

**SHELTON PLANNING AND ZONING COMMISSION**

**January 14, 2020**

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on January 14, 2020, 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**

Item	App #	Applicant	Address	Type of Work
1	4069	David Melanson	30 Blueberry Lane	In-Law
2	4124	Soan H Jung Joor	837 River Rd	Sign
3	4127	Bryan Vaser	110 Commerce Dr	Sign
4	983	Archer Signs	110 Commerce Dr	Sign
5	984	Archer Signs	899 Bridgeport Ave	Sign
6	4026	Brian Hayes	330 Bridgeport Ave	Sign

*Signature of [unclear]*  
2020 JAN 10 4:45 PM  
CITY OF SHELTON  
TOWN CLERK

V. **New Business:**

- A. **Application #20-01, Vista Apartments 2**, Vista Apartments LLC. and Steve Bellis, at 1030 Howe Avenue, in a CA-3 zone, on 1.93 acres, applying for a Special Exception to construct 29 units with 58 parking spaces. **Accept, Review, and Set Public Hearing.**
- B. **Application #20-03, PDD #91**, Fountain Square LLC. and Dominick Thomas, at 801 Bridgeport Avenue, applying for a Major Modification to the Modified Initial Concept Development Plans and to amend the Statement of Uses and Standards. The scope of the Site Plan Modifications is to replace the proposed bank building with a daycare center, reduce pad size of Restaurant #3 to add a drive-thru, and increase the space of Retail #1 by 4,000 sf. The SOUS modification is to include the use of a daycare facility. **Accept, Review, and Set Public Hearing.**

C. **Application #20-02**, Meghan Riccio and Dominick Thomas, 30 Fairmont Place, applying for Site Plan Approval, in an R-4 zone, on .37 acres, for a 5-unit house with 9 bedrooms and 10 onsite parking spaces. **Accept, Review, Discuss, and Possible Action.**

D. **Application #15-23, PDD#72**, Bishop Development of Shelton LLC., 762 River Road, requests the releases of their \$20,000 Performance Bond for site development and their \$20,000 Soil Erosion and Sediment Control Bond.

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

VII. **Other Business**

A. Comments from Chairwoman and Subcommittee Chairman

B. Staff Comments

C. Approval of Minutes:

i. November 12, 2019 – Regular Meeting

D. Distribution of Minutes and Motions:

i. December 10, 2019 – Regular Meeting

VIII. **Adjournment**