

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, September 8, 2015, Shelton City Hall, Room 303, at 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. 0454 – Dee’s Kitchen, 509 Howe Ave. wall sign replacement
 - 2. 0461 – Diana D’Addio, 435 Coram Ave. business
 - 3. 0426 – Tom Liacos, 10 Waterview Dr. dust collector
 - 4. 293 – Burger King, 902 Bpt. Ave. ext. renovations
 - 5. 0245 – R. D. Scinto, 1 Corporate Dr. business
 - 6. 0095 – R. D. Scinto, 2 Trap Falls Rd. business
 - 7. 0248 – R. D. Scinto, 2 Corporate Dr. business
 - 8. 0223 – Fabiann Jarrin, 90 Huntington St. business & sign
 - 9. 0429 – Yaogen Yuan, 90 Huntington St. business
 - 10. 0453 – Ct Sign-David Hemming, 701 Bpt. Ave. sign
 - 11. 0463 – John Todice, 155 Kneen St. in-law
- B. **Application #15-18**, Water’s Edge of Shelton for Minor Modification of Detailed Development Plans for PDD #78 (driveways, buildings, marina), 500 River Road (Map 54, Lots 33, 24 and 42)
- C. **Application #15-19**, Continental Properties for Minor Modifications of Detailed Development Plans for PDD #76 (clubhouse, landscaping and bldg. entrance), 740 Bpt. Avenue
- D. **Application #15-06**, Romano Brothers Builders, LLC for Final Subdivision Approval (3 Lots: Parcel A), 84 Lakeview Avenue (Map 138D, Lot 20), R-4 District
- E. **Application #15-09**, Bridge Street Partners, LLC, for Minor Modification of Conceptual Plan and Detailed Development Plan Approval (mix use development), 64 Howe Avenue and 44-58 Bridge Street (Map 129D, Lots 37, 38, 39 and 40)
- F. **Application #15-10**, Matto Family Realty, LLC for Initial Concept/Final Site Development Plan Approval and Planned Development District Zone Change (mix use building), 434-456 Howe Avenue/70-72 Bridge Street (Map 129D, Lot 55), CB-2 District and CBD Overlay (public hearing closed 8/11/15)
- G. **Application #15-11**, Gary Knauf for Initial Concept/Final Site Development Plan Approval and Planned Development District Zone Change (commercial building), 561 Bridgeport Avenue (Map 50, Lot 10), LIP District (public hearing closed 8/11/15)
- H. **Application #15-12**, Mike Ballaro for Site Plan Approval (commercial Bldg.) 405 River Road (Map 66, Lot 230)
- I. **Application #15-14**, Dominick Cerritelli for Zone Change (IB-2 to CA-2), 415 Howe Avenue (Map 129, Lot 33) (public hearing closed 8/11/15)

- J. **Application #15-15**, Judy Rockwell for Special Exception Approval (food establishment), 415 Howe Avenue (Map 129, Lot 33) (public hearing closed 8/11/15)
- V. Public Portion: anyone wishing to address the Comm. on any item not on the agenda
- VI. Other Business
- A. Approval of minutes 6/30/15, 7/7/15, 7/22/15 and 8/11/15
- B. Payment of Bills
- C. 8-24 Referral: disposition of City owned property on Howe Avenue (municipal parking lot adjacent to Donut Stop)
- D. Perry Hill Estates Subdivision: request for 90 day extension to file record mylar map
- E. Benchmark Assisted Living: request to release Cash Sediment and Erosion Control Bond
- F. 781 River Road: request to release Maintenance Bond
- G. Staff Report
- H. Comments from Chairman and Subcommittee Chairs
- VII. Adjournment