SHELTON PLANNING AND ZONING COMMISSION  
OCTOBER 9, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Tuesday, October 9, 2018, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA
I. Call to Order
II. Pledge of Allegiance
III. Roll Call

IV. Public Hearing
A. Application #18-17, Calandro and Guarrera, 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 and 29) (continued from 9/26/18 meeting)

V. Applications for Certificate of Zoning Compliance
1. 2746 - Archer Sign, 100 Commerce Drive  
2. 2751 – Jennifer Tierney, 415 Howe Ave., Ste. 310A  
5. 2446 – R. D. Scinto, 2 Trap Falls Rd., Progressive Institute  
7. 2669 – Patrick Fahey, 762 River Rd.  

VI. 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 #18-26: S&G of Shelton, LLC for PDD Zone Change: reschedule public hearing from 10/24/18 to 11/13/18
D. Application #18-25: Schaible Re-subdivision: reschedule public hearing from 11/13/18 to 10/24/18

VII. New Business
A. Application #18-28, 636 Cooke Street, LLC for Modification of PDD #92 (replacing 2nd floor office space with one apartment unit), Final Site Development Plans for 523 Howe Avenue (Map 129B, Lot 36): accept and schedule public hearing
B. **Application #18-29,** Dominick Thomas on behalf of Hawks Luxury Rentals, LLC for Modification of PDD #77 by amending Initial Development Concept Plan and Final Site Development Plan approval (89 apartment units), 60 Beard Sawmill Road (Map 39, Lot 14): accept and schedule public hearing

VIII. Public Portion: anyone wishing to address the Commission on any item not on the agenda

IX. Other Business
A. Approval of Minutes: 6/12/18, 6/27/18, 7/10/18, 8/21/18 and 9/11/18
B. Payment of Bills
C. 2019 Meeting Schedule for SPZC and Subcommittees
D. Zoning Enforcement
   1. 64 Longmeadow Drive: Case #18-09 (illegal conversion of detached garage to living space)
D. Staff Report
E. Comments from PZC Chairman and Subcommittee Chairman

X. Adjournment