

SHELTON PLANNING AND ZONING COMMISSION

JUNE 10, 2014

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, June 10, 2014, Shelton City Hall, Auditorium, at 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 #14-8**, Waters Edge of Shelton, LLC for PDD Zone Change, Final Site Development Plans (14 unit condominium complex including public marina), CAM Site Plan and Revision to Future Land Use Category for the 2006 COPD, 500 River Road and 41 Fanny Street (Map 54, Lots 33 and 42), IA-3R-3 Districts (continued from 5/28/14)
 - B. **Application #14-10**, R.D. Scinto, Inc. for Special Exception/Site Plan Approval (office bldg.), 20 Commerce Drive, Map 38, Lot 1, LIP District
 - C. **Proposal of SPZC**: Amendment to Section 23, Permitted Uses, Subsection 23.2, Prohibited Uses by adding a new paragraph prohibiting medical marijuana dispensaries and production facilities
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 6908-R. D. Scinto, 4 Corporate Dr. business
 - 2. 6907-R. D. Scinto, 2 Corporate Dr. business
 - 3. 0011-Kim Benson, 10 Progress Dr. business
 - 4. 0015-Kim Benson, 50 Waterview Dr. business
 - 5. 0016-Kim Benson, 2 Enterprise Dr. business
 - 6. 0013-Option Care Ent., 100 Trap Falls Road business
 - 7. 361-Commercial Air Service, 506 Shelton Ave. propane tank
 - 8. 6904-Cumberland Farms, 20 Huntington St. sign
 - 9. 0008-J. Dedovic, 888 Bpt. Ave. sign
 - 10. 0001-Royal Wells, 194 Leavenworth Rd. wall signs
 - 11. 0012-Birmingham Assoc., 145 Canal St. security fence
 - B. **Application #14-5**, Petition of Cellco Partnership d/b/a Verizon Wireless to Modify Statement of Uses and Standards for PDD #27 and Detailed Development Plans (roof mounted telecommunications facility), 695 Bpt. Ave. (Map 29, Lot 1) (request for withdrawal)
 - C. **Application #14-9**, Wonder Years Learning Cte. for Special Exception/Site Plan Approval (child daycare center), 60 Todd Road (Map 63, Lot 19), IA-3 District (public hearing closed on 5/28/14)
 - D. **Proposal of SPZC**: Amendment to Section 23, Permitted Uses, Subsection 23.2, Prohibited Uses by adding a new paragraph prohibiting medical marijuana dispensaries and production facilities
 - E. **Application #14-11**, Kaptodd, LLC for Site Plan Approval (Light Industrial Bldg.), 48 Todd Road, Map 63, Lots 18, IA-3 district
 - F. **Application #14-13**, WH/CH 466 Bridgeport LLC for Modification of Site Plan Approval (raise roof), 466 Bridgeport Avenue, Map 63, Lot 23, IA-3 District

- VI. New Business
 - A. **Application #14-14**, Catherine S. Brennan, LLC for Re-approval of Site Plan (bldg. addition/parking expansion), 7 Progress Drive (Map 28, Lot 26), LIP District: accept, discussion and possible action
 - B. **Application #14-15**, Petition of Butler Commercial Services, LLC to Modify Statement of Uses and Standards for PDD #43 (new uses), 97 Bridgeport Avenue (Map 117, Lot 3): accept and schedule public hearing
- VII. Public Portion: anyone wishing to address the Commission on any items not on the agenda
- VIII. Other Business
 - A. Approval of minutes: 4/8/14 and 4/23/14
 - B. DiSantos Technology: 10 Constitution Blvd. South: request to release Site Bond and Sediment and Erosion Control Bond
 - C. Benchmark Assisted Living: 708A Bridgeport Avenue: request to release Site Bond and Sediment and Erosion Control Bond
 - D. Payment of Bills
 - E. Staff Report
 - F. Comments from Chairman and Subcommittee Chairs
- IX. Adjournment