The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Tuesday, November 13, 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 #18-22, Dominick Thomas on behalf of GNK, LLC for Initial Development Plan Approval and PDD Zone Change (30-unit multi-family development), 301 Old Bridgeport Avenue (Map 91, Lot 17), RB District (continued from 10/24/18 meeting- Traffic Study)

V. Applications for Certificate of Zoning Compliance

1. 2437 – Fred Monahan, 83 Sawmill City Road
2. 2749 – Hartin Bellabani, 50 Bridge St., Ste. 14
3. 2771 – Sean Dorantes, 549 Howe Ave.
5. 2720 – R. D. Scinto, 5 Research Dr.
6. 2721 – R. D. Scinto, 110 Commerce Dr.
8. 2781 – Barnum Financial Group, 100 Commerce Dr.
9. 2393 – ABC Sign Corp., 760-762 River Rd.
11. 2761 – Vasavi Crafts, 3 Murphy’s Lane, Unit 18
12. 2780 – Christine Ruggiero, 79 Woodland Park
13. Staff Approved Standards & Separates (Page 3 Addendum)

VI. Old Business

A. Application #18-17: Calandro and Guerrera, 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) (public hearing closed on 10/9/18) Commission Discussion & Consensus

B. Application #18-25: Kenneth Schaible for Final Re-Subdivision Approval (Lot 25, Twisted Vine Estates: 2 lots) 89 Okenuck Way (Map 174, Lot 67), R-1 District (public hearing closed on 10/24/18) Commission Discussion & Possible Action
C. **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) (public hearing closed on 10/24/18) **Commission Discussion & Consensus**

D. **Application #18-15:** Accept Letter of Extension to November 29, 2018 continuation of public hearing date - **November 28, 2018** (River Road Marina: 704-722 River Road)

E. **Application #18-26:** Accept Letter of Extension to November 29, 2018 Initiate public hearing date **November 28, 2018** (96 Long Hill Cross Road).

F. **Application #18-33:** Booth Hill Estates Phase II, Final Sub-Division Approval (13 lots). **Commission Discussion & Possible Action.**

G. **Application #18-30:** Ben Sharp 189-191 Huntington Street (Roaring Brook) Approval of Lot Line Modification and 2 lot Sub-Division - **Commission Discussion and Possible Action**

**VII. New Business**

A. **Application #18-31:** Franbard Shelton, LLC for Modification of Site Plan Approval (patio area), 768 Bridgeport Ave. (Map 28, Lot 25): **Accept, Discuss and Possible Action**

B. **Application #18-32:** Nancy’s Tree Service for Minor Modification of PDD #2 (parking expansion and curb modification) 850 Bridgeport Avenue (Map 18, Lot 23): **Accept, Discuss and Possible Action**

C. **Application #18-34:** 62 Center, LLC Final Detailed Development Plans (PPD #90) **Accept for Review**

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

**IX. Other Business**

A. Approval of minutes
B. Payment of Bills
C. Hawks Ridge: request for release of Site Bond
D. Shelton Cove: request for release of Site Bond
E. Staff Report
F. Comments from PZC Chairman and Subcommittee Chairman

**X. Adjournment**
Staff Approved Standards & Separates

1. 826 – A. J. Grasso, 162 & 164 Wellsview Rd.
2. 827 – A. J. Grasso, 170 & 172 Wellsview Rd.
3. 845 – Mark Darby, 18 Whispering Pines Ln.
4. 850 – A. J. Grasso, 35 Sachem Dr.
5. 2759 – Robert Fabian, 15 Evergreen Ct.
6. 2782 – Elzbieta Puchalski, 16 Willoughby Rd.
7. 2760 – Wm. Bobbico, 3 Montagne Dr.
8. 2716 – Stephanie Douton, 88 Longmeadow Rd.
9. 2769 – Joao Gomes, 24 Courtland Dr.
11. 2772 – William Kinslow, 68 Dexter Dr.
12. 2770 – Schuyler Wells, 226 Leavenworth Rd.
14. 2694 – Michael & Dawn Fusco, 4 Henry Dr.
15. 2693 – Richard Osso, 61 Fort Hill Ave.

house/deck  house/deck  house/deck  house  addition  deck  deck  deck  shed  shed  shed  detached structure  pool  pool  deck/pool