

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, July 8, 2014, 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 Hearings

A. Application #14-10, R. D. Scinto, Inc. for Special Exception/Site Plan Approval (office bldg.), 20 Commerce Drive, Map 38, Lot 1 LIP District: (continued from the 6/10/14 meeting)

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)

V. Old Business

A. Applications for Certificate of Zoning Compliance

- 1. 425 – SAI Communications, 4 Research Drive wireless comm. facility
- 2. 0031-S&S Shelton Dev., LLC, 850 Bpt. Ave. dumpster enclosure
- 3. 0044-Reis & Dortenzio, 865 River Rd. business
- 4. 0040-Jeff Travese, 469 Howe Ave. 2nd Floor business & signage
- 5. 0008-Joey Dedovic, 888 Bpt. Ave. sign
- 6. 6904-SNA, LLC, 20 Huntington St. signage
- 7. 0037-Joshua Elliott, 40 Huntington St. sign
- 8. 0014-Orange Theory Fitness, 704 Bpt. Ave., Ste. 201 signage
- 9. 0049-Berry Chill, Huntington Plaza directory sign
- 10. 0032-Jonathan Vallee, 480 Howe Ave. business
- 11. 0029-Barry Unger, 470 Bpt. Ave. business

12. 0027-Healing Touch by NC, 3 Corporate Dr., Ste. 201 business

13. 6913-R. D. Scinto, 3 Corporate Dr. business

14. 6914-R. D. Scinto, 2 Corporate Dr. business

B. Application #14-8, Waters Edge of Shelton, LLC for PDD Zone Change, Final Site Development Plans (14 unit condominium complex and public marina), CAM Site Plan and Revision to Future Land Use Category for the 2006 POCD, 500 River Road and 41 Fanny Street (Map 54, Lots 33 and 42), IA-3/R-3 Districts (public hearing closed on 6/10/14)

C. Application #14-12, Lawn Cemetery South Inc. for Modification of Site Plan Approval (cemetery), 216 Huntington Street, Map 68, Lot 48, R-1 District

VI. New Business

A. Application #14-16, Petition of Dominick Thomas on behalf of 140 Bpt. Ave., LLC for approval of PDD Zone Change and Final Site Development Plan (mix use: retail and apartments), 140 Bpt. Ave. (Map 105, Lot 163), CB-2/R-5 Districts: 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: 5/13/14, 5/21/14, 5/28/14, 6/5/14, 6/10/14

B. Payment of Bills

C. Shoreline Veterinarian Clinic, 895 Bpt. Avenue: request to release Site Bond

D. Avalon Bay Shelton: 185 Canal Street: request to release of Site Bond

E. Staff Report

F. Comments from Chairman and Subcommittee Chairs

IX. Adjournment