

SHELTON PLANNING AND ZONING COMMISSION

AUGUST 12, 2014

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 12, 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 #14-16**, Petition on 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-2R-5 Districts
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 0041 – Margo Esparro, 415 Howe Ave. Ste. 206 business
 - 2. 0042 – City of Shelton, 11 Brewster Lane sign
 - 3. 0052 – Nicole Mikula, 416 Howe Ave. business
 - 4. 0055 – Inspire Fitness, 784 River Rd. business
 - 5. 0067 – Bruce Butler, 99 Bpt. Ave. business & sign
 - 6. 6911 – R. D. Scinto, 3 Enterprise Dr. business
 - 7. 6912 – R. D. Scinto, 2 Trap Falls Rd. business
 - 8. 0076 – Dominick Boarno, 781-785 River Rd. business
 - 8. 0061 – Bridge Street Partners, LLC, 64 Bridge St. special events
 - 9. 400 – SBA Network Services, 162 Birdseye Rd. alteration to existing cell tower
 - B. **Application #14-8**, Water’s 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 #14-10**, R. D. Scinto, Inc. for Special Exception/Site Plan Approval (office bldg.), 20 Commerce Drive, Map 38, Lot 1 LIP District (public hearing closed on 7/8/14)
 - D. **Application #14-15**, Petition of Butler Commercial Services, LLC to Modify Statement of Uses and Standards for PDD #43 (new uses), 97 Bpt. Ave. (Map 117, Lot 3) (public hearing closed on 7/8/14)
- VI. New Business
 - A. **Application #14-17**, David and Sherry Turechek for Re-subdivision of Lot 4, Twin Brook Estates, (Sec. 4 and Parcel B: 2 lots), 35 Twin Brook Drive (Map 44, Lot 38), R-1 District: 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: 6/26/14 and 7/8/14
 - B. Payment of Bills
 - C. People’s Bank, 500 Shelton Avenue: request to release Site Bond and Sediment and Erosion Control Bond
 - D. Zoning Enforcement Program
 - 1. Agawam Trail (Assessor’s Map 12C, Lots 4 and 98): initiate legal action (junkyard)
 - E. Staff Report
 - F. Comments from Chairman and Subcommittee Chairs
- IX. Adjournment

