

SHELTON PLANNING AND ZONING COMMISSION

March 12, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Tuesday, March 12, 2019, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Applications for Certificate of Zoning Compliance – Commission Action

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|---|-------------------------|
| 1. 2882 – Thomas Saloomey, 2 Trap Falls Rd. #108 | business occupancy |
| 2. 2873 – Magaly Ortiz, 389 Bpt. Ave. | business occupancy |
| 3. 2862 – Marc Morquette, 167 Center St. | business occupancy |
| 4. 2729 – R. D. Scinto, 6 Research Dr. | business occupancy |
| 5. 2726 – R. D. Scinto, 2 Corporate Dr. | business occupancy |
| 6. 2727 – R. D. Scinto, 6 Research Dr. | business occupancy |
| 7. 2861 – Vijay Pidikiti, 132 Center St. | business occupancy |
| 8. 2728 – R. D. Scinto, 6 Research Dr. | business occupancy |
| 9. 2866 – Lillian Cornish, 33 Hull St. | business occupancy |
| 10. 2886 – Barra Restaurant, 389 Bpt. Ave | occupancy/modification |
| 11. 2875 – John Paul Dev., 110 Commerce Dr. | business & sign |
| 12. 2799 - Ryan Lensye & Mike Terenzio, 500 Howe Ave. | business & sign |
| 13. 2876 – Derin Jara, 504 Bpt. Ave. | business & sign |
| 14. 2869 – Tian Cal Chen, 702 Bpt. Ave. | business & sign |
| 15. 2871 – Jennifer Mosley, 813 River Rd. | business & sign |
| 16. 2883 – Peter & Ann L’Altrella, 60-64 Huntington St. | business & sign |
| 17. 885 – John Fontana, 64 Huntington St. | addition |
| 18. 2864 – ABC Sign Corp. 5-9 Research Dr. | sign |
| 19. 2863 – Signlite, Inc. 801 Bpt. Ave. | sign |
| 20. 2854 – Maria & Giancarlo Massaro, 10 Oriole Ct. | home office |
| 21. 2878 – Luz Sarmiento, 116 Richard Blvd. | home office |
| 22. 886 – S&G of Shelton, 96 Long Hill Cross Rd. | temp stockpile 200 yds. |
| 23. 2867 – Nancy’s Tree Service, 153 Bpt. Ave. | temp. stockpile |
| 24. 900 – Jason Wells, Beard Saw Mill | temp. food vehicle |

CITY OF SHELTON
TOWN CLERK

V. Old Business

- A. **Application #18-17, PDD #93** Calandro and Guarrera, LLC, 509 Howe Avenue (Map 129D, Lots 27 and 29). Mixed Use Development. – Mingoello & Associates Architects, LLC. Final Site Development Plan. **Accept for Review, Discussion and Possible Action.**
- B. **Application # 19-02, PDD #91** Fountain Square, LLC, 801 Bridgeport Avenue (Assessor’s Map # 28, Parcel # 18). Phase II - Mixed Use Development– Rose, Tiso & Company- Architects and Engineers, LLC. A.-Final Site Development Plan; B- Sub-Division of Property. **Review, Discussion and Possible Action.**

V. Old Business 'Continued'

- C. **Application # 18-15, PDD # 66** Ricar LLC and Mianus Holding, LLC. Great Water River Water Club located at 704, 712, 722 River Road (Assessor's Map 22, Lot 1 and Map 32, Lots 16 and 17). Initial Concept Development Plans prepared by Redniss and Mead, Land Surveying and Civil Engineers and Mingolello and Associates Architects. **RESOLUTION- Review, Discussion and Possible Action**
- D. **Application # 19-04** Mike Ballaro and Son, Petition for a Special Exception CA-2 Zone, 415 River Road (Assessor's Map 66, Parcel #7), for a Mixed-Use Development – Apartment and Retail Space. Parcel. (Public Hearing Closed 02/27/19). **Review, Discussion and Possible Action.**
- E. **Application #18-37, PDD #90** 62 Center Street LLC, Detailed Development Plans, 62-66 Center Street/325 Coram Avenue (Assessor's Map 129D, Lot 50), Mixed Use Development (In-Land Wetlands & DEEP Response). **Status Update –Discussion and Possible Action.**

VIII. New Business

- A. **Application #19-08, PDD # 67** Bridge Street Commons II, Mixed Use Development. Expansion of the Initial Development Plans, 427 Howe Avenue, (Assessor's Map #129D and Lot Numbers 41,42,43), James R. Swift, Engineer, Rose Tiso & Company Architect. **Accept Application for Review and Set Public Hearing.**
- B. **Application #19-10, PDD #91** Dominick Thomas on behalf of Fountain Square, LLC, Mixed Use Development – Phase III Detailed Development Plans. Located at 801 Bridgeport Avenue (Assessor's Map # 28, Parcel # 18). **Accept Application for Review.**
- C. **Application #19-11, PDD#31** R.D. Scinto Inc., Proposed Office Development located at 20 Commerce Drive (Assessor's Map 38, Lot 1), James R. Swift, Engineer, ARCHICORD, LLC., Architect. Modification to Planned Development District #31, (Previous Special Exception # 14-10). **Accept Application for Review 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
- D. Comments from PZC Chairman and Subcommittee Chairman
- E. Staff Comments

XI. Adjournment