

SHELTON PLANNING AND ZONING COMMISSION

AUGUST 9, 2016

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 9, 2016, at 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. 0842 - MDC Investment Property-XI LLC, One Waterview Dr. business
 2. 0840 – D. Harvey, 784 River Rd. business
 3. 0787 – R. D. Scinto, 2 Trap Falls Rd. business
 4. 0815 – Ashley Kasprzycki, 64 Huntington St. business
 5. 0832 – Bryan Zelnik, 1000 Bpt. Ave. business
 6. 0808 – Nicholas Engel, 64 Huntington St. business
 7. 0828 – Renee Daconto, 514 Bpt. Ave. business/sign
 8. 6703 – The Salon, LLC, 482 River Rd. business/sign
 9. 0837 – Lauretano Sign Group, 405 Bpt. Ave. sign
 10. 0809 – Arnio Sign Co., 702 Bpt. Ave. sign
 11. 0771 – American Sign Crafters, 2 Ivy Brook Rd. sign
 12. 0770 – American Sign Crafters, 807 Bpt. Ave. sign
 13. 0831 – National Sign, 515 Bpt. Ave. sign
 14. 0836 – Stephanie Brannen, 47 Spruce Hill Rd. in-law
 15. 0750 – Linda & Andrew Anderson, 23 Tuckahoe Dr. in-law
- B. **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)
- C. **Application #16-10**, Anco Engineering, Inc. for Special Exception Approval (building addition, parking expansion and rail test track), 217 Long Hill Cross Road (Map 51, Lot 30), LIP District (public hearing closed 7/12/16)
- D. **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 (public hearing closed on 7/12/16)
- E. **Proposal of SPZC**, amendments of Section 33 and Schedule A: Permitted Uses for Mix Use Developments in CA-2 Districts (public hearing closed on 7/12/16)
- F. **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): re-schedule public hearing date
- G. **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: re-schedule public hearing date
- H. **Application #16-17**, Elaine and Robert Hinman for Subdivision Approval (1 lot), 247 Grove Street, (Map 98D, Lot 59), R-3 District
- I. **Application #16-18**, Stephen Zuber for Subdivision Approval (2 lots), 2 Federal Road (Map 44, Lot 96), R-1 District
- J. **APPLICATION 16-19**, Beachbrook Realty Corp. for Modification of Site Plan Approval (building expansion), 30 Forest Parkway (Map 63, Lot 30), LIP District

V. New Business

- A. **Application #16-21**, 714, LLC for Minor Modification of PDD #70 (The Market Place: front retaining wall, entry drive grading/drainage), 405 Bridgeport Avenue (Map 77, Lots 26, 27, 28, 29, 30): accept, discussion and possible action
- B. **Application #16-22**, Toll CT, LP for Minor Modification of PDD #75 (Shelton Cove changes to units 28, 29, 30, 31 and 32), 560 River Road (Map 53, Lot 55) – accept for review
- C. **Application #16-23**, Wendy Montanaro, LLC and 60-64 Huntington Street, LLC for Final Detailed Development Plans Approval and PDD Zone Change, 60-66 Huntington Street (Map 74, Lots 27 and 28): accept and schedule public hearing date
- D. **Application #16-24**, Water's Edge of Shelton for Minor Modification of Detailed Development Plans for PDD #78 (Water's Edge: changes to units 1 thru 5), 500 River Road (Map 54, Lots 33, 34 and 42) – accept, discussion and possible action
- E. **Application #16-25**, Bridge Street Partners, LLC for Modification of Conceptual Plan and Detailed Development Plan Approval for PDD #67 (fifth floor addition for 8 new apartments and parking expansion), 50 Bridge Street (Map 129D, Lots 37, 38, 39 and 40) – accept and schedule 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 4/27/16, 5/10/16, 5/31/16, 6/2/16
- B. Payment of Bills
- C. 8-24 Referral: public water extension to portion of Birdseye Road
- D. Staff Report
- E. Comments from Chairman and Subcommittee Chairs

VIII. Adjournment