

SHELTON PLANNING AND ZONING COMMISSION

June 11, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on June 11, 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** – Hush It Up - Pending Litigation
- V. **Applications for Certificate of Zoning Compliance** – Commission Approval

Item	App. #	Applicant	Address	Type of Work
1	908	David S. Beardsley	278 Leavenworth Rd	Farm Distillery
2	2880	Diana Gomez	26 King St	Cottage Food
3	3165	Maria Felix	44 Hubbell Ln	Cottage Food
4	3137	Yong Deng Wang	194 Leavenworth	Business Occupancy
5	3159	Lisa Serra	515 Bpt Ave	Business Occupancy
6	3162	Maria Felix	8 Huntington St	Business Occupancy
7	3161	CT Burns Care Foundation	Approved Sign Locations	Temporary Sign
8	3136	Signlite Inc.	1 Waterview Dr	Sign
9	2416	ABC Sign Corp	815 Bpt Ave	Sign
10	3138	Tim Nefores	2 Keron Dr	In-Law (Existing)
11	3093	Gaines Construction	32 Weybosset St	In-Law

Approved
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 CITY OF SHELTON
 TOWN CLERK

VI. Old 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. **RESOLUTION, Review, Discuss, and Possible Action**
- 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.**
- C. **Application #17-03, PDD #86 "Brookview Apartments"** Jim Blakeman Construction Co., Petition for a Modification to PDD #86 for a 28-unit apartment complex, located at 309 Old Bridgeport Ave. Final Detailed Development Plans prepared Rose Tiso & Co., architects, James R. Swift, engineer. **Review, Discuss, and Possible Action.**

- D. **Application #19-07, "Cedar Village, Phase I"** Cedar Village Development LLC., 310 Howe Ave/ 275 Coram Ave/ 30 Hill St. petition for a Mixed-Use Development with 33 apartments, 7,000 sf. of commercial space, and sub-grade parking applying for a Planned Development District. The Initial Development Plans prepared by Rose Tiso and CO. LLC, architects, Jim Swift, engineer and landscape architect. **Review, Discuss, and Possible Action**

VII. **New Business**

- A. **Application #19-06, "Day Break Ridge"** Key Development LLC., 85-97 River Road on 12.39 acres, petitions for Special Exception approval in an R-3 Zone, 36 unit condo development. **Accept Letter of Extension.**
- B. **Application #19-16, PDD #26, "United Methodist Welcome Center"** United Methodist Homes Inc., at 580 Long Hill Ave on 1.09 acres, petitions for a Major Modification of PDD #26 to include a 6,000 sf. welcome center to include a multi-purpose hall and business offices. Initial Development Plans titled "Proposed Addition to P.D.D. #26" prepared by EGA Architects, architects, James R. Swift, landscape architect and engineer, Lewis Assoc., surveying and engineering. **Accept and Set Public Hearing Date.**

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

IX. **Other Business**

- A. Comments from PZC Chairman and Subcommittee Chairman
- B. Staff Comments
- C. Approval of Minutes:
1. Regular Meeting – 12 March 2019
 2. Special Meeting, PDD's – 19 March 2019
 3. Special Meeting, Hearing – 27 March 2019
 4. Special Meeting, Aff'd Housing – 4 April 2019
 5. Regular Meeting – 9 April 2019
 6. Special Meeting, Hearing – 24 April 2019

X. **Adjournment**