

SHELTON PLANNING AND ZONING COMMISSION SEPTEMBER 11, 2012

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, September 11, 2012 at Shelton City Hall, 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. Public Hearing
 - A. **Application #12-18**, MCP 6 Armstrong, LLC for Special Exception/Site Plan Approval (Phase II: parking expansion), 6 Armstrong Road (Map 18, Lot 22)
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 6360 – Marcus Yancaskie, DC, 161 Coram Avenue business/sign
 - 2. 6398 – Sherry & Gary Nash, 319 Huntington St. business
 - 3. 6409 – David Grant, 419 Bpt. Ave. mobile food trailer
 - 4. 242 – Yankee Gas, Cornell Street spoil bins
 - 5. 6423 – Arnco Sign, 500 Shelton Avenue sign
 - 6. 6424 – Anthony Capece, 503, 505, 507 Howe Avenue business
 - 7. 6433 – Las Vegas Pawn, 469 Howe Ave. business
 - 8. 6400 – Tom Saloomey, 5 Research Dr. business
 - B. **Application #12-11**, Countryside Veterinary Hospital, LLC for Site Plan Approval (additions and alterations), 374 Leavenworth Road (Map 150, Lot 45), R-1A District

C. **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)

D. **Application #12-15**, Soundview Crossing, LLC for Subdivision Approval (Soundview Crossing Parcel A: 3 Lots), Soundview Avenue (Map 126, Lot 8), R-1 District

E. **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

F. **Application #12-19**, Winter Brothers for Modification of Site Plan Approval (elevation of roof), 90 Oliver Terrace (Map 63, Lot 13) IA-2 District

G. **Application #12-18**, MCP 6 Armstrong, LLC for Special Exception/Site Plan Approval (Phase II: parking expansion), 6 Armstrong Road (Map 18, Lot 22)

VI. New Business

A. **Application #12-20**, Blakeman Construction, LLC for Special Exception/Site Plan Approval (conversion of mix use building to 14 unit apartment complex), 11 Leavenworth Road (Map 146, Lot 17 and 18) CA-3 District: accept and schedule public hearing

B. **PZC Proposal**: Amendment to the Building Zone Map by changing existing IA-2 District to RFD (River Front District) for property located at 6 Bridge Street (Spongex Building), (Map 129, Lot 21): schedule public hearing

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

Agenda

VIII. Other Business

A. Approval of Minutes: 8/14/12

B. Crescent Village Condominiums: request for one (1) year extension to complete development

C. Payment of Bills

D. Staff Report

E. Comments from Chairman and Subcommittee Chairs

IX. Adjournment