

From: Nancy Iwanicki [mailto:n.iwanicki@cityofshelton.org]
Sent: Wednesday, August 03, 2011 3:46 PM
To: r.schultz@cityofshelton.org
Subject: AGENDA AUGUST 9.doc

SHELTON PLANNING AND ZONING COMMISSION **AUGUST 9, 2011**

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 9, 2011 at Shelton City Hall, Room 303, 7:00 p.m., 54 Hill Street, Shelton, CT.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Executive Session: Pending Litigation (44 Lisa Drive)
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 5895 – The Body Shop 110, 803 River Road sign
 - 2. 5871 – Splash, 376 Bpt. Ave. canopy
 - 3. 5909 – Speedy Sign Design, 515 Bpt. Ave. sign
 - 4. 5959 – Atty. Benjamin Proto, 827 River Rd. sign
 - 5. 152 – Atty. Benjamin Proto, 464 River Rd. sign
 - 6. 5960 – Ari Yiannoulis, 99 Bpt. Ave. sign
 - 7. 5947 – Pramod Kandel, 524 Howe Ave. business
 - 8. 5738 – R. D. Scinto, 3 Enterprise Dr. business
 - 9. 5914 – R. D. Scinto, 4 Corporate Dr. business
 - 10. 5916 – R. D. Scinto, 6 Corporate Dr. business
 - 11. 5919 – R. D. Scinto, 11 Forest Parkway business
 - 12. 5912 – R. D. Scinto, 2 Corporate Dr. business
 - 13. 5917 – R. D. Scinto, 1 Corporate Dr. business
 - 14. 5918 – R. D. Scinto, 4 Corporate Dr. business
 - 15. 5946 – Resorts, 4 Research Dr. business
 - 16. 5925 – Tim Greer Insurance Agency, 487 Howe Ave. business
 - 17. 5958 – JAGA, LLC, 61 Howe Ave., 61 Howe Ave. business
 - 18. 151 – R&R Automotive Repair & Sales, LLC, 78 Bpt. Ave. used dealers license

- and wall sign
19. 5957 – C&C Landscaping, 48 Perry Ave. home office
20. 149 – DWD Partners, LLC, 496 River Rd. temp. screener and
crusher
21. 145 – SAI Communications, 162 Birdseye Rd. adding antennas and cabinets
22. 144 – T-Mobile Towers, 308 River Rd. replace power cabinet and
antennas

- 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 (public hearing closed on 7/13/11)
- E. **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) (public hearing closed on 7/13/11)
- F. **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. Ave. (Map 18, Lot 15), IA-2 District (public hearing closed on 7/13/11)

VI. New Business

- A. **Application #11-16**, Francisco Verissimo for Temporary Special Exception Approval (filling and grading), 182 Buddington Road (Map 62, Lot 43), R-1 District – accept and schedule public hearing

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, 5/10/11, 6/1/11 and 6/16/11

- B. 8-24 Referral: acquisition of open space (Oak Valley Road Ext.)
 - C. Huntington Wood Subdivision: request to release Performance Bond
 - D. 10 Waterview Drive: request for release of Site Bond and Sediment and Erosion Control Bond
 - E. Crescent Village Condominiums: request for one year extension to complete project
 - F. 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
 - G. Payment of Bills
 - H. Staff Report
 - I. Report from Chairman/Subcommittee Chairs
- IX. Adjournment