

The Shelton Planning and Zoning Commission will hold a special meeting on Wednesday, February 13, 2013 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. Old Business

A. Applications for Certificate of Zoning Compliance

- 1. 6529 – Tony Dellamonica, 5 White St. sign
- 2. 6545 – Rev. Jack Whitenour, 183 Howe Ave. business
- 3. 6548 – Daniel Rodriguez, 725 Bpt. Ave. business/sign
- 4. 6544 – Blakeman Const., 702 Bpt. Ave. business/sign
- 5. 6549 – Alliance Restaurant Group, LLC, 872 Bpt. Ave. business/sign
- 6. 6546 – Dimitri Tourna, 917 Bpt. Ave. business
- 7. 6504 – The Rockfall Co., LLC, 18 Dome Dr. in-law (modification)
- 8. 6543 – Jose Qules, III, 8 Wesley Dr. in-law

B. **Application #12-21**, Petition of Talbot Partners, LLC for PDD Zone Change (Initial Development Concept Plan: 262 unit apartment development), 740 Bridgeport Avenue (Map 19, Lot 56), OP District (public hearing closed on 1/23/13)

V. New Business

A. **Application #13-3**, Bishop Golf, LLC for Modification of Statement of Uses and Standards for PDD #30 (new use: All Star Driving School), 784 River Road (Map 12, Lots 37 and 38): accept and schedule public hearing

B. **Application #13-4**, Bishop Management of Shelton for Modification of Limits of PDD #73 and Detailed Development Plans (Grading Plan), 781-785 River Road (Map 12, Lots 29 and 43): accept and schedule public hearing

C. **Application #13-5**, Petition of Hawks Ridge of Shelton, LLC for PDD Zone Change and Initial Development Concept Plan, (Phase I: 60 single family development and 80 unit multi-family development) Long Hill Cross Road and Beard Sawmill Road (Map 39, Lot 14 and 17 and Map 51, Lot 7) LIP District: 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: 12/11/12, 1/10/13 and 1/23/13
- B. Cranberry Estates: request for release of Site Bond and Soil and Erosion Control Bond for Phase IV
- C. Silver Oaks Estates Subdivision: request for release of Performance Bond
- D. Payment of Bills
- E. Staff Report
- F. Comments from Chairman and Subcommittee Chairs

VIII. Adjournment