

SHELTON

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, June 11, 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

Applications for Certificate of Zoning Compliance:

1. 6529 – Tony Dellamonica, 5 White St. sign
2. 6957 – Driver Ed. Station, Huntington Plaza business/sign
3. 6896 – Costanza Ercole, 250 River Rd. business
4. 6897 – Stephanie Rose, 250 River Rd. business
5. 6888 – Shelton Oil & Heating, LLC, 80 Huntington St. business/sign
6. 6944 – Lizzy Lollicaus, 188 Leavenworth Rd. business
7. 6891 – MGM Huntington Associates, 5 Commerce Dr. business
8. 6943 – Denys Rocco Brito, 450B Howe Ave. business
9. 6584 – R. D. Scinto, 100 Beard Sawmill Rd. business
10. 6577 – R. D. Scinto, 100 Beard Sawmill Rd. business
11. 6887 – Shelton Crossfit, 23 Bridgeport Ave. signs
12. 6546 – Crossfit of Shelton, 917 Bpt. Ave. sign
13. 457 – MPH Engr., 1 Controls Dr. generator
14. 499 – Christopher Paquette, 345 Nichols Ave. in-law

Application #10-16

C. **Application #13-4**, Bishop Management of Shelton for Modification to Boundary of PDD #73 and Detailed Development Plans (Grading Plan), 781-785 River Road (Map 12, Lots 11, 29 and 43) (public hearing closed on 4/9/13)

D. **Application #13-5**, Petition of Hawks Ridge of Shelton, LLC for PDD Zone Change and Initial Development Concept Plan, (Phase 1, 60 single family development and 80 unit multi-family development) Long Hill Cross Road and Beard Sawmill Road (Map 39, Lots 14 and 17 and Map 51, Lot 7), LIP District (public hearing closed on 5/22/13)

V. New Business

A. **Application #13-9**, CT Commercial Investors, LLC for Modification of Statement of Uses and Standards and Detailed Development Plans for PDD #22 (3,060 sq. ft. commercial bldg.), 705-711 Bridgeport Avenue (Map 28, Lot 22): accept and schedule public hearing

B. **Application #13-10**, Bishop Development of Shelton for Minor Modification of Detailed Development Plans for PDD #73 (extension of retaining wall/grading) 781-785 River Road (Map 12, Lots 11, 29 and 43): accept, discussion and possible action

C. **Proposal of Shelton PZC:** Re-write of Section 42: Off-Street Parking and Loading Regulations: 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 4/24/13 and 5/14/13
 - Silver Oak Subdivision (Long Hill Ave.): request for release of Performance Bond
 - Scenic Grove Estates Subdivision (Richard Blvd.): request for release of Performance Bond and acceptance of public improvements
 - 8-24 Referral: City purchase of property located on Yutaka Trail (Assessor's Map 116, Lot 2)
 - Payment of Bills
 - Staff Report
 - Comments from Chairman and Subcommittee Chairs

VIII. Adjournment