

SHELTON PLANNING AND ZONING COMMISSION
June 26, 2019

The Shelton Planning and Zoning Commission will hold a special meeting at 7:00 p.m. on Wednesday, 26 June 2019, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484

CITY OF SHELTON
TOWN CLERK
2019 JUN 21 P 3:57
Theresa D. Hayward

AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Executive Session** – Legal matters, Fran Teodosio

- V. **Old Business**
 - A. **Letter of Extension: Application #18-01, PDD #65, “Riverwalk Place Apartments”** located at 356-358 Howe Avenue, John Ruffalo and Perry Pettas, petition for a Modification of PDD 65.
 - B. **Letter of Extension: Application #19-12,** located at 1039 Howe Avenue, by Vista Apartments LLC., Steve Bellis and James Blakeman, petition for a Zone Change from R-1 to CA-3.
 - C. **Letter of Extension: Application #19-13 “Huntington Village”** located at 16 Ripton Road, Huntington Village LLC., Dominic Thomas and John Guedes, applying for an 8-30g Application.

- VI. **Public Hearing**
 - A. **Continuation of Application #19-06, “Day Break Ridge”** 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 Initial Development Concept Plans, depicting the proposed development titled “River Rd. Townhouse Development” was prepared by Rose Tiso & Co. LLC. **Review, Discuss, and Possible Action.**
 - B. **Initiation of Application #19-16, PDD #26 “United Methodist Welcome Center”** United Methodist Homes Inc., located at 572 Long Hill Ave. (Assessor’s Map 52, Lot 88), petition for a Major Modification of PDD 26 and alteration to the Statement of

Uses and Standards, for a welcome center on 1.09 acres. This petition intends to accommodate the development of a 6,000 sf. "Welcome Center" to include a multi-purpose hall and 6 administrative offices with 41 parking spaces. The "Initial Development Plans" prepared by EGA, architects, James R. Swift, engineer & landscape architect, Lewis Associates, surveying. **Review, Discuss, and Possible Action.**

VII. Adjournment