

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, May 8, 2012 at Shelton City Hall, Auditorium and Room 303, 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

## AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. James Ryan, President SEDC: Overview of Downtown Market Study  
(Recess and reconvene to Room 303)
- V. Old Business
  - A. **Application #12-01**, Petition of Steven Bellis on behalf of Shelpet, LLC for modification of Statement of Uses and Standards and Basic Development Plans for PDD #2 (Shelton Square Shopping Cte: freestanding automobile fueling facility with canopy) 900 Bridgeport Avenue, (Map 9, Lot 15) (public hearing closed on 3/28/12)
  - B. **Application #12-03**, Petition of Steve Bellis on behalf of BSL CT Development, LLC for modification of Statement of Uses and Standards and Basic Development Plans for PDD #52A and approval of Detailed Development Plans (89 unit Assisted Living Facility), 708A Bridgeport Avenue (Map 29, Lot 26) (public hearing closed on 3/28/12)
  - C. **Application #12-04**, Pitney Bowes Shelton Realty, Inc. for Conceptual Approval of Minor Modification of Detailed Development Plans for PDD #12 (parking expansion), 27 Waterview Drive (Map 79, Lot 15) (public hearing closed on 4/25/12)
  - D. **Application #12-05**, Pitney Bowes Shelton Realty, Inc. for Conceptual Site Plan Approval (parking expansion), Waterview drive (overflow parking area), (Map 79, Lot 13) (public hearing closed on 4/25/12)
  - E. **Application #12-06**, Pitney Bowes Shelton Realty, Inc. for Major Modification of Detailed Development Plans for PDD #12 (parking expansion), 35 Waterview Drive (Map 79, Lot 11) (public hearing closed on 4/25/12)
  - F. Applications for Certificate of Zoning Compliance
    1. 218 – Verizon, 162 Birdseye Rd. telecommunication
    2. 623 – Christopher Warner, 4 Research Dr. office
    3. 6237 – Flowing Spirit Church, 472 River Rd. tent revival
    4. 6254 – Valley Chamber of Commerce, 10 Progress Dr. headquarters
    5. 6233 – C. Warner, 4 Research Dr., Ste. 402 business
    6. 6262 – Ron Champlin, 128 Center St. sign
    7. 6270 – Robert DeLibro, 480 Howe Ave. business
- VI. New Business
  - A. **Application #12-07**, MCP6 Armstrong, LLC for Modification of Site Plan Approval (parking expansion), 6 Armstrong Rd. (Map 18. Lot 22), IA-2 District – accept for review

- B. **Application #12-08**, Joe Rocco for Major Modification of Detailed Development Plans for PDD #57 (outdoor patio), 350 Bridgeport Avenue (Map 77, Lot 33) – accept and schedule public hearing
- VII. Public Portion: Anyone wishing to address the Commission on any items not on the agenda
  
- VIII. Other Matters
  - A. Approval of Minutes:
  - B. 8-24 Referral: abandonment of a portion of Access Road
  - C. Zoning Enforcement Program:
    - a. 39 Shelton Road: illegal business sign and containers
    - b. 204 Bridgeport Avenue: illegal business signs
    - c. 420 Howe Avenue: illegal business sign
    - d. 402 Howe Avenue: illegal business sign
  - D. Payment of Bills
  - E. Staff Report
  - F. Comments from Chairman and Subcommittee Chairs
  
- IX. Adjournment