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**
      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. (2nd 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**