

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, October 14, 2014, 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
- A. Applications for Certificate of Zoning Compliance
 - 1. 0124 – A&C Pereira, 131 Coram Rd. wall
 - 2. 0139 – Nu-Age Designs, 250 River Rd. signs
 - 3. 0085 – R. D. Scinto, 4 Corporate Dr. business
 - 4. 0136 – Elvex Corp., 2 Mountain View business
 - 5. 0086 – R. D. Scinto, 3 Corporate Dr. business
 - 6. 0137 – Dan Puckey, 1077 Bpt. Ave. Ste. 203 business
 - 7. 372 – Sophia Gonzalez, 9 Lakeview Ave. in-law
 - 8. 0145 – Maria Consolino, 185 Canal St., Apt. 1004 home office
 - 9. 0138 – Elizabeth Bradley, 20 Const. Blvd. S business
 - 10. 0148 – Shelton Cycling Studio, 25 Const. Blvd. S business
 - 11. 0146 – Bruce Butler, 97 Bpt. Ave. #10 business
 - 12. 0149 – Sparks Savoy Hair Retreat, 52 Bpt. Ave. business
- B. 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 (public hearing closed on 9/9/14)
- V. New Business
 - A. Proposal of the SPZC, Amendment of the Zoning Regulations pertaining to the raising and keeping of chickens in residential districts: schedule public hearing date
 - B. Application #14-18, S&G of Shelton, LLC for Subdivision Approval (235 TS Estates: 3 Lots), 235 Thompson Street (Map 108, Lot 26), R-1 District: accept, discussion and possible action
 - C. Application #14-19, Petition of Water’s Edge of Shelton, LLC, for Modification of PDD #78 Boundary, Detailed Development Plans (3 additional dwelling units), CAM Site Plan and Approval of Revision to Land Use Category of the POCD (Map 54, Lots 33, 44 and 2): accept and schedule public hearing
 - D. Application #14-20, Petition of Pond Meadow, LLC for PDD Zone Change, Initial Development Concept Plans (20 unit multi-family complex) and Revision to Future Land Use Category for the 2006 POCD, 49 Shelton Road (Map 1, Lot 4), R-1 District: accept and schedule public hearing
 - E. Application #14-21, TO Design, LLC for Site Plan Approval (Sinsabaugh Heights Elderly Housing expansion: 24 units), Meadow Street (Map 137, Lot 15), R-1 District: accept, discussion and possible action

- F. Application #14-22, Wesley Heights, Inc. for Minor Modification of Detailed Development Plans for PDD #26 (Wesley Heights: 4 unit expansion/garden area), 580 Long Hill Ave. (Map 49, Lot 29): accept, discussion and possible action
- G. Application #14-23, Shelton Properties, LLC for Minor Modification of Final Site Development Plans for PDD #78 (Talbot Apartments: architectural/building footprints/miscellaneous improvements), 740 Bridgeport Avenue, Map 19, Lot 56): accept, discussion, and possible action
- H. Application #14-24, Petition of S&G of Shelton, LLC for PDD Zone Change, Initial Development Concept Plans (26 unit cluster residential development) and Approval of Revision to Land Use Category of the POCD (Map 116, Lots 37 and 38), R-2/R-1 Districts: accept and schedule public hearing
- I. Application #14-25, Petition of John Watts for Major Modification of Basic Development Plans (conceptual) and Detailed Development Plans for PDD #60 including Statement of Uses and Standards (Site D: 23 multi-family unit development) 235 Canal Street (Map 129C, Lot 17): accept and schedule public hearing
- VI. Public Portion: anyone wishing to address the Commission on any items not on the Agenda
- VII. Other Business
 - A. Approval of minutes: 9/9/14 and 9/24/14
 - B. Payment of Bills
 - C. Staff Report
 - D. Comments from Chairman and Subcommittee Chairs
- VIII. Adjournment