

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Wednesday, February 13, 2019, 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**, S & G of Shelton, LLC, Continuation of a Public Hearing for Initial Development Plans and PDD approval, property located at 96 Long Hill Cross Roads (Assessor's Map #51, Lot #13) "The Crossroads- An Active Adult Community", 15 Duplex Residential Homes (Planned Age Restricted Community). **Receipt of Reports/Correspondence- Close Public Hearing.**

- B. **Application # 18-36, PDD #91** Fountain Square, LLC, Amendment of the Statement of Uses and Standards (SUS) and Minor Modification of Initial Development Plans, 19.08 acre property, 801 Bridgeport Avenue (Assessor's Map # 28, Parcel # 18). Purpose of the PDD revision is to modify the Statement of Uses and Standards regarding the restriction on drive through service at restaurants. **Receipt of Additional Comments/Correspondence- Close Public Hearing**

- C. **Application # 18-29, PDD #77** Hawks Ridge Luxury Rentals LLC., of Shelton, CT. for continuation of public hearing regarding Amendment to the PDD #77, Amendment of the Statement of Uses and Standards (SUS) and Modification of Initial Development Plans and to propose Final Site Development Plans for 3.0 acre parcel located at 60 Beards Saw Mill Road (Assessor's Map # 39, Parcel # 14). **Receipt of Additional Information on Traffic Flow-Close Public Hearing**

V. Executive Session – Report of Counsel, Pending Litigation

VI. Applications for Certificate of Zoning Compliance

A. Commission Action

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| 1. 2657 – Joe Grasso, 762 River Road, Unit A | business/restaurant |
| 2. 2850 – Xing Wei Dong, 54 Huntington Street | business transfer |
| 3. 2836 – Ryan White, 6 Armstrong Rd. | business occupancy |
| 4. 2255 – R. D. Scinto, 2 Trap Falls Rd. | business occupancy |
| 5. 2730 – R. D. Scinto, 100 Beard Sawmill Rd. | business occupancy |
| 6. 2842 – Anyilah Cintron, 415 Howe Ave., #310 | business occupancy |
| 7. 2855 – J. Coci, III, One Waterview Dr. | business occupancy |
| 8. 2841 – D. Thomas, 84 Platt Rd. | business occupancy/sign |
| 9. 2853 – Jay Morales, 106 Toas St. | home office |
| 10. 2837 – Julie Ayer, 28 Poe Place | home office |
| 11. 6138 – John Petaway, 33 Hull St. | sign replacement |
| 12. 2839 – Archer Signs, 750 Bridgeport Ave. | sign |

VII. Old Business

- A. **Application #18-17, PDD #93** Calandro and Guarrera, LLC for discussion of proposed modifications to satisfy conditions of approval of Initial Development Plans, 509 Howe Avenue (Map 129D, Lots 27 and 29). **Review, Discussion and Possible Action.**
- B. **Application # 18-36, PDD #91** Fountain Square, LLC, Amendment of the Statement of Uses and Standards (SUS) and Minor Modification of Initial Development Plans, 19.08 acre site at 801 Bridgeport Avenue (Assessor’s Map # 28, Parcel # 18). Purpose of the PDD amendment is to revise the Statement of Uses and Standards regarding the restriction on drive through service at restaurants. **Review, Discussion and Possible Action.**
- C. **Application # 18-26,** S & G of Shelton, LLC, Continuation of a Public Hearing for proposed Planned Development District Zone Change for property located at 96 Long Hill Cross Roads (Assessor’s Map #51, Lot #13) “The Crossroads- An Active Adult Community” consisting of 15 Duplex Residential Homes (Planned Age Restricted Community). **Review, Discussion and Possible Action.**
- D. **Application # 18-29, PDD #77** Hawks Ridge Luxury Rentals LLC., of Shelton, CT. for Amendment of PDD #77, Amendment of the Statement of Uses and Standards (SUS) and Modification of Initial Development Plans and to propose Final Site Development Plans for 3.0 acre parcel located at 60 Beards Saw Mill Road (Assessor’s Map # 39, Parcel # 14). **Review, Discussion and Possible Action.**

VII. Old Business (Continued)

- E. **Application #18-37**, 62 Center Street LLC, Detailed Development Plans- PDD #90, 62-66 Center Street/325 Coram Avenue, Mixed Use Development (In-Land Wetlands & DEEP Response), **Status Update – Plan Review and Discussion.**

VIII. New Business

- A. **Application #19-01**, Dominick Thomas on behalf of Jack and Josephine Gaida, Petition for Planned Development District (P.D.D.) Zone Change and Site Development Plan Approval, 405 Long Hill Avenue (Assessor's Map # 78, Parcel 5), A four (4) Lot Residential Development Project. **Accept Application and Set Public Hearing.**
- B. **Application #19-02, PDD #91**, Dominick Thomas on behalf of Fountain Square, LLC, Petition Phase II Final Site Development Plan and Sub-Division of Property and Future Development, located at 801 Bridgeport Avenue and identified as Assessor's Map # 28, Parcel # 18 encompassing and area of 19.08 acres. **Accept Application and Set Public Hearing.**
- C. **Application #19-03**, Aquarion Water Company of Connecticut (Public Utility), 505 Huntington Street and identify on the Assessor's Map #17, Parcel #21, Construction of Nichols and Trap Falls 490 Water Booster Pump Station, **Accept for Review and Approval.**
- D. **Application #19-04**, Mike Ballaro and Son, Petition for a Special Exception CA-2 Zone, 415 River Road and identified on the Assessor's Map #66, Parcel #7, for a Mixed-Use Development – Apartment and Retail Space. **Accept Application and Set Public Hearing.**
- E. **Application #19-05**, Kings Point Center, 350 Bridgeport Avenue and identified on the Assessor's Map #77, Parcel #33, Bull & Barley Restaurant, for a Minor Site Plan Approval (Patio Area). **Accept Application, Discuss and Possible Action.**
- F. **Application #19-06**, Key Development LLC., 85-97 River Road (Assessor's Map #94, Parcels #89, #91,#92), Application for Special Exception Approval, R-3 District, River Road. Nine (9) Buildings, Thirty-Six (36) Condo Development. **Accept Application and Set Public Hearing.**

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

X. Other Business

- A. Approval of Minutes
- B. Payment of Bills
- C. Bond Release – Blue Heron Cove Project, 550 River Road, (\$51,000) Site Stabilization to specifications- Toll Brothers Inc.
- D. Comments from PZC Chairman and Subcommittee Chairman

XI. Adjournment