

SHELTON PLANNING AND ZONING COMMISSION

JANUARY 13, 2015

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, January 13, 2015, 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 #14-26**, 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 Avenue (Map 28, Lot 22)
 - B. **Application #14-29**, Dorothy DeMarco for Re-subdivision Approval (Wabuda Subdivision: 2 lots), 209 Birdseye Road (Map 143, Lot 8), R-1 District
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 1. 0188 - Ahold USA Retail, Inc., 900 Bpt. Ave. ext. of hours
 2. 0190 - Vision Designs, 600 Bpt. Ave. sign
 3. 0202 – ABC Sign Corp., 27 Waterview Dr. sign
 4. 0196 – ABC Sign Corp., 781 River Rd. sign
 5. 0089 – R. D. Scinto, 5 Corporate Dr. business
 6. 0198 – A. Secondino & Son, 100 Trap Falls Rd. Ext. business
 7. 0199 – Glen Ro Spirit Shoppe, 528 Shelton Ave. business
 - B. **Application #10-16**, Request for one (1) year extension on submission of Final Site Development Plans for the Retail Shopping Center (formerly Crabtree Dealership) at 405-407 Bpt. Ave., PDD #70
 - C. **Application #14-24**, Petition of S&G of Shelton, LLC for PDD Zone Change, Initial Development Concept Plans Approval (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)
- VI. New Business
 - A. **Application #15-1**, Steve Bellis on behalf of Hawks Ridge of Shelton, LLC for Final Site Development Plans Approval (Phase I: Residential Development), Long Hill Cross Road (Map 39 and 51, Lots 7 and 17), PDD #77: accept for review
 - B. **Application #15-2**, 223 Canal Group, LLC for Modification of PDD #70 including Statement of Uses and Standards and Final Site Development Plans Approval (Site C: 68 multi-family residential units), 223 Canal Street (Map 129, Lot 18) – 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 - 12/18/14
 - B. Payment of Bills
 - C. Staff Report
 - D. Comments from Chairman and Subcommittee Chairs
- IX. Adjournment