SHELTON PLANNING AND ZONING COMMISSION
OCTOBER 8, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on October 8, 2019, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

I. Call to Order
II. Pledge of Allegiance
III. Roll Call
IV. 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>4015</td>
<td>Dave - Outback Steakhouse</td>
<td>698 Bridgeport Ave</td>
<td>Re-painting Exterior</td>
</tr>
<tr>
<td>2</td>
<td>3265</td>
<td>Western Remac Inc.</td>
<td>385 Bridgeport Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>3</td>
<td>4019</td>
<td>David Elias</td>
<td>350 Bridgeport Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>4</td>
<td>4028</td>
<td>Standard Petroleum</td>
<td>429 Shelton Ave</td>
<td>Sign</td>
</tr>
<tr>
<td>5</td>
<td>4023</td>
<td>Marissa Papa</td>
<td>6 Huntington St, Bldg 1</td>
<td>Sign</td>
</tr>
<tr>
<td>6</td>
<td>4026</td>
<td>Brian Hayes</td>
<td>330 Bridgeport Ave</td>
<td>Bus. Occupancy &amp; Sign</td>
</tr>
</tbody>
</table>

V. Old Business

A. Application #19-16, PDD #26, “United Methodist Welcome Center” United Methodist Homes Inc., at 572 Long Hill Ave., petition for a Major Modification of PDD #26 and alteration to the Statement of Uses and Standards, 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. Review, Discuss, Resolution, and Possible Action.

B. 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 Consensus.

C. Application 19-22, PDD #67, “Bridge Street Commons II” Bridge Street Partners LLC., at 427 Howe Ave for an expansion of PDD #67. The development intends to accommodate the addition of 72 units, 2 retail spaces, with onsite parking. Review, Discuss, and Consensus.
D. **Application #19-06, “Day Break Ridge”** Key Development LLC., 85-97 River Road, 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. **Staff Report, Discuss, Review, and Consensus.**

VI. **New Business**

A. **Application #19-23 “Permar Grove,”** Stephen Permar at 605 Long Hill Ave. on 3.17 acres, applying for a sub-division to develop one additional residence. **Accept, Review, and Possible Action**

B. **Application #19-24,** 502 Howe Ave., LLC, at 502 Howe Ave. on .70 acres in a CA-3 zone, applying for a Planned Development District with banking services, a coffee shop, and 56 market-rate rental residential units above. **Accept, Review, and Set Public Hearing.**

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

VIII. **Other Business**

A. **Bond Release:**
   
   i. **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. August 13, 2019 – Regular Meeting
   
   ii. August 28, 2019 – Special Meeting

E. **Distribution of Minutes and Motions:**
   
   i. September 11, 2019 – Special Meeting
   
   ii. September 25, 2019 – Special Meeting

IX. **Adjournment**