

**SHELTON PLANNING AND ZONING COMMISSION**

**JUNE 12, 2018**

The Shelton Planning and Zoning Commission will a regular meeting on Tuesday, June 12, 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. Public Hearing

A. **Application #18-05**, John Paul Development, LLC for Special Exception Approval for DRD Residential Development (Booth Hill Estates: 17 lots), Booth Hill Road (Map 44, Lots 56 and 57) (continued from 5/23/18)

B. **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 (continued from 5/23/18)

C. **Application #18-07**, Manuel Moutinho for Initial Development Concept Plan and PDD Zone Change Approval (retail shopping center), 6 Todd Road (Map 77, Lot 25), OP District (continued from 5/23/18)

IV. Applications for Certificate of Zoning Compliance

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|---|----------------------|
| 1. 2432 – Archer Signs, 100 Commerce Drive          | signs                |
| 2. 2555 – Jill Bennett, 371 Leavenworth Rd.         | home office          |
| 3. 2562 – I.C. Contracting, 7 Falcon Lane           | in-law & garage      |
| 4. 2549 – Axel Merced, 105 Isinglass Rd.            | in-law               |
| 5. 2550 – Paraco Gas, 484 Bpt. Ave.                 | propane storage cage |
| 6. 2569 – Joseph Perna, Corporate Towers            | car show             |
| 7. 2541 – L&E Fitness, 50 Bridge St., Ste. 2 & 3    | business & sign      |
| 8. 2547 – Sport Clips, 885 Bpt. Ave.                | business & sign      |
| 9. 2539 – Laurelton Sign Group, 200 Leavenworth Rd. | sign                 |
| 10. 2500 – R. D. Scinto, 3 Enterprise Dr.           | business             |
| 11. 2250 – R. D. Scinto, 2 Trap Falls Rd.           | business             |
| 12. 2572 – Jesse Cerrone, 215 Bpt. Ave.             | business             |
| 13. Staff Separates                                 | (see list)           |

V. Old Business

A. **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), CA-3/CBD Overlay District (public hearing closed on 1/24/18)

B. **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

C. **Application #18-10**: Modification of Site Plan (new building), 5 Research Drive: Final approval of exterior building materials

VI. New Business

A. **Application #18-11**, Bridge Street Commons, LLC for Modification of Detailed Development Plans and Statement of Uses and Standards for PDD #67 (conversion of storage room to one (1) apartment unit), 50 Bridge Street (Map 129D, Lot 37): accept and schedule public hearing

B. **Application #18-12**, Dominick Thomas on behalf of Primrose Development, LLC for Initial development Concept Plan and PDD zone change, (20 single family dwellings in common ownership), Ripton Road (Map 73, Lot 80), R-1 and R-2 Districts: accept and schedule public hearing

C. **Application #18-13**, Wesley Commons, LLC for Minor Modification of Detailed Development Plans for PDD #67 (landscaping, walks and parking expansion), 580 Long Hill Avenue (Map 41, Lot 29): accept, discussion and possible action

D. **Application #18-14**, Bishop Wicke Health Center for Minor Modification of Detailed Development Plans for PDD #67 (parking expansion and walks), 580 Long Hill Avenue (Map 41, Lot 30): accept, discussion and possible action

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

VIII. Other Business

A. Approval of Minutes: none

B. Payment of Bills

C. Staff Report

D. Comments from PZC Chairman and Subcommittee Chairman

IX. Adjournment