

SHELTON PLANNING AND ZONING COMMISSION

JULY 12, 2016

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
 - 12. 0783 – Mattress Firm, 702 Bpt. Ave., Suite 102 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