

SHELTON PLANNING AND ZONING COMMISSION

January 29, 2020

The Shelton Planning and Zoning Commission will hold a special meeting at 7:00 p.m. on January 29, 2020, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. New Business:

A. Application #20-06, PDD #89, R.D. Scinto and Jim Swift at 20 Waterview Drive for clearing, grading, and site preparation approval of the Initial Concept Development Plans approved in July of 2017, #17 – 02. **Review, Discuss, and Possible Action**

V. Public Hearing:

A. Continuation of Application #19-21, Dominick Thomas for SEP Shelton LLC., AA Shelton LLC., AA Shelton Investor LLC., 710 Bridgeport Avenue petition for a zone change to a Planned Development District. Development of 340 market-rate and affordable units with parking, offices, light industry, and warehousing uses also present on site. **Review, Discuss, and Possible Action**

B. Initiation of 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. **Review, Discuss, and Possible Action**

Stephanie A. Payne
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TOWN CLERK

- C. **Initiation of Application #19-26**, The City of Shelton, at 248 – 260 Howe Avenue, petitions for a three lot Zone Change from CB-2 to R-3 incorporating an area of .45 acres. This intent of this Zone Change is to bring the existing multi-family units into further compliance with the Shelton Planning and Zoning Regulations and increase the likelihood of future development to align with the Plan of Conservation and Development. **Review, Discuss, and Possible Action**

VI. **Adjournment**