SHELTON PLANNING AND ZONING COMMISSION
August 13, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on August 13, 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, updates, and pending legal matters – Fran Teodosio

V. Applications for Certificate of Zoning Compliance

<table>
<thead>
<tr>
<th>Item</th>
<th>App. #</th>
<th>Applicant</th>
<th>Address</th>
<th>Type of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>3223</td>
<td>Alfride Gjeloshi</td>
<td>503 Howe Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>2</td>
<td>3244</td>
<td>ABC Sign Corp</td>
<td>391 Bridgeport Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>3</td>
<td>2418</td>
<td>ABC Sign Corp</td>
<td>515 Bridgeport Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>4</td>
<td>3245</td>
<td>ABC Sign Corp</td>
<td>917 Bridgeport Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>5</td>
<td>3251</td>
<td>Archer Sign</td>
<td>100 Commerce Dr</td>
<td>Sign</td>
</tr>
</tbody>
</table>

VI. Public Hearing

A. **Continuation of Application #19-17, PDD #63** R.D. Scinto and Pereira Engineering, 899 & 905 Bpt. Ave. petition for a Modification to the Statement of Use and Standards and Site Plan to PDD #63. **Review, Discuss, and Possible Action**

B. **Continuation of 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 for a Mixed-Use development including 2 retail spaces, 36 apartments, and necessary parking. **Review, Discuss, and Possible Action**.

VII. Old Business

A. **Application #19-12**, 1039 Howe Ave, 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**.
VIII. **New Business**

A. **Application #19-19, PDD 7** Fairfield Realty Group LLC., 1000 Bpt. Ave. on 6.27 acres petition for a Modification to the Statement of Use and Standards of PDD #7. **Accept and Set Public Hearing**

B. **Application #19-21** SEP Shelton LLC., AA Shelton LLC., AA Shelton Investor LLC., 710 Bpt. Ave. petition for a Zone Change from an Office Park District to a Planned Development District on 36.43 acres. **Accept and Set Public Hearing**

C. **Application #19-20** Standard Petroleum, Inc. petition for Site Plan Approval at 429 Shelton Ave. on 1.13 acres. **Accept, Review, and Possible Action**

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

X. **Other Business**

A. **8-24 Referral:** Recommendation of water main extensions for Fairlane Drive, Millbrook Road, and Short Street.

B. **8-24 Referral:** Recommendation of a gas pipe extension for Aquarion/Eversource to cross the city conservation easement near Trap Falls.

C. Comments from PZC Chairman and Subcommittee Chairman

D. Staff Comments

E. Approval of Minutes:
   i. June 11, 2019 – Regular Meeting Minutes
   ii. June 26, 2019 – Special Meeting Motions

F. Distribution of Minutes and Motions:
   i. July 9, 2019 – Regular Meeting Minutes
   ii. July 31, 2019 – Special Meeting Minutes

XI. **Adjournment**