

SHELTON PLANNING AND ZONING COMMISSION

OCTOBER 11, 2016

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, October 11, 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. 0874 – TD Bank, 820 Bpt. Ave. ATM
 - 2. 0891 – Joseph Monaco, 332 Howe Ave. sign
 - 3. 0883 – Bishop Development, 762 River Rd. business
 - 4. 0901 – Goodwill, 397 Bpt. Ave. business
 - 5. 0899 – Bryan Lizotte, 99 Bpt. Ave. business/sign
 - 6. 6262 – Ron Champlin, 128 Center St. sign
 - 7. 0905 – CT Sign, 1000 Bpt. Ave. sign
 - B. **Application #16-11**, Dominick Thomas on behalf of Soundview Crossing, LLC for Re-subdivision Approval (7 lots: Soundview Crossing Parcel B), Soundview Ave.) (Map 126, Lots 44, 45, 46), R-1 District (public hearing closed on 7/12/16)
 - C. **Application #16-12**, Philkin Hotels Shelton, LLC for Modification of PDD #63 (GLO hotel and free standing restaurant), 899 and 905 Bpt. Ave. (Map 8, Lots 15 and 16) (public hearing closed on 9/13/16)
 - D. **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) (public hearing closed on 9/28/16)
 - E. **Application #16-16**, Ronic Enterprises, Inc. for Modification of Special Exception Approval and Re-subdivision Approval (Summerfield Farms – CRD Subdivision: split remaining parcel into 2 lots), Independence Drive (Map 14, Lot 53), R-1 District (public hearing closed on 9/28/16)
 - F. **Application #16-14**, Jim Blakeman Const. Co. for Initial Development Concept Plan and PDD Zone Change Approval (Brookview Apartments: 37 multi-family units), 309 Old Bpt. Ave. (Map 91, Lot 15), RB District (public hearing closed on 9/28/16)
 - G. **Application #16-25**, Bridge Street Partners, LLC for Modification of Conceptual Plan and Detailed Development Plan Approval for PDD #67 (Bridge Street Commons: fifth floor addition for 8 new apartments and parking expansion), 50 Bridge Street (Map 129D, Lots 37, 38, 39 and 40) – cancel public hearing, discussion and possible action
 - H. **Application #16-8**, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (Shelter Ridge: mix use development) for Bridgeport Avenue (Map 50, Lot 9, LIP and R-1 Districts (public hearing closed on 9/21/16)
- V. New Business
 - A. **Application #16-30**, Dominick Thomas on behalf of 714, LLC for Modification of Conceptual and Detailed Development Plans for PDD #70 (Market Place/Big Y: new retail building, re-alignment of Nells Rock Road entrance drive, outdoor patio/cooler, re-establish drive-thru), 381-405 Bpt. Ave. (Map 77, Lots 26, 27, 28, 29 and 30) – accept, discussion and possible action

- VI. Public Portion: anyone wishing to address the Commission on any items not on the agenda
- VII. 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
- VIII. Adjournment