The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, July 12, 2016, at 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. Public Hearing
   A. Application #16-10, Anco Engineering, Inc. for Special Exception Approval (building additions, parking expansion and rail test track), 217 Long Hill Cross Road (Map 51, Lots 30), LIP District
   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
   C. Proposal of SPZC: amendments of Section 33, Section 5 and Schedule A: Permitted Uses for Ground Mounted Solar Energy Systems in LIP Districts
   D. Proposal of SPZC: amendments of Section 33 and Schedule A: Permitted Uses for Mix Use Developments in CA-2 Districts
   E. Application #16-13: Far Mill, LLC for Special Exception Approval (ground mounted solar panels), 600 Bridgeport Avenue (Map 39, Lot 13), LIP District
V. Old Business
   A. Applications for Certificate of Zoning Compliance
      1. 0753 – Scott Mason, 27 Reiner Drive in-law
      2. 0761 – Danilo Mandu, 55 Bridgeport Avenue business
      3. 0767 – R. D. Scinto, 4 Corporate Dr. business
      4. 0766 – R. D. Scinto, 4 Corporate Dr. business
      5. 0744 – Ed Hyland, 84 Platt Rd. business
      6. 0727 – T. Biryuleva, 9 Huntington St., Unit 7 sign
      7. 0784 – Archer Signs, 702 Bpt. Ave. sign
      8. 0774 – Consumers Petroleum of CT, Inc., 18 Old Stratford Rd. ext. ice bunker
      9. 0757 – All Star Petro Marts, 18 Old Stratford Rd. portable propane dispenser
     10. 0726 – Primer America Realty, Inc., 8 Algonkin Rd. business
     11. 585 – Splash, 376 Bridgeport Ave. business
   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)
   C. Application #16-9, R.D. Scinto, Inc. for Initial Development Concept Plan and PDD Zone Change Approval (three new commercial buildings), 100 Commerce Drive (Map 39, Lot 1), IA-3 District (public hearing closed 6/22/16)
   D. Proposal of SPZC: amendments of Section 33, Section 5 and Schedule A: Permitted Uses for Ground Mounted Solar Energy Systems in LIP Districts
   E. Proposal of SPZC: amendments of Section 33 and Schedule A: Permitted Uses for Mix Use Developments in CA-2 Districts
   F. Application #16-13: Far Mill, LLC for Special Exception Approval (ground mounted solar panels), 600 Bridgeport Avenue (Map 39, Lot 13), LIP District
VI. New Business
A. Application #16-14, Jim Blakeman Const. Co. for Initial Development Concept Plan and PDD Zone Change Approval (36 Multi-family units), 309 Old Bridgeport Avenue (Map 91, Lot 15), RB District: accept and schedule public hearing
B. Application #16-16, Ronic Enterprises, Inc. for Modification of Special Exception Approval and Re-subdivision Approval (Summerfield Farms – CRD Subdivision: change private open space area into 2 lots), Independence Drive (Map 14, Lot 53), R-1 District: accept and schedule public hearing
C. Application #16-17, Elaine and Robert Hinman for Subdivision Approval (1 lot), 247 Grove Street, (Map 98D, Lot 59), R-3 District: accept, review and possible action
D. Application #16-18, Stephen Zuber for Subdivision Approval (2 lots), 2 Federal Road (Map 44, Lot 96), R-1 District: accept, review and possible action
E. Application #16-19, Beachbrook Realty Corp. for Modification of Site Plan Approval (building expansion), 30 Forest Parkway (Map 63, Lot 30), LIP District: accept, review and possible action
F. Application #16-20, Long Hill Cross Road, LLC for Modification of Basic Development Plans and Detailed Development Plans for PDD #69 (three detached single family dwellings), 241 and 245 Long Hill Cross Road (Map 51, Lots 25 and 29): 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: 4/27/16 and 5/10/16
B. Payment of Bills
C. Staff Report
D. Comments from Chairman and Subcommittee Chairs

IX. Adjournment