

SHELTON PLANNING AND ZONING COMMISSION AUGUST 13, 2013

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 13, 2013, 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. Public Hearing**
- A. **Proposal of the Shelton PZC**: Re-write of Section 42: Off Street Parking and Loading
 - V. Old Business**
 - A. Applications for Certificate of Zoning Compliance:
 - 1. 490 – 34 Canal Properties, II, 34 Canal Street exterior alterations
 - 2. 6579 – R. D. Scinto, 50 Waterview Dr. business
 - 3. 489 – Ronald Schauwecker, 180 Nichols Ave. in-law
 - 4. 6734 – Robert Gydus, 23 Perch Rd. in-law
 - 5. 6733 – New Renaissance Group, 702 Bpt. Ave. outdoor dining area
 - 6. 484 – AT&T Mobility, 17 Daybreak Lane backup generator
 - 7. 6732 - The Learning Connection, 1 Sunwood Dr. temp. fencing for play area
 - 8. 6729 – ABC Sign Corp., 500 Shelton Ave. sign
 - 9. 6727 – My Smile, 865 River Rd. business
 - 10. 6957 – Driver Ed. Station, 51 Huntington Plaza sign
 - B. **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 4/19/13)
 - C. **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)
 - D. **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) (public hearing closed on 7/9/13)
- VI. New Business - (None)**
- VII. Public Portion: anyone wishing to address the Comm. on any item not on the Agenda**
- VIII. Other Business**
- A. Approval of minutes: 6/11/13 and 7/9/13
- B. Payment of Bills
- C. Zoning Enforcement Program
 - 1. 7 Platt Road (fence violation): recommend legal action
 - 2. 51 Lynne Terrace (unregistered motor vehicles): recommend legal action
 - 3. 26 Hamilton Dr. (comm. equipment/business/storage): recommend legal action
- D. Crescent Village Condominiums: request to release Site Completion and Sediment and Erosion Control Bonds
- E. Staff Report
- F. Comments from Chairman and Subcommittee Chairs

IX. Adjournment