

SHELTON PLANNING AND ZONING COMMISSION

September 11, 2018

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 p.m. and a regular meeting at 7:00 p.m. on Tuesday, September 11, 2018, Shelton City Hall, Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA (6:00 p.m. Special Meeting)

- I. Call to Order
- II. Roll Call
- III. **Executive Session** – updates on legal matters by Corporation Counsel
- IV. Adjournment

AGENDA (7:00 p.m. Regular Meeting)

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Applications for Certificate of Zoning Compliance
 - 1. 2623 – Renee Daconto, 514 Bpt. Ave. business
 - 2. 2253 – R. D. Scinto, 100 Beard Sawmill Rd. business
 - 3. 2072 – R. D. Scinto, 2 Corporate Dr. business
 - 4. 2444 – R. D. Scinto, 6 Research Dr. business
 - 5. 2256 – R. D. Scinto, 2 Corporate Dr. business
 - 6. 2681 – One Waterview, LLC, One Waterview Dr. business
 - 7. 2687 – Andrew Kopac, 415 Howe Ave. business
 - 8. 2686 – Stephanie Soalt, 494/500 Howe Ave., Suite 201 business
 - 9. 2698 – Reine’s Cakery, 480 Howe Ave. business/sign
 - 10. 2691 – Taco Co Shelton LLC, 391 Bpt. Ave. business
 - 11. 2678 – ABC Sign Corp., 762 River Rd. sign
 - 12. 2700 – Minute Man Press, 42 Bpt. Ave. landscaping
 - 13. 2695 – Benjamin Perry, 689 Long Hill Ave. non conforming accessory structure
 - 14. Staff Separates see attachment
- V. Old Business
 - A. **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)
 - B. **Application 18-20**, Highland Golf Club of Shelton for Final Subdivision Approval (3 lots), 261 Wooster Street (Map 128, Lot 78)
 - C. **Application #18-24**, Dominick Thomas on behalf of Fountain Square, LLC for Final Site Development Plan Approval (Phase I) for PDD #91 (mix use development), 801 Bpt. Ave. (Map 28, Lot 18)
 - D. **Application #18-06**, John Paul Development, LLC, for Modification of Final Subdivision Plan Approval (Booth Hill Estates: elimination of lot 6, lot line revisions), Booth Hill Rd./Waverly Rd., R-1 District (Map 4, Lots 56 and 57)

VI. New Business

- A. **Application #18-26**, Dominick Thomas on behalf of S&G of Shelton, LLC for Initial Development Concept Plans and PDD Zone Change Approval (The Crossroads: 30 age restricted dwelling units), 96 Long Hill Cross Road (Map 51, Lot 13), IA-2 district – accept and schedule public hearing
- B. **Application #18-27**, Duane Howell for Modification of Final Subdivision Plan Approval (194 Mohegan Estates: common driveway design), R-1 District, (Map 84, Lot 64) – accept, discussion, and possible action
- C. **Application #18-28**, John Paul Development, LLC, for Final Subdivision Plan Approval (Booth Hill Estates Phase II, 12 Lots) R-1 District, Map 4, Lots 56 and 57) - accept for review

VII. Public Portion: anyone wishing to address the Commission on any item not on the Agenda

VIII. Other Business

- A. Approval of Minutes: 12/12/17, 12/19/17, 1/9/18, 1/24/18, 2/13/18, 2/13/18(Special), 2/28/18, 3/27/18, 4/10/18, 4/25/18, 5/8/18, 5/23/18
- B. Payment of bills
- C. Staff Report
- D. Comments from PZC Chairman and Subcommittee Chairman

IX. Adjournment