

SHELTON PLANNING AND ZONING COMMISSION

APRIL 10, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, April 10, 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. Applications for Certificate of Zoning Compliance

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|---|-----------------|
| 1. 2432 – Archer Signs, 100 Commerce Dr. | sign |
| 2. 2392 – ABC Sign Corp., 1 Forest Parkway | sign |
| 3. 2384 – Daniel Sadowski, 488 Howe Ave. | sign |
| 4. 784 – Brightview Seniors, 30 Beard Sawmill Rd. | temp. structure |
| 5. 2428 – C. Charo, 784 River Rd. | fund raiser |
| 6. 2390 – ABC Sign Corp., 389 Bpt. Ave. | awning |
| 7. 2420 – Paola Wolff, 415 Howe Ave. | business |
| 8. 2425 – Golden Const. Games, 524 Shelton Ave. | business |
| 9. 2411 – Maffe Financial Group, 50 Bridge St. | business |
| 10. 2433 – Cte. Street Stage, 430 Coram Ave. | business |
| 11. 2434 – EHHLAC Inc., 430 Coram Ave. | business |
| 12. 2410 – Kaila Shaw, 415 Howe Ave. | business |
| 13. 2078 – R. D. Scinto, 100 Beard Sawmill Rd. | business |
| 14. 2080 – R. D. Scinto, 100 Beard Sawmill Rd. | business |
| 15. 2079 – R. D. Scinto, 1 Enterprise Dr. | business |
| 16. 2435 – Rose Tiso, 391 Bpt. Ave., Suite 101 | business |
| 17. 2436 – Rose Tiso, 391 Bpt. Ave., Suite 103 | business |
| 16. 2409 – Rose Tiso, 381 Bpt. Ave. | business & sign |
| 17. 2382 – Daniel Sadowski, 78 Bpt. Ave. | business & sign |
| 18. 2421 – Kiyak Soler, LLC, 28 Nature Lane | solar install |
| 19. Staff Separates | (see list) |

V. Old Business

A. **Application #17-20**, Dominick Thomas for Amendment to Zoning Regulations (Section 45.6: Accessory Dwelling Units) (public hearing closed on 1/24/18)

B. **Application #17-21**, James R. Swift for Amendment to Zoning Regulations (Section 34.31: PDD Standards) (public hearing closed on 1/24/18)

C. **Application #17-22**, 636 Cooke Street, LLC for Initial Development Concept Plan, Detailed Development Plans and PDD Zone Change (mix use development), 523 Howe Avenue (Map 129B, Lot 36), IA-3/CBD Overlay District (public hearing closed on 1/24/18)

D. **Application #18-01**, Perry Pettas for Modification of PDD #65 including Basic Development Plans, Detailed 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) (public hearing closed on 2/28/18)

VI. New Business

A. **Application #18-08**, Hawks Ridge Development, LLC for Modification of Detailed Development Plans for PDD #77 (grading, plans for Lot 54B), Beard Saw Mill Road (Map 39, Lot 14): accept for review

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): update by Staff

B. Approval of Minutes

C. Payment of Bills

D. 69 Pearmain Estates Subdivision: request for 2nd extension to record mylar map

E. Staff Report

F. Comments from PZC Chairman and Subcommittee Chairman

IX. Adjournment