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

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