

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, March 12, 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. Public Hearings

- A. **Application #13-3**, Bishop Golf, LLC for Modification of Statement of Uses and Standards for PDD #30 (new use: Driving School), 784 River Road (Map 12, Lots 37 and 38)
- 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 11, 29 and 43)

V. Old Business

A. Applications for Certificate of Zoning Compliance

- 1. 6529 – Tony Dellamonica, 5 White Street sign
- 2. 6563 – Mark Fabrizi, 500 River Rd. business
- 3. 6564 – Mark Fabrizi, 500 River Rd. business

- 4. 6565 – John Ruffalo, 34 Canal St. business
- 5. 6517 – Foroccia’s, 702 Bpt. Ave. Suite 100 business & sign
- 6. 6550 – Curtiss Ryan Honda, 12 Nells Rock Rd. temp. parking
- 7. 6553 – Alain & Lucy Baillargeon, 43 Roaring Brook in-law
- B. **Application #12-21**, Petition of Talbot Partners, LLC for PDD Zone Change (Initial Development Concept Plan: 262 unit apartment development), 784 Bridgeport Avenue (Map 19, Lot 56), OP district (public hearing closed on 1/23/13): extension on decision period
- 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: reschedule public hearing date
- D. **Application #13-2**, Kids Zone Realty, LLC for Special Exception/Site Plan Approval (child day care center within dwelling unit), 7 Platt Road (Map 64, Lot 8), R-1 District (public hearing closed on 2/27/13)
- E. **Application #13-3**, Bishop Golf, LLC for Modification of Statement of Uses and Standards for PDD #30 (new use: Driving School), 781-785 River Road (Map 12, Lots 29 and 43)
- F. **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 11, 29 and 43)

VI. New Business

- A. **Application #13-5**, Gary deWolf for Modification of Special Exception/Site Plan Approval (medical offices on upper floor), 887 Bridgeport Ave. (Map 8, Lot 20), IA-2 District: accept and 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: 1/23/13 and 2/19/13

- B. **Application #12-22**: Bernstein Subdivision: request to modify conservation easement agreement
- C. Payment of Bills
- D. Staff Report
- E. Comments from Chairman and Subcommittee Chairs

IX. Adjournment