

SHELTON PLANNING AND ZONING COMMISSION

FEBRUARY 27, 2019

The Shelton Planning and Zoning Commission will hold a SPECIAL MEETING at 7:00 p.m. on Wednesday, February 27, 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

Magaret E. Fitzgerald
2019 FEB 25 P 3:18
CITY OF SHELTON
TOWN CLERK

A. Application #19-01: “Brookview Heights”: Dominick Thomas on behalf of Jack and Josephine Gaida, 405 Long Hill Avenue (Assessor’s Map # 78, Parcel 5), petition for a Planned Development District (PDD) Zone Change and Site Development Plan. The intent of the PDD is to accommodate the construction of a four-lot, single-family housing development. The Initial Development Concept Plans titled “Brookview Heights” were prepared by D’Amico Associates, surveying and engineering, dated the 17th of September 2018.

B. Application #19-04: Mike Ballaro and Son, 415 River Road (Assessor’s Map #66, Parcel #7), petition for a Special Exception approval in a CA-2 zone, for a 607 square-foot, mix-use development - additional apartment and storefront. This Special Exception intends to recognize the existing retail space with apartments and to accommodate the construction of an adjacent store-front/ retail space and apartments. The Initial Development Concept Plans titled “Commercial Development” were prepared by James R. Swift, engineering and landscape architecture, dated the 22nd of January 2019.

C. Application #19-06: Key Development LLC., 85-97 River Road (Assessor’s Map #94, Parcels #89, #91, #92), petition for Special Exception approval in an R-3 zone, for a nine (9) buildings, thirty-six (36) unit condo development, encompassing an area of 12.39 acres. This Special Exception intends to recognize the existing residential zoning and allow for the construction for a condominium development with thirty-six units. The Initial Development Concept Plans, depicting the proposed development are titled “River Rd. Townhouse Development.” prepared by Rose Tiso & Co. LLC dated the 2nd of October 2019.

V. Adjournment