

SHELTON PLANNING AND ZONING COMMISSION**DECEMBER 9, 2014**

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, December 9, 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. 0181 – Aunties Café, 522 Shelton, Ave. business & sign
2. 0173 – Dominick Boana, 781 River Rd. sign
3. 0167 – Arrie Oliver, 360 Bpt. Ave. & 33 Ripton Rd. sign
4. 0185 – ABC Sign Corp., 781 River Rd. sign
5. 0175 – CT Sealcoating, 850 Bpt. Ave. dumpster enclosure
6. 0184 – Christina Rundstrom, 435 Coram Ave. business
7. 0166 – Ellen Morgan, 865 River Rd. business
8. 0165 – Allison Wysota, 241 Coram Ave. business

B. 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, 39 Shelton Road (Map 1, Lot 4), R-1 District: request to withdraw**C. 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 (public hearing closed on 11/12/14)****V. New Business****A. Application #14-27, Water's Edge of Shelton, LLC for Minor Modification of PDD #78, Detailed Development Plans (footprint adjustments for building Units 1 thru 5, and 15 thru 17), 500 and 510 River Road, (Map 54, Lots 33, 44 and 2): accept, discussion and possible action****B. Application #14-28, Petition of Cellco Partnership d/b/a Verizon Wireless for Modification of Detailed Development Plans for PDD #27 and Statement of Uses and Standards (roof-top wireless telecommunications facility), 695 Bpt. Ave. Map 29, Lot 1): accept and schedule public hearing****VI. Other Business**

- A. Approval of minutes: 10/28/14, 11/12/14, and 11/18/14
- B. Payment of Bills
- C. Mt. Laurel Ridge Subdivision: request to release Performance Bond and Sediment and Erosion Control Bond
- D. 2015 Meeting Schedule(s) Approval
- E. Appointment of representative and alternate to the new 19 member Naugatuck Valley Council of Governments (NVRPC), Regional Planning Commission
- F. Staff Report
- G. Comments from Chairman and Subcommittee Chairs

VII. Adjournment**HAPPY HOLIDAYS**