

SHELTON PLANNING AND ZONING COMMISSION

JANUARY 9, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, January 9, 2018, at 7:00 p.m., Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Hearing (7:00 p.m.)

A. **Application #17-19**, R. D. Scinto, Inc. for Modification of Initial Development Concept Plan and Detailed Development Plans for PDD #63 (retail shopping center), 899-905 Bpt. Ave. (Map 8, Lots 15 and 16)

V. Applications for Certificate of Zoning Compliance

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| 1. 2329 – Daniel Sadowki, 78 Bpt. Ave. | business |
| 2. 2348 – Richard Coore, 281 Canal St. | business |
| 3. 2350 – Robert Weintraub, 25 Controls Dr. | business |
| 4. 2353 – Johnny Zurita, 1077 Bpt. Ave. | business |
| 5. 2321 – Ellen Reichelt, 90 Bpt. Ave. | business & sign |
| 6. 2134 – James Grecco, 397 Bpt. Ave. | business & sign |
| 7. Staff approved ACZC | (see attached) |

VI. Old Business

A. **Town Center at Shelter Ridge**: submission of Revised Initial Development Concept Plan as per approval

A. **Application #17-18**, Dominick Thomas for Initial Development Concept Plan and PDD Zone Change approval (mix use development): 801 Bpt. Ave. (Map 28, Lot 19): IA-2 District (public hearing closed 12/27/17)

VII. New Business

A. **Application #17-23**, Bishop Development of Shelton for Minor Modification of PDD #72 (patio layout for restaurant), 762 River Road (Map 16, Lot 26): accept, discussion and possible action.

B. **Application #18-01**: Perry Pettas for Modification of PDD #65 including Basic Development Plans and Statement of uses and Standards (Riverwalk Place: 25 apartment units and retail)356-368 Howe avenue (Map 117B, Lots 58,60,61 and 62): accept and schedule public hearing

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

IX. Other Business

- A. Booth Hill Estates: presentation of conventional and DRD subdivision:
James Swift, P.E.
 - B. Approval of Minutes: none
 - C. Payment of Bills
 - D. Soundview Crossing Subdivision: Performance Bond Reduction
 - E. Staff Report
 - F. Comments from PZC Chairman and Subcommittee Chairman
- X. Adjournment