

SHELTON PLANNING AND ZONING COMMISSION

July 31, 2019

The Shelton Planning and Zoning Commission will hold a special meeting at 7:00 p.m. on Wednesday, 31 July 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 – Legal Matters
- V. Public Hearing:
 - A. Continuation of Application #19-06, “Day Break Ridge” Key Development LLC., 85-97 River Road (Assessor’s Map 94, Lot’s 89, 91, & 92) 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 #19-17, PDD #63 R.D. Scinto and Pereira Engineering, 899 & 905 Bpt. Ave. (Assessor’s Map 8, Lot’s 15 & 16) petition for a Major Modification to the Site Plan and to the Statement of Use and Standards to allow for the possible development of a day care, physical fitness center, take-out food service, banking with remote service, and other related services. The “Proposed Site Development Plans” were prepared by Pereira Engineering. **Review, Discuss, and Possible Action.**
 - C. Initiation of Application #19-12, 1039 Howe Ave (Assessor’s Map 146, Lot #19), Vista Apartments LLC, petition for a Zone Change from a R-1 to CA-3 zone on a site consisting of 1.96 acres. **Review, Discuss, and Possible Action.**
 - D. Initiation of Application #18-01, PDD #65, “Riverwalk Place Apartments” located at 356-358 Howe Avenue (Assessor’s Map 117B, Lot #60), John Ruffalo and Perry Pettas, petition for a Modification of PDD #65 for a Mixed-Use development including 2 retail spaces, 36 apartments, and necessary parking. **Review, Discuss, and Possible Action.**
- VI. Adjournment