SHELTON PLANNING AND ZONING COMMISSION JUNE 12, 2018

The Shelton Planning and Zoning Commission will hold 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

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
   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
    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