

SHELTON PLANNING AND ZONING COMMISSION
July 9, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on July 9, 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, and pending legal matters – Fran Teodosio
- V. **Applications for Certificate of Zoning Compliance**

Theresa A. Fitzgerald

2019 JUL - 3 P 3:33

CITY OF SHELTON
TOWN CLERK

Item	App. #	Applicant	Address	Type of Work
1	3038	Robert James	470 Howe Ave	Sign
2	2417	ABC Sign Corp	760 River Rd	Sign

VI. **Old Business**

- A. **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. **RESOLUTION, 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 #19-18, PDD #68** Dominick Thomas and NOK, 122 Buddington Road on 2.55 acres, petition for a Major Modification to Detailed Development Plans, to revise from six, single-family units to two units. **Review, Discuss, and Set Public Hearing**

- C. **Application #19-17, PDD #63** R.D. Scinto and Pereira Engineering, 899 & 905 Bpt. Ave. petition for a Minor Modification to the Statement of Standards and Use to PDD #63. **Review, Discuss, and Set Public Hearing.**

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

IX. **Other Business**

A. Bond Release

- i. **Application #14-27, "Water's Edge of Shelton"** Water's Edge of Shelton LLC, 500 River Road, request release of a \$15,000 Soil and Erosion Control Bond.
- ii. **Application #15-20, "The Marketplace"** 714 LLC, 405-407 Bridgeport Ave., request release of the remaining \$25,000 Site Bond.

B. Comments from PZC Chairman and Subcommittee Chairman

C. Staff Comments

D. Approval of Minutes:

- i. May 22, 2019 – Special Meeting
- ii. May 29, 2019 – Special Meeting

E. Distribution of Minutes and Motions:

- i. June 11, 2019 – Regular Meeting Minutes
- ii. June 26, 2019 – Special Meeting Motions

X. **Adjournment**