenue (Map 18, Lot 15), IA-2 District
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 5895 – The Body Shop 110, 803 River Rd. sign
 - 2. 5877 – SAJ Communications, 30 Oliver terrace add. to cell tower
 - 3. 5871 – Splash, 376 Bpt. Ave. canopy
 - 4. 5889 – Dan Szabo, 615 Howe Ave. sign
 - 5. 5891 – Archer sign, 671 Bpt. Ave. sign
 - 6. 5895 – William Hodosi, 803 River Road sign
 - 7. 5892 – Meditex Laundry, 48 Bpt. Ave. business
 - 8. 5897 – Bar 140, 140 Center Street business
 - 9. 5828 – Gary Gamou, 334 River Rd. business
 - 10. 5905 – Anthony Bauco, 154 Beardsley Rd. home office
 - 11. 5907 – DavDan LLC, 127 Center Street apartment unit

- 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 Ave. (Map 129B, Lot 11), CA-3 District

E. **Shelton Planning and Zoning Commission**: rewrite of Section 44: Sign
Regulations (public hearing closed on 6/16/11)

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

VII. Other Matters

- A. Approval of Minutes: 4/12/11, 4/27/11 and 5/10/11
- B. 8-24 Referral: acceptance of 50 foot extension of Wells Avenue
- C. Zoning Enforcement Program: authorization to initiate legal action
 - 1. 49 Blacks Hill Road: filling and grading
 - 2. 73 Far Horizons Drive: filling and grading
 - 3. 8 Boehm Circle: fence within right of way
 - 4. 351 Long Hill Avenue: junk vehicles
- D. Payment of Bills
- E. Staff Report
- F. Report from Chairman/Subcommittee Chairs

VIII. Adjournment