SHELTON PLANNING AND ZONING COMMISSION  APRIL 11, 2017
The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, April 11, 2017, at 7:00 p.m., Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

AGENDA

I. Call to Order
II. Pledge of Allegiance
III. Roll Call
IV. Public Hearings
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 Avenue (Map 78, Lot 5), R-1 District
V. Old Business
A. Applications for Certificate of Zoning Compliance
1. 2017 – DLGJ, 441 Howe Ave. business & sign
2. 2006 – J. Mas, 17 Huntington St. sign
3. 0901 – Goodwill, 397 Bpt. Ave. business & sign
6. 2023 – Stenz Flowers, 18 Huntington St. business & sign
7. 1094 – Chris Wyant, 750 Bpt. Ave. sign
9. 0798 – R. D. Scinto, 6 Research Dr. business
10. 0796 – R. D. Scinto, 3 Corporate Dr. business
11. 0793 – R. D. Scinto, 100 Beard Sawmill Rd. business
12. 0797 – R. D. Scinto, 3 Enterprise Dr. business
B. 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)
C. Application #16-28, Dominick Thomas on behalf of Ricar, LLC and Mianus Holding, LLC. 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) (public hearing closed on 3/22/17)
D. Application #16-29, Wells Zone Change, Bpt. Ave./Long Hill Cross Road: consent for additional time to complete public hearing
E. Application #16-34, Dominick Thomas on behalf of Shelter Development, LLC and Hawks Ridge of Shelton, LLC for Modification of PDD #77 including Initial Development Concept Plan, and Approval of Detailed Development Plans and Re-subdivision (Hawks Ridge: Continuing Care Retirement Community) Beard Saw Mill Road (Map 39, Lots 12, 14 and 17) (public hearing closed on 1/25/17)
F. Application #17-02, R.D. Scinto, Inc. for Initial Development Concept Plans and PDD Zone Change (light industrial building), Waterview Drive (Map 79, Lot 13), LIP District (public hearing closed on 3/22/17)

H. **Application #17-04**, Dominick Thomas on behalf of 714, LLC for Amendment of Statement of Uses and Standards for PDD #70 (The Market Place Shopping Cte: on-site parking ratio change) 385-401 Bpt. Ave. (Map 77, Lot 26) (public hearing closed on 3/7/17)

VI. New Business
A. **Application #17-05**, R. D. Scinto, Inc. for Final Detailed Development Plans for PDD #85 (mix use development), 100 Commerce Drive (Map 39, Lot 1) – accept for review

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

VIII. Other Business
A. Approval of Minutes: January 25, 2017
B. Payment of Bills
C. Paula Anthony Subdivision: request for 90 day extension to file mylar map
D. Staff Report

IV. Adjournment