

**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**

2019 OCT -4 P 3:57  
 City of Shelton  
 Town Clerk

Commission Approval Applications for Certificate of Zoning Compliance - October 8, 2019				
Item	App. #	Applicant	Address	Type of Work
1	4015	Dave - Outback Steakhouse	698 Bridgeport Ave	Re-painting Exterior
2	3265	Western Remac Inc.	385 Bridgeport Ave	Sign
3	4019	David Elias	350 Bridgeport Ave	Sign
4	4028	Standard Petroleum	429 Shelton Ave	Sign
5	4023	Marissa Papa	6 Huntington St, Bldg 1	Sign
6	4026	Brian Hayes	330 Bridgeport Ave	Bus. Occupancy & Sign

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**