

SHELTON PLANNING AND ZONING COMMISSION

FEBRUARY 14, 2017

The Shelton Planning and Zoning Commission will hold a special and regular meeting on Tuesday, February 14, 2017, at Shelton City Hall, 6:00 p.m. (Employee Lounge Room) and 7:00 p.m. Auditorium, 54 Hill Street, Shelton, CT 06484

AGENDA

6:00 P.M. Employee Lounge Room (first floor adjacent to Auditorium)

- I. Work Session
 - a. Update of 2006 POCD

7:00 P.M. Auditorium

- II. Call to Order
- III. Pledge of Allegiance
- IV. Roll Call
- V. Old Business
 - A. Applications for Certificate of Zoning Compliance
 - 1. 0996 – HVCF, 917 Bpt. Ave. sign
 - 2. 0973 – Czecho American Club, 125 Center St. sign
 - B. **Application #16-23**, Wendy Montanaro, LLC and 60-64 Huntington Street, LLC for Initial Development Concept Plan and PDD Zone Change Approval, 60-66 Huntington Street (Map 74, Lots 27 and 28) (public hearing closed on 11/16/16)
 - C. **Application #16-34**, Dominick Thomas on behalf of Shelter Development, LLC and Hawks Ridge of Shelton, LLC for Modification of PDD #77 including Initial Development Concept Plan, and Approval of Detailed Development Plans and Re-subdivision (Hawks Ridge: Continuing Care Retirement Community) Beard Saw Mill Road (Map 39, Lots 12, 14 and 17) (public hearing closed on 1/25/17)
 - D. **Application #16-8**, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (Shelter Ridge: mix use development) for Bpt. Ave. (Map 50, Lot 9, LIP and R-1 Districts (public hearing closed on 9/21/16)
- VI. New Business
 - A. **Application #17-03**, Jim Blakeman Construction Co. for Final Site Development Plans for PDD #86 (28 unit apartment complex), 309 Old Bridgeport Avenue (Map 91, Lot 15): accept for review
- VII. Public Portion: anyone wishing to address the Commission on any items not on the agenda
- VIII. Other Business
 - A. Approval of Minutes: 6/28/16, 7/12/16, 7/27/16, 8/9/16, 8/24/16, 8/31/16, 9/7/16, 9/13/16, 9/21/16, 9/28/16, 10/11/16, 11/9/16, 11/16/16, 12/13/16
 - B. Payment of Bills
 - C. Staff Report
 - D. Comments from Chairman and Subcommittee Chairs
- IX. Adjournment