

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 14, 2012 at Shelton City Hall, Auditorium, 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 6344-Nick Giatas, 5 Research Dr. business
 - 2. 6358-Steeves Office Sys., Inc., 889 Bpt. Ave. business
 - 3. 6365-Don Melodia, 97 Bpt. Ave. business
 - 4. 114-Peach Wave, 702 Bpt. Ave., Ste. 205 business
 - 5. 6169-R. D. Scinto, 5 Research Dr. business
 - 6. 6331-Solmar, Inc., 480 Howe Ave. sign
 - 7. 6372-American Sign, Inc., 525 Bpt. Ave. business & sign
 - 8. 6366-Lou Kathrakis, 821-825 Bpt. Ave. business & sign
 - 9. 6242-Allstate Insurance, 5 Commerce Dr., Ste. 5 business & sign
 - 10. 6374-CT Car Storage, LLC, 496 River Rd. sign
 - 11. 6363-Lauretano Sign Group, 945 Bpt. Ave. sign
 - B. **Application #11-13**, Dominick Thomas for Minor Modification of Detail Development Plans/Modification of Resolution language for PDD #74, (change of

retail use to food establishments) 821-825 Bpt. Ave (Map 18, Lot 15)

- C. **Application #12-10**, Joe Periera, Periera Engineering, LLC for Special Exception/Site Plan Approval (bank with drive-thru), 500 Shelton Avenue (Map 74, Lot 5), CA-2 District (public hearing closed on 7/10/12)
- D. **Application #12-11**, Countryside Veterinary Hospital, LLC for Site Plan Approval (additions and alterations), 374 Leavenworth Road (Map 150, Lot 45), R-1A District
- E. **Application #12-14**, Shelton Parks and Recreation Department for Coastal Area Management Site Plan Approval (Floating Dock at Sunnyside Boat Ramp), 418 River Road (Map 66, Lot 135)
- F. **Application #12-15**, Soundview Crossing, LLC for Subdivision Approval (Soundview Crossing Parcel A: 3 Lots), Soundview Avenue (Map 126, Lot 8), R-1 District
- G. **Application #12-16**, Soundview Crossing, LLC for Subdivision Approval (Soundview Crossing Parcel B: 7 lots), 245 Soundview Avenue (Map 126, Lot 9), R-1 District

V. New Business

- A. **Application #12-17**, Country Club of CT, LLC for Planned Development District zone change: (Final Development Plans: 36 unit cluster residential development) 550 River Road (Map 53, Lot 55), R-1/IA-3: accept and schedule public hearing

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

Agenda

VII. Other Business

- A. Approval of Minutes: 5/8/12, 5/23/12, 6/13/12 and 7/10/12
- B. Cranberry Estates: request for release of Site Completion Bond for Phase IV
- C. Hickory Estates, Section II Subdivision: request for release of Performance Bond
- D. Payment of Bills
- E. Staff Report
- F. Comments from Chairman and Subcommittee Chairs

IX. Adjournment