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

1. 2432 – Archer Signs, 100 Commerce Dr.  
   sign
2. 2392 – ABC Sign Corp., 1 Forest Parkway  
   sign
   sign
4. 784 – Brightview Seniors, 30 Beard Sawmill Rd.  
   temp. structure
5. 2428 – C. Charo, 784 River Rd.  
   fund raiser
   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
    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
    business
17. 2436 – Rose Tiso, 391 Bpt. Ave., Suite 103  
    business
    business & sign
    business & sign
20. 2421 – Kiyak Soler, LLC, 28 Nature Lane  
    solar install
21. 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