

**SHELTON PLANNING AND ZONING COMMISSION**  
**February 11, 2020**

The Shelton Planning and Zoning Commission will hold a regular meeting at 7:00 p.m. on February 11, 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**

CITY OF SHELTON  
TOWN CLERK  
2020 FEB - 11 P 1:10  
*Stephanie A. Ferguson*

|   |      |                  |                     |                 |
|---|------|------------------|---------------------|-----------------|
| 1 | 984  | Archer Signs     | 899 Bridgeport Ave  | Sign            |
| 2 | 4144 | Sky Wells        | 200 Leavenworth Ave | Sign            |
| 3 | 4142 | La DeChello      | 530 Shelton Ave     | Sign            |
| 4 | 4158 | Carmelo Delmoral | 488 Howe Ave        | Sign            |
| 5 | 4157 | Tyler Llewellyn  | 862 Bridgeport Ave  | Sign            |
| 6 | 4163 | Steve Bellis     | 399 Pridgeport Ave  | Patio Enclosure |

V. **Public Hearing:**

A. **Continuation 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**

VI. **Old Business:**

A. **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**

**VII. New Business:**

- A. Application #20-06, A.J. Grasso, 413 Nichols Avenue (Assessor's Map 15, Lot 2), applying for a Special Exception for a Designed Residential District encompassing an area of 15.6 acres. The proposal includes 18 lots accessed by private roadways and 4.24 acres of open space. Plans entitled "Nichols Place" by James R. Swift, P.E, dated January 30, 2020. **Accept, Review and Set Public Hearing.****
- B. Application #20-07, Langanke's Landing, LLC and Dominick Thomas, 1055 Bridgeport Avenue (Assessor's Map 2, Lot 8), petition for a Planned Development District Zone Change on a site of 1.73 acres with frontage on Huntington Street as well as Bridgeport Avenue. Proposal is for a commercial and mixed use site including retail gasoline sale, a convenience store, two retail/office buildings and onsite parking. Initial development plans by Alan B. Shepard, P.E., dated January 29, 2020. **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. 8-24 Referral:** Four parcels on Canal Street formerly owned by Chromium Process (Assessor's Map 130, Lots 3, 4, 5, & 6), 1.63 acres total, recommendation for the sale of the properties for development in line with current riverfront development downtown.
- B. 8-24 Referral:** Meadow Street (Assessor's Map 137, Lot 6), 1-acre parcel, recommendation for the purchase of the property to give the City owned property in the rear greater frontage on Meadow Street.
- C. 8-24 Referral:** Property adjacent to 35 Saginaw Trail (Assessor's Map 12.A, Lot 3), 0.16-acre parcel, recommendation for the sale of the property for which the city has no use of.
- D. Comments from Chairwoman and Subcommittee Chairman**
- E. Staff Comments**
- F. Approval of Minutes:**
- i. December 10, 2019 – Regular Meeting
- G. Distribution of Minutes and Motions:**
- i. January 14, 2020 – Regular Meeting
  - ii. January 29, 2020 – Special Meeting

**X. Adjournment**