

SHELTON PLANNING AND ZONING COMMISSION

JANUARY 19, 2017

The Shelton Planning and Zoning Commission will hold a special meeting on Thursday, January 19, 2017, at Shelton City Hall, 6:00 p.m. (Employee Lounge Room) and 7:00 p.m. Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

6:00 P.M. Employee Lounge Room (first floor adjacent to Auditorium)

- I. Work Session
 - a. Update of 2006 POCD

7:00 P.M. Auditorium

- II. Call to Order
- III. Pledge of Allegiance
- IV. Roll Call
- V. Public Hearings

- A. **Application #16-33**, Paula Anthony for Re-subdivision Approval (2 lots: Lot 1), 181 Meadow Street (Map 137, Lot 16), R-1 District (continued from 12/13/16)
- B. **Application #16-28**, Dominick Thomas on behalf of Ricar, LLC and Mianus Holding, LLC for Modification of PDD #66 including Initial Concept Development Plans and Statement of Uses and Standards (164 unit multi-family, clubhouse, maintenance building and marina), 704, 712 and 722 River Road, (Map 22, Lot 1 and Map 32, Lots 16 and 17) (continued from 11/16/16)

VI. Old Business

- A. Applications for Certificate of Zoning Compliance
 - 1. 0866 – Rose Tiso, 405 Bpt. Ave. master sign design
 - 2. 0964 – Sign Lite, Inc., 395 Bpt. Ave. sign & business
 - 3. 0937 – John Paoletti, 405 Bpt. Ave. business
 - 4. 0960 – John Gaida, 405 Long Hill Ave. tree cutting & fill
 - 5. 0945 – Patricia Wells, 109 Old Mill Rd. professional office
 - 6. 0958 – Robin Lynch, 84 Platt Road sign & business
 - 7. 0933 – Paul T. McNamara, 95 Indian Well Rd. 6 month temp. storage
 - 8. 0967 – Stephania Halverson, 350 Howe Avenue business
- B. **Application #16-11**, Soundview Crossing Re-subdivision: request for 90 day extension to file record map
- C. **Application #16-33**, Paula Anthony for Re-subdivision Approval (2 lots: Lot 1, 181 Meadow Street (Map 137, Lot 16), R-1 District
- D. **Application #16-23**, Wendy Montanaro, LLC and 60-64 Huntington Street, LLC for Initial Development Concept Plan and PDD Zone Change Approval, 60-66 Huntington Street (Map 74, Lots 27 and 28) (public hearing closed on 11/16/16)
- E. **Application #16-8**, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (Shelter Ridge: mix use development) for Bpt. Ave. (Map 50, Lot 9, LIP and R-1 Districts (public hearing closed on 9/21/16)

VII. New Business

- A. **Application #17-1**, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (six (6) single family dwellings on fee simple lots), 405 Long Hill Ave. (Map 78, Lot 5), IA-2/R-1 Districts: accept and schedule public hearing

2017 JAN 12 P 6:00
 City of Shelton
 Town Clerk
 Stephanie Halverson

B. **Application #17-2**, R.D. Scinto, Inc. for Initial Development Concept Plans and PDD Zone Change (light industrial bldg.), Waterview Drive (Map 79, Lot 13), LIP District: accept and schedule public hearing

VIII. Public Portion: anyone wishing to address the Commission on any items not on the agenda

IX. Other Business

A. Payment of Bills

B. Staff Report

C. Zoning Enforcement:

a. 2 Cloverdale: illegal filling of property

D. Soundview Crossing Subdivision Parcel A and B: request for Bond Release

E. The Market Place Shopping Center: request for Bond Reduction

F. Comments from Chairman and Subcommittee Chairs

X. Adjournment