

SHELTON PLANNING AND ZONING COMMISSION

JULY 10, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, July 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. Executive Session: pending litigation
- IV. Public Hearing
 - 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 apartment unit), 50 Bridge Street (Map 129D, Lot 37) (public hearing continued from 6/27/18)
 - B. Applications for Certificate of Zoning Compliance
 - 1. 2550 – Paraco Gas, 484 Bpt. Ave., propane cylinders within cage
 - 2. 2587 – Related Properties, 862 Bpt. Ave. sign
 - 3. 2577 – Curtis Ryan, 350 Bpt. Ave. sign
 - 4. 0040 – Jeff Traverso, 469 Howe Ave. 2nd floor business & sign
 - 5. 2614 – Jesse Schremmer, 132 West Canal St. business & sign
 - 6. 2249 – R. D. Scinto, 1 Enterprise Dr. business
 - 7. 2248 – R. D. Scinto, 9 Research Dr. business
 - 8. 2442 – R. D. Scinto, 100 Commerce Dr. business
 - 9. 2582 – Alan Flescher, 2 Armstrong Rd. business
 - 10. 2589 – Tas & Task Int., LLC, 84 Platt Rd. business
 - 11. 2592 – Puf City, 405 River Rd. business & sign
 - 12. 2601 – Kirsten Lampart, 391 Bpt. Ave. business
 - 13. 2605 – Nariman Mhrzak, 5 Commerce Dr., Ste. 5 business
 - 14. Staff Separates see attachment
 - V. Old Business
 - 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) (public hearing closed on 6/12/18)
 - 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 (public hearing closed on 6/12/18)
 - 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 (public hearing closed on 6/12/18)
 - D. **Application #18-08**, Hawks Ridge of Shelton, LLC for Minor Modification of Detailed Development Plans for PDD #77 (Lot 54B: grading plan) Saw Mill City Road (Map 39, Lot 14)
 - VI. New Business
 - A. **Application #18-15**, Dominick Thomas on behalf of Ricar, LLC and Mianus Holdings, LLC for Modification of Basic Development Plans for PDD #66 (98 residential units, sit down restaurant, marina and maintenance facility) 704, 712 and 722 River Road (Map 22, Lot 1, Map 32, Lots 16, 17): accept and waive application fee and schedule public hearing)
 - B. **Application #18-17**, Calandro and Guesiera, LLC for Initial Development Plan Approval and PDD Zone Change (five (5) story mix use development: 27 residential units and commercial) 509 Howe Avenue (Map 129D, Lots 27, 29): accept and schedule public hearing
 - C. **Application #18-18**, Michael Montanaro for Minor Modification of PDD #88 (parking expansion) 60-64 Huntington Street (Map 74, Lot 27): accept for review

D. **Application #18-19**, Russell Speeder's Car Wash of Shelton for Modification of Site Plan Approval (vacuum cleaners installation/landscaping), 811 River Road (Map 12, Lot 25): accept, discussion and possible action

E. **Application #18-20**, Highland Golf Club of Shelton for Final Subdivision Approval (3 lots), 261 Wooster Street (Map 128, Lot 78) accept for review

F. **Application #18-21**, J.V. Greco Construction, LLC for Minor Modification of Detailed Development Plans for PDD #70 (free standing commercial building: exterior materials), 385 Bpt. Avenue (Map 77 Lot 27): accept, discussion and possible action

G. **Application #18-22**, Dominick Thomas on behalf of GNK, LLC for Initial Development Concept Plan, Final Site Development Plan and PDD zone change approval (30 residential units), 301 Old Bpt. Avenue/AKA 1 Sunwood Drive (Map 91, Lot 17): accept and schedule public hearing

H. **Application #18-23**, National Express, LLC for Modification of Site Plan Approval (bus storage facility) 40 Oliver Terrace (Map 63, Lot 12) IA-2 District: accept, discussion and possible action

VII. Other Business

A. Informal Discussion: 153 Bpt. Ave.: self storage facility: Dominick Thomas

B. Approval of Minutes: none

C. Payment of Bills

D. Staff Report

E. Comments from PZC Chairman and Subcommittee Chairman

VIII. Adjournment