


SHELTON PLANNING AND ZONING COMMISSION
December 10, 2019

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on December 10, 2019, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Organizational Meeting**
 - A. Election of Officers
 - i. Chairperson
 - ii. Vice Chairperson
 - iii. Secretary
 - B. Statement of the Chairperson


 2019 DEC -6 PM 2:37
 CITY OF SHELTON
 TOWN CLERK

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

Item	App #	Applicant	Address	Type of Work
1	4026	Brian Hayes	330 Bridgeport Avenue	Sign
2	4093	Laurean Vasquez-Limauro	57 Bridge Street	Sign
3	4069	Dave Melanson	30 Blueberry Lane	In-Law
4	4086	Spotted Horse Shelton LLC	100 Commerce Drive	Temporary Vestibule
5	4048	Jill Stockmal & Dave Barnett	371 Leavenworth Road	Private Shooting Range

VI. **Old Business**

- A. **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, Resolution, and Possible Action.**
- B. **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. **Review, Discuss, Resolution, and Possible Action**

VII. New Business:

- A. Application #19-26, City of Shelton, at 260 – 248 Howe Avenue, petitions for a three lot Zone Change from CB-2 to R-3 incorporating an area of .45 acres. **Accept, Review, and Set Public Hearing.****

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

IX. Other Business

- A. Comments from PZC Chairman and Subcommittee Chairman**

- B. Staff Comments**

- C. Approval of Minutes:**

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

- D. Distribution of Minutes and Motions:**

- i. November 12, 2019 – Regular Meeting**

X. Adjournment