

SHELTON PLANNING AND ZONING COMMISSION

November 12, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on November 12, 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

| | | | | |
|---|------|-------------------------------|-----------------------|------------------------|
| 1 | 4023 | Marissa Papa | 6 Huntington Street | Sign |
| 2 | 4035 | Signlite Inc. | 702 Brudgeport Avenue | Sign |
| 3 | 4063 | Ashley Tremblay | 415 Howe Avenue | Sign |
| 4 | 4073 | Archer Signs | 110 Commerce Drive | Sign |
| 5 | 4061 | Chris Miskill | 48 Huntington Plaza | Sign |
| 6 | 4048 | Julian Thomas & Jill Stockmal | 371 Leavenworth Road | Private Shooting Range |
| 7 | 3273 | David & Loren Pace | 81 Indian Well Road | Detached Structure |
| 8 | 4066 | Brian Lugo | 850 Bridgeport Avenue | Business Occ. & Sign |
| 9 | 4029 | Canvas Products | 381 Bridgeport Avenue | Awning |

2019 NOV - 8 P 4:46
 CITY OF SHELTON
 TOWN CLERK
 Margaret & Joseph

V. Public Hearing

A. Continuation of 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, on-site parking, and 56 market-rate rental residential units above. **Review, Discuss, and Possible Action.**

VI. Old Business

A. 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, 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, Resolution, and Possible Action.**

VII. New Business

A. Application #19-25, Romano Brothers Builders Inc., at 103 Meadow Street petition for a three-lot subdivision in an R-3 zone on .73 acres. **Accept, Review, Discuss.**

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

IX. Other Business

A. Bond Release:

- i. Soundview Crossing - Whispering Pines Lane, request release of the \$70,000 performance bond and post a maintenance bond.
- ii. Booth Hill Estates - Emily Lane, request release of the \$619,000 performance bond and post a maintenance bond.

B. Comments from PZC Chairman and Subcommittee Chairman

C. Staff Comments

D. Approval of Minutes:

- i. September 11, 2019 – Special Meeting
- ii. September 25, 2019 – Special Meeting

E. Distribution of Minutes and Motions:

- i. October 8, 2019 – Regular Meeting
- ii. October 23, 2019 – Special Meeting

X. Adjournment