

SHELTON PLANNING AND ZONING COMMISSION

DECEMBER 11, 2018

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Tuesday, December 11, 2018 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 # 18-26**, Dominic Thomas on behalf of S & G of Shelton, LLC for Initial Development Plans and Planned Development District Zone Change; 96 Long Hill Cross Roads (Assessor's Map #51, Lot #13), "The Crossroads- An Active Adult Community", 15 Duplex Residential Homes (30 Units) and a Community Building in a Residential Development Planned Age Restricted Community (55 years of age and over); **Review, Discussion & Possible Consensus.**

V. Applications for Certificate of Zoning Compliance

A. Commission Action

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| 1. 2808 – Daryl Miller, 45 Maltby St. (Hewitt-Apple Rehab) | sign replacement |
| 2. 2787 – Brian Foley, 172 Rocky Rest Road (Gardner Heights) | sign replacement |
| 3. 2800 – Mike Kitts, 890 Bridgeport Avenue | sign replacement |
| 4. 2804 – Manjusri. Kariyapperuma, 509A Howe Ave. | business & sign |
| 5. 2722 – R. D. Scinto, 100 Beard Sawmill Rd. | business occupancy |
| 6. 2768 – John Burns, 33 Victory St. (Trade Name) | home office |
| 7. 2761 – Vasavi Crafts, 3 Murphy's Lane, Unit 8 (handmade Indian crafts) | home office |
| 8. 2790 – Par One Development, 375 Bridgeport Ave. (2 nd Floor) | renovations |
| 9. 2807 – Joanne Simeonidis, 34 Philip Dr. | In-law Apartment |
| 10. 853 – T. Mobile, 30 Oliver Terrace | cell tower generator replacement |
| 11. 2795 – Crown Castle, 30 Oliver Terrace | cell antenna 3-replacements |
| 12. 2797 – Crown Castle, 30 Oliver Terrace | cell antenna 1-replacement |

VI. Old Business

- A. Application #18-34**, 62 Center Street, LLC, Development Plans-PDD #90, 62-66 Center Street/325 Coram Avenue, Mixed Use Development; (Letter of Withdrawal) **Review, Discussion and Action.**
- B. Application #18-28**, 636 Cooke Street. LLC, Final Site Development, 523 Howe Ave, (Map 129B, Lot 36); **Discussion and Possible Action.**
- C. Application #18-32**, Nancy's Tree Service for Minor Modification of PDD #2 (parking expansion and curb modifications), 850 Bridgeport Avenue (Map 18 Lot 23); **Review, Discussion and Possible Action.**
- D. Application #18-15**, Ricar, LLC and Mianjus Holding, LLC, Modification of Planned Development District #66, by modifying the Initial Concept Development Plans and amending Statement of Uses and Standards, 704, 712, and 722 River Road, known as the "Great River Water Club"; **Review, Discussion and Possible Consensus.**

- E. **Application #18-22**, GNK, LLC, Initial Development Plan Approval and PDD Zone Change (30 unit multi-family development), 301 Old Bridgeport Avenue (Map 91, Lot 17), RB District (Public Hearing closed 11/13/18); **Review, Discussion & Possible Consensus.**

VII. New Business

- A. **Application #18-35**, Crown Point Center, LLC, 484, 494, 504 Bridgeport Avenue, Minor Lot Line Modification (PDD #41 & PDD #48), **Review, Discussion and Possible Action.**
- B. **Application # 18-37**, 62 Center Street, LLC, Detailed Development Plans- PDD #90, 62-66 Center Street/325 Coram Avenue, (Resubmission of Appl. #18-34); **Accept for Review and Possible Discussion.**

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. Staff Report
- D. Comments from PZC Chairman and Subcommittee Chairman

X. Adjournment