

SHELTON PLANNING AND ZONING COMMISSION **FEBRUARY 13, 2018**

The Shelton Planning and Zoning Commission will hold a special and a regular meeting on Tuesday, February 13, 2018, at 6:00 p.m. and 7:00 p.m., Shelton City Hall Room 304 and the Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA (6:00 p.m.: Special Meeting): Room 304

- I. Call to Order
- II. Roll Call
- III. Work Session
- A. Discussion with Corporation Counsel on various zoning related matters

Agenda (7:00 p.m.: Regular Meeting): Auditorium

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Applications for Certificate of Zoning Compliance
 - 1. 2385 – Fran Teodosio, 56 Robin Lane in-law
 - 2. 2377 – Barbara Belicia, 1000 Bpt. Ave. business
 - 3. 2247 – R. D. Scinto, 100 Beard sawmill Rd. business
 - 4. 2361 – David Esposito, 97 Bpt. Ave. business
 - 5. 2359 – Alterra Group, LLC, 4 Research Dr., Ste. 402 business
 - 6. 2380 - Mark HERRIQUES, 101 Commerce Dr. business
 - 7. 2360 – Robert Davis, 8 Algonkin Rd. business
 - 8. 2374 – Caitlin Iannucci, 415 Howe Ave. business
 - 9. 2371 – Brittany Jansen, 415 Howe Ave., 310D business
 - 10. 2383 – Pramed Kandel, 556 Howe Ave. business
 - 11. 2384 – Daniel Sadowski, 488 Howe Ave. business
 - 12. 2382 – Daniel Sadowski, 78 Bpt. Ave. business
 - 13. 2378 – Rich Brown, 401 Bpt. Ave. propane sales
 - 14. 2381 – Connecticut Sign, 4 Armstrong Rd. sign
 - 15. 2367 – Arnco Sign Co., 70 Shelton Tech. Center Rd. sign
 - 16. 2375 – Amer. Sign, 42 Canal St. sign
 - 17. 2362 – Bruce Hungerford, 495 River Rd., Unit C business & sign
 - 18. Staff Approved ACZC
- V. Old Business
 - 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)
 - B. **Application #17-19**, R. D. Scinto, Inc. for Modification of Initial Development Concept Plan and Detailed Development Plans for PDD #63, 899-905 Bpt. Ave. (Map 8, Lots 15 and 16) and modification of Future Land Use Plan from Office/Light Industrial to Mix Use, Economic Growth Area (MUEGA)
- VI. New Business
 - A. **Application #18-04**, Schaible Realty III, LLC for Amendment of Building Zone Map by changing from IB-2 District to CB-2 District, 25 Brook Street (Map 129, Lot 14): 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. Huntington Center Special Study (commercial/area): special area study initiated by the SPZC and coordinated by Staff

B. Approval of Minutes: none

C. Payment of Bills

D. 8-24 Referral: water main extension for Longmeadow Road

E. Staff Report

F. Comments from PZC Chairman and Subcommittee Chairmen

IX. Adjournment