

**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

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|--|-----------------|
| 1. 2017 – DLGJ, 441 Howe Ave.                  | business & sign |
| 2. 2006 – J. Mas, 17 Huntington St.            | sign            |
| 3. 0901 – Goodwill, 397 Bpt. Ave.              | business & sign |
| 4. 2009 – 714 LLC, 389 Bpt. Ave.               | business        |
| 5. 2011 – Jim Greco, 391 Bpt. Ave.             | business        |
| 6. 2023 – Stenz Flowers, 18 Huntington St.     | business & sign |
| 7. 1094 – Chris Wyant, 750 Bpt. Ave.           | sign            |
| 8. 1097 – 714, LLC, 387 Bpt. Ave.              | business & 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        |
| 13. 2019 – Royal Wells, 194K Leavenworth Rd.   | 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)

G. **Application #17-03**, Jim Blakeman Const. Co. for Final Detailed Development Plans (Brookview Apartments: 28 multi-family units), 309 Old Bpt. Ave. (Map 91, Lot 15)

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

C. Staff Report

D. Comments from Chairman and Subcommittee Chairs

IV. Adjournment