

**SHELTON PLANNING AND ZONING COMMISSION****SEPTEMBER 13, 2016**

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, September 13, 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 #16-12**, 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)
- V. Old Business
- A. Applications for Certificate of Zoning Compliance
  1. 0847 – N. Nguyen, 350 Howe Avenue business
  2. 0858 – Huntington Glass, 2A Long Hill Ave. business
  3. 0785 – R. D. Scinto, 2 Enterprise Dr. business
  4. 0872 – Right Choice Fulfillment, LLC, 466 Bpt. Ave. business
  5. 0851 – Jorge Garcia/Lydia Noguera Garcia, 308 Nichols Ave. business
  6. 0846 – Sewerya Lipinski, 61 Bpt. Ave. business/sign
  7. 0863 – ABC Sign Corp., 15 Armstrong Rd. business/sign
  8. 0866 – Lauretano Sign, 405 Bpt. Ave. sign
  9. 0874 – TD Bank, 820 Bpt. Ave. renovations/improvement
- B. **Application #16-9**, change PDD #84 to PDD #85 with new effective date (100 Commerce Drive)
- C. **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)
- D. **Application #16-22**, Toll CT, LP for Minor Modification of Detailed Development Plans PDD #75 (Shelton Cove changes to units 28, 29, 30, 31 and 32), 560 River Road (Map 53, Lot 55)
- E. **Application #16-23**, Wendy Montanaro, LLC and 60-64 Huntington Street, LLC for Final Site Development Plans Approval and PDD Zone Change, 60-66 Huntington Street (Map 74, Lots 27 and 28): re-schedule public hearing date
- VI. New Business
- A. **Application #16-27**, Welkin, Inc. for Final Subdivision Approval (3 Lots: 185 Estates), 185 Nichols Avenue (Map 47, Lot 9), R-1 District: accept, discussion and possible action
- B. **Application #16-28**, Dominick Thomas on behalf of Ricar, LLC and Mianus Holding, LLC for Modification of original Conceptual Plans and Initial Conceptual Plans for PDD #24 (164 unit multi-family, clubhouse, maintenance building and marina), 704, 712 and 722 River Road, (Map 22, Lot 1 and Map 32, Lots 16 and 17): accept and schedule public hearing

- C. **Application #16-29**, Dominick Thomas, Trustee for Initial Conceptual Plan and PDD Zone Change Approval (145 unit multi-family, retail, hotel, restaurant, automotive repair), Bpt. Ave. and 48 Long Hill Cross Road (Map 50, Lots 15 and 16) LIP District: 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: 6/14/16 and 6/22/16
  - B. Payment of Bills
  - C. Staff Report
  - D. Comments from Chairman and Subcommittee Chairs
- IX. Adjournment