

SHELTON PLANNING AND ZONING COMMISSION**DECEMBER 8, 2015**

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, December 8, 2015, Shelton City Hall, Auditorium, at 7:00 p.m., 54 Hill Street, Shelton, CT 06484.

AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Organizational Meeting: Election of Officers
- V. Public Hearings
 - A. **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#69 (cluster residential development), Long Hill Cross Road (Map 51, Lot 29), (continued from 11/18/15) (request to be withdrawn)
 - B. **Application #15-24**, Advanced Security Technologies, Inc. for Site Plan Approval (professional office), 292 Coram Avenue (Map 117B, Lot 76) R-3 District
- VI. Old Business
 - A. Applications for Certificate of Zoning Compliance
 1. 0521 – Edwin Celon, 94 River Road sign
 2. 0545 – ABC Sign Corp., 60 Todd Road sign
 3. 0544 – National Sign Corp., 504 Bridgeport Ave. sign
 4. 0532 – Lewis Merritt, 223 Canal St. special event
 5. 0543 – Labco, 4 Corporate Dr. business
 - B. **Application #15-16**, request by applicant to approve Special Exception/Site Plan and issue Application for Certificate of Zoning Compliance #0441 for a full service restaurant/bar at 333 River Road
 - C. **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)
 - D. **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 (public hearing closed on 11/1/0/15)
- VII. New Business
 - A. Proposal of the Shelton Planning and Zoning Commission to Amend Section 33 (Special Exceptions) and Section 36 (Central Business District) and Planned Development District Zone Change (two block area: Howe Avenue to Coram Avenue and White Street to Bridge Street) including Statement of Uses and Standards for proposed PDD #82
 - B. **Application #15-25**, Viade Development, LLC for Final Subdivision Approval (9 lots), 185 East Village Road (Map 163, Lot 15), R-1 District: accept for review
- VIII. Public Portion: anyone wishing to address the Comm. on any item not on the agenda
- IX. Other Business
 - A. Approval of minutes – 11/10/15 and 11/18/15
 - B. Payment of Bills
 - C. 8-24 Referral: sidewalk installation on Progress Drive from Commerce Drive to Research Drive
 - D. Staff Report
 - E. Comments from Chairman and Subcommittee Chairs
- X. Adjournment