

SHELTON PLANNING AND ZONING COMMISSION

OCTOBER 13, 2015

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, October 13, 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. **Application #15-16**, Dominick Thomas on behalf of Sammy Alanz and Stephen Miklos for Special Exception/Site Plan Approval (restaurant with bar), 333 River Road (Map 80, Lot 172, CA-2 Zone) (reschedule continuation of public hearing to 10/27/15)
- B. Applications for Certificate of Zoning Compliance
 1. 293 – Burger King, 902 Bpt. Ave. ext. renovations
 2. 0496 – ST Realty, 515 Bpt. Ave. sign
 3. 0500-One Smart Dog, 865 River Rd. business
 4. 0481 – T. Molnar, 350 Howe Ave. business
 5. 0485 – Thomas Murphy, 18 center St. business
 6. 0480 – Bruce Butler, 99 Bpt. Ave. business
 7. 0489 – Advanced Security Tech., Inc., 292 Coram Ave. business
 8. 0345 – Written Words, LLC, 415 Howe Ave. Ste. 888 business
 9. 0502 – FF Productions, 549 Howe Ave. 2nd Fl. business
 10. 501 – Aroma JS, 507 Howe Ave. business & wall sign
- C. **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, PDD #67 (Map 129D, Lots 37, 38, 39 and 40)
- D. **Application #15-10**, Matto Family Realty, LLC for Initial Concept/Final Site Development Plan Approval and Planned Development District Zone Change (mix use development), 434-456 Howe Avenue/70-72 Bridge Street (Map 129D, Lot 55), CB-2 District and CBD Overlay (public hearing closed 8/11/15)
- E. **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)
- V. New Business
- A. **Application #15-17**, Primrose Companies Realty, LLC for Special Exception/Site Plan Approval (multi-family development and commercial building), 6 Bridge Street and 131 Canal Street (Maps 129 and 130, Lots 21 and 2), RF District (accept and schedule public hearing)
- B. **Application #15-20**, Dominick Thomas on behalf of 714, LLC for Final Site Development Plan Approval (shopping center), 405 Bridgeport Avenue, 12 Nells

Rock Road and 20-36 Buddington Road, PDD #70 (Map 77, Lots 26, 27, 28, 29 and 30) – accept and start review period

C. **Application #15-21**, Long Hill Cross Road, LLC for Modification of Conceptual Plans, Detailed Development Plans and Statement of Uses and Standards for PDD #69 (cluster residential development), Long Hill Cross Road (Map 51, Lot 29), accept and schedule public hearing

D. **Application #15-11**, Appletree Daycare and Preschool Cte., LLC for Modification of Site Plan Approval (second floor addition), 117 Long Hill Cross Road, LIP District (Map 51, Lot4): accept for review

VI. Public Portion: anyone wishing to address the Comm. on any item not on the agenda

VII. Other Business

A. Approval of minutes 9/8/15 and 9/23/15

B. Payment of Bills

C. Staff Report

D. Comments from Chairman and Subcommittee Chairs

E. Adjournment