

The Shelton Planning and Zoning Commission will hold a regular meeting on Wednesday, November 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 #14-24, 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, 88 and 94 Perry Hill Road, (Map 116, Lots 37 and 38), R-2/R-1 Districts (continued from 10/28/14)

V. Old Business

A. Applications for Certificate of Zoning Compliance

1. 0153 – ICD Creative Studios, 132 Center St. business & sign
 2. 0154 – John Watts, 235 Canal St. business
 3. 0161 – John Unkel, 415 Howe Ave., Ste. 327 business
 4. 0166 – Ellen Morgan, 865 River Road business
 5. 0088 – R. D. Scinto, 2 Enterprise Dr. business
 6. 0167 – Arrie Oliver, 33 Ripton Rd. business & sign
 7. 0159 – Ramon Peralta, 431 Howe Ave. sign
 8. 0168 – Verace-Shelton, LLC, 100 Center St. business & sign
 9. 0169 – Liquid Lunch, LLC, 434 Howe Ave. expansion of hours/liquor permit
- 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)
- 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, 500 and 510 River Road, (Map 54, Lots 33, 44 and 2) (public hearing closed on 10/28/14)
- D. Application #14-23, Shelton Properties, LLC for Minor Modification of Final Site Development Plans for PDD #76 (Talbot Apartments: architectural elevations) 740 Bridgeport Avenue, Map 19, Lot 56)

VI. New Business

A. Application #14-24, Petition of CT Commercial Investors, LLC for Modification of PDD #24 including Statement of Uses and Standards (sit down restaurant) and Revision of Detailed Development Plans, 705-711 Bridgeport Ave.: accept and schedule public hearing

VII. Public Portion: anyone wishing to address the Comm. on any items not on the Agenda

VIII. Other Business

- A. Approval of minutes: 9/24/14, 10/14/14 and 10/28/14
- B. Payment of Bills
- C. ZBA Application # 1014-4: discussion and decision on the appeal of the use variance granted (outdoor commercial storage yard) on 10/21/14 for property located at 20 Todd Road
- D. Staff Report
- E. Comments from Chairman and Subcommittee Chairs

IX. Adjournment