

SHELTON PLANNING AND ZONING COMMISSION

MAY 8, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, May 8, 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. | signs |
| 2. 2521 – The Mark, 7 Acadia Lane | sign |
| 3. 2502 – Maged Obied, 425 River Rd. | business & sign |
| 4. 2245 – R. D. Scinto, 5 Research Dr. | business |
| 5. 2083 – R. D. Scinto, 5 Research Dr. | business |
| 6. 2504 – R. D. Scinto, 110 Commerce Dr. | business |
| 7. 2527 – Jenny Noia-Gilson, 415 Howe Ave. | business |
| 8. 2530 – BJS Designs, 415 Howe Ave. | business |
| 9. 2507 – Howe Ave. Pizza, 503 Howe Ave. | business & sign |
| 10. 2519 – Thuy Phung, 495D River Rd. | business & sign |
| 11. 2429 – Keystone, 350 Bpt. Ave. | temp. sale of fireworks |
| 12. Staff Report | (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 and 62) (public hearing closed on 2/28/18)
- E. **Application #18-02**, Dominick Thomas on behalf of Ricar, LLC and Mianus Holding, LLC for Modification of PDD #66 including Initial Concept Development Plans and Statement of Uses and Standards (98 unit multi-family, restaurant, clubhouse, maintenance building and marina), 704, 712 and 722 River Road, (Map 22, Lot 1 and Map 32, Lots 16 and 17): public hearing closed on 4/25/18)
- F. **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): public hearing closed on 4/25/18)
- G. **Application #18-06**, John Paul Development, LLC for Final Subdivision Approval (Booth Hill Estates: 6 lots), Waverly Road/Booth Hill Road (Map 44, Lots 56 and 57), R-1 District: authorization for extension on review period

VI. New Business

A. **Application #18-09**, Key Development, LLC for Modification of Subdivision Approval (69 Pearmain Estates: 4 lots), 69 Pearmain Road, R-1 District (Map 134, Lot 1): accept, review and possible action

B. **Application #18-10**, R. D. Scinto, Inc. for Modification of Site Plan Approval (new building), 5 Research Drive (Map 27, Lot 3), LIP District: accept, review and possible action

C. **Application #18-11**, Kenneth Baldwin, Esq. on behalf of Cellco Partnership dba Verizon Wireless for Minor Modification of PDD #58 (generator on concrete pad), 6 Research Drive (Map 28, Lot 1): accept, review and possible action

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

VIII. Other Business

A. Hawks Ridge Development: request to terminate consultant services for project

B. Approval of Minutes: none

C. Payment of Bills

D. Staff Report

E. Comments from PZC Chairman and Subcommittee Chairmen

IX. Adjournment