

## SHELTON PLANNING AND ZONING COMMISSION

May 14, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on Tuesday, 14 May 2019, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

### AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
  
- IV. Executive Session – Report of Corporation Counsel, Pending Litigation
  
- V. Applications for Certificate of Zoning Compliance

Item	App. #	Applicant	Address	Type of Work
1	3013	R.D. Scinto	100 Commerce Drive	Business Occupancy
2	2816	Noy Sibonben	495 River Road	Business Occupancy
3	3060	Jenna Intelisano	165 Center Street	Business Occupancy
4	3061	Heather Bennette	188 Rocky Rest Road	Business Occupancy
5	3094	Danisha Lawrence	917 Bridgeport Avenue	Business Occupancy – sign pending
6	3066	Joseph Grasso	865 River Road	Business Occupancy
7	3105	ABC Sign Corp.	865 River Road	Sign
8	2863	Signlite. Inc	801 Bridgeport Avenue	Sign
9	3110	Philip Segneri	768 Bridgeport Avenue	Sign & Business Occupancy
10	3038	Robert James	470 Howe Avenue	Sign & Business Occupancy
11	3088	Michael Romeo	55 Bridge Street	Business Occupancy & Temporary Sign

### VI. New Business

- A. **Application #19-14, PDD #24, “CVS Pharmacy”** 701 Bridgeport Ave. LLC., Propose a Major Modification to PDD #24 for a Retail/ Pharmacy Development with a drive-thru located at 705 Bridgeport Avenue. Site Development Plans prepared by VHB, engineers and William Stark, architect. **Review, Discuss, and Set Public Hearing Date.**
  
- B. **Application #19-15, PDD #91, “Fountain Square, Phase IV”** Fountain Square LLC., Petition for a Minor Modification of Mixed-Use Development located at 801 Bridgeport Avenue. Phase IV Detailed Development Plans and Signage Plan prepared by Rose-Tiso & Company, LLC., architects, surveyors, and engineers. **Review, Discuss, and Possible Action.**

**VII. Old Business**

- A. Application #18-29, PDD #77, "Hawks Ridge"** Hawks Ridge Luxury Rentals LLC., petition for a luxury apartment development located at 60 Beard Saw Mill Road, to accommodate the construction of 89 market rate apartments. Modification of Statement of Uses and Standards and Modification of Initial Development Concept Plans. **Resolution, Review, Discuss, and Possible Action.**
  
- B. Application #18-01, PDD #65 "Riverwalk Place Apartments"** Perry Pettas for Minor Modification of PDD #65 located at 356-358 Howe Avenue, to accommodate the conversion of storage space to 2 studio apartments. Riverwalk Place New-Retail Apartment Building plans prepared by NOK, civil engineering and surveying, and John Ruffalo, architects. **Review, Discuss, and Possible Action.**

**VIII. Public Portion:** Anyone wishing to address the Commission on any item, not on the agenda.

**IX. Other Business**

- A. 8-24 Referral:** Recommendation for sale of vacant property owned by the city, at 113 Canal Street.
  
- B. 8-24 Referral:** Recommendation for sale of vacant property owned by the city, at 252-254 Howe Avenue.
  
- C.** Comments from PZC Chairman and Subcommittee Chairman
  
- D.** Staff Comments
  
- E.** Approval of Minutes:
  - a.** Special Meeting, Hearing – 27 February 2019
  - b.** Special Meeting, PDD's – 19 February 2019
  - c.** Regular Meeting – 13 February 2019
  - d.** Special Meeting, Hearing – 29 January 2019
  - e.** Regular Meeting – 8 January 2019

**X. Adjournment**