

**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                       | sign          |
| 2. 2751 – Jennifer Tierney, 415 Howe Ave., Ste. 310A            | business      |
| 3. 2743 – Maria Small, 514 Bpt. Ave.                            | business      |
| 4. 2734 – Leon Gjone, 1000 Bpt. Ave., Ste. 210                  | business      |
| 5. 2446 – R. D. Scinto, 2 Trap Falls Rd., Progressive Institute | business      |
| 6. 2719 – Dean Parrott, 702 Bpt. Ave. (transfer ownership)      | business      |
| 7. 2669 – Patrick Fahey, 762 River Rd.                          | business/sign |
| 8. 2715 – Studio Piccob, 410 Bpt. Ave. Ste. 109                 | business      |
| 9. 2711 – Gary’s East Coast Service, 286 Howe Ave.              | business      |

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 2<sup>nd</sup> 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