

The Shelton Planning and Zoning Commission will hold a special meeting at 7:00 pm on Wednesday, May 29, 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. Continuation of Hearing, Application #19-07, "Cedar Village at Carrolls,"** Cedar Village Development LLC., 310 Howe Ave/ 275 Coram Ave/ 30 Hill St. petition for a Mixed-Use Development with 63 apartment units, 8,000 sf. of commercial space, with sub-grade parking applying for a Planned Development District encompassing an area of .97 acres. The Initial Development Plans titled "Cedar Village at Carrolls" prepared by Rose Tiso and CO. LLC, architects, Jim Swift, engineer and landscape architect dated April 2, 2019.
- B. Continuation of Hearing Application #19-06, "River Road Townhouse Development,"** Key Development LLC., 85-97 River Road (Assessor's Map #66, Parcel 7), petition for Special Exception approval in an R-3 Zone, for a 9 building, 36 unit condo development encompassing an area of 12.39 acres. The Special Exception intends to recognize the existing retail space with apartments and to accommodate the construction of adjacent store-front/ retail space and apartments. The Initial Development Concept Plans, depicting the proposed development titled "River Rd. Townhouse Development" was prepared by Rose Tiso & Co. LLC.
- C. Initiation of Hearing for Application #19-14, PDD #24, "CVS Pharmacy,"** located at 705 Bridgeport Avenue (Assessor's Map 28, Lot #22) Bridgeport Ave. LLC., propose a Major Modification of PDD #24 for a retail/ pharmacy development, clinic, with a drive-thru, on 4.12 acres. This proposal intends to demolish an existing 25,068 sq. ft. retail building and build a 13,111 sq. ft. retail store with 24-hour operation, a Minute Clinic, pharmacy, and drive thru. The Final Detailed Development Plans are titled "Site Development Plans for CVS Pharmacy" prepared by VHB, engineers and William Stark, architect dated May 8, 2019.

D. Initiation of Hearing for Application #18-01, PDD #65, “Riverwalk Place

Apartments,” located at 356-358 Howe Avenue (Assessor’s Map 117B, Lot #60), Perry Pettas petition for Minor Modification of PDD #65 a Mixed-Use Development on .18 acres. This petition intends to accommodate the conversion of storage and apartment space for two additional studio apartments, for a total of 27 units, and provide additional parking for a total of 27 spaces. The “Riverwalk Place New-Retail Apartment Building” plans prepared by NOK, civil engineering and surveying, and John Ruffalo, architects, dated January 9, 2018.

V. Other Business

A. 8-24 Referral: Recommendation for lease of roof located on City Hall for antennas.

VI. Adjournment