

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

- | | |
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| <ul style="list-style-type: none"> 1. 2437 – Fred Monahan, 83 Sawmill City Road 2. 2749 – Hartin Bellabani, 50 Bridge St., Ste. 14 3. 2771 – Sean Dorantes, 549 Howe Ave. 4. 2782 – Karen Matyjasik, 61 Bpt. Ave. 5. 2720 – R. D. Scinto, 5 Research Dr. 6. 2721 – R. D. Scinto, 110 Commerce Dr. 7. 2766 – Franbard Shelton, LLC, 768 Bpt. Ave. 8. 2781 – Barnum Financial Group, 100 Commerce Dr. 9. 2393 – ABC Sign Corp., 760-762 River Rd. 10. 2777 – Signlite, 858 Bpt. Ave. 11. 2761 – Vasavi Crafts, 3 Murphy’s Lane, Unit 18 12. 2780 – Christine Ruggiero, 79 Woodland Park 13. Staff Approved Standards & Separates (<u>Page 3 Addendum</u>) | <ul style="list-style-type: none"> other–modification of COC business occupancy/sign business occupancy/sign business occupancy/sign business occupancy business occupancy business occupancy business occupancy business occupancy sign sign replacement home office home office |
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CITY OF SHELTON
 TOWN CLERK
 2018 NOV - 9 P 2:52
Stephanie D. Ferguson

VI. Old Business

- 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) (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

Addendum Agenda Shelton Planning and Zoning Commission Meeting

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

NOVEMBER 13, 2018

Staff Approved Standards & Separates

- | | |
|---|--------------------|
| 1. 826 – A. J. Grasso, 162 & 164 Wellsview Rd. | house/deck |
| 2. 827 – A. J. Grasso, 170 & 172 Wellsview Rd. | house/deck |
| 3. 845 – Mark Darby, 18 Whispering Pines Ln. | house/deck |
| 4. 850 – A. J. Grasso, 35 Sachem Dr. | house |
| 5. 2759 – Robert Fabian, 15 Evergreen Ct. | addition |
| 6. 2762 – Elzbieta Puchalski, 16 Willoughby Rd. | deck |
| 7. 2760 – Wm. Bobbico, 3 Montagne Dr. | deck |
| 8. 2716 – Stephanie Douton, 88 Longmeadow Rd. | deck |
| 9. 2769 – Joao Gomes, 24 Courtland Dr. | shed |
| 10. 2764 – Jeff Huzi, 99 Maler Ave. | shed |
| 11. 2772 – William Kinslow, 68 Dexter Dr. | shed |
| 12. 2770 – Schuyler Wells, 226 Leavenworth Rd. | detached structure |
| 13. 0602 – Sharper Image Pool, 23 Old Dairy Ln. | pool |
| 14. 2694 – Michael & Dawn Fusco, 4 Henry Dr. | pool |
| 15. 2693 – Richard Osso, 61 Fort Hill Ave. | deck/pool |