

**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 Topodosio
- V. **Applications for Certificate of Zoning Compliance**

2019 AUG 9 P 4: 23  
 Fran Topodosio  
 CITY OF SHELTON  
 TOWN CLERK

Commission Approval				
Item	App. #	Applicant	Address	Type of Work
1	3223	Alfride Gjeloshi	503 Howe Ave	Sign
2	3244	ABC Sign Corp	391 Bridgeport Ave	Sign
3	2418	ABC Sign Corp	515 Bridgeport Ave	Sign
4	3245	ABC Sign Corp	917 Bridgeport Ave	Sign
5	3251	Archer Sign	100 Commerce Dr	Sign
6	3225	Hickory Mill Home LLC	20 Sunrise Circle	In-Law Apt.

**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**