

SHELTON PLANNING AND ZONING COMMISSION

JUNE 14, 2016

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, June 14, 2016, 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. 0689 – G. Stendbergh, 524 Howe Ave. business
 - 2. 314 – Mike & Rob Rabinoff, 1 Corporate Dr. renovation & business
 - 3. 0701 – Mohammed Mansour, 99 Bpt. Ave. business
 - 4. 0247 – R. D. Scinto, 2 Trap Falls Rd. business
 - 5. 313 – BML, 100 Beard Sawmill Rd. business
 - 6. 0699 – Daniel Wells, 656 Bpt. Ave. business
 - 7. 0689 – G. Stendbergh, 524 Howe Ave. business
 - 8. 0711 – Yung Shau, 514 Bpt. Ave. business
 - 9. 0741 – Michael Coppol, 10 Progress Dr. sign
- B. **Application #16-7**, Dominick Thomas for Initial Development Concept Plans and PDD Zone change (18 unit multi-family development) 405 Long Hill Avenue (Map 78, Lot 5), R-1 District (public hearing closed on 5/10/16)
- V. New Business
- A. **Application #16-10**, Anco Engineering, Inc. for Special Exception Approval (building additions, parking expansion and rail test track), 217 Long Hill Cross Road, LIP District: accept and schedule public hearing
- B. **Application #16-11**, Dominick Thomas on behalf of Soundview Crossing, LLC for Re-subdivision Approval (7 Lots: Soundview Crossing Parcel B), Soundview Avenue (Map 126, Lots 44, 45, 46), R-1 District: accept and schedule public hearing
- C. **Application #16-12**, Philken Hotels Shelton, LLC for Modification of PDD #63 (hotel and free standing restaurant), 899 and 905 Bpt. Ave. (Map 8, Lots 15 and 16): accept and schedule public hearing
- D. **Proposal of SPZC**: amendments of Section 33, Section 5 and Schedule A: Permitted Uses for Ground Mounted Solar Energy Systems in LIP Districts: schedule a public hearing
- E. **Proposal of SPZC**: amendments of Section 33 and Schedule A: Permitted Uses for Mix Use Developments in CA-2 Districts: schedule a public hearing
- VI. Public Portion: anyone wishing to address the Commission on any items not on the agenda
- VII. Other Business
 - A. Approval of Minutes 4/12/16, 4/27/16 and 5/10/16
 - B. Payment of Bills
 - C. 8-24 Referral: use of Perry Hill School portable building for before and after school program
 - D. Staff Report
 - E. Comments from Chairman and Subcommittee Chairs
- VIII. Adjournment