

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, May 9, 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. Old Business

A. Applications for Certificate of Zoning Compliance

- 1. 2038 – Harold Fichtel, 19 Hurd St. in-law
- 2. 0949 – Puji, LLC, 111 Center Street sign
- 3. 0981 – Heather Fernandes, 50 Bridge St. sign
- 4. 2049 – Mark Molina, 704 Bpt. Ave., Ste. 201 business
- 5. 2052 – Mike Ballaro, 405 River Rd., Ste. 101 business & sign
- 6. 2051 – Mike Ballaro, 405 River Rd., Ste. 102 business & sign
- 7. 0398 – Bernadette Pandolfe, 415 Howe Ave. business
- 8. 2060 – Acme sign, 2 Armstrong Rd. sign
- 9. 2039 – Monica Leggett, 163 Leavenworth Rd. business
- 10. 0799 – R. D. Scinto, 2 Trap Falls Rd. business
- 11. 0800 – R. D. Scinto, 100 Beard Sawmill Rd. business
- 12. 0794 – R. D. Scinto, 1 Corporate Dr. business
- 13. 2061 – Woodside Shelton, LLC, 710 Bridgeport Ave. business
- 14. 2065 – Victoriaanna Adinolfy, 188 Rocky Rest Rd. daycare
- 15. 0967 – The Drunk Alpaca, 350 Howe Ave. sign

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 #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 (public hearing closed on 4/11/17)

E. **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)

F. **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)

G. **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)

H. **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)

V. New Business

A. **Application #17-06**, Dominick Thomas on behalf of 636 Cooke Street, LLC for Special Exception Approval (mix use development: 11 apartment units and 2,562 sq. ft. commercial space), 523 Howe Avenue (Map129B, Lot 36), CA-3 District with CBD Overlay: accept and schedule public hearing

B. **Application #17-07**, Dominick Thomas on behalf of 62 Center, LLC for Initial Development Concept Plan and PDD Zone Change approval (mix use development: 42 apartment units and 4,862 sq. ft. restaurant) 325 Coram Avenue/62-66 Center Street (Map 129D, Lots 50 and 51): accept and schedule public hearing

C. **Application #17-08**, Sikorsky Aircraft for Minor Modification of Detailed Development Plans for PDD #1A (parking expansion), 1 Far Mill Crossing (Map 30, Lot 1): accept, review and possible action

D. **SPZC Initiated Text Amendments:** Repeal and replace Section 35: Planned Residence District (PRD's) with Design Residential Development (DRD's) and amend Section 23: Permitted Uses by adding new use line 1D (Design Residential Development) by allowing said use in R-1A, R-1, and R-3 by Special Exception and prohibited in all other districts: schedule public hearing

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

VII. Other Business

A. Approval of Minutes

B. Payment of Bills

C. P&Z Application #10-25: request for extension on Site Plan approval

D. 405 River Road: request for Site Bond Release

E. Zoning Enforcement

1. 11 Bonnie Brook Drive: junkyard conditions

F. 8-24 Referral: Comcast Easement on Canal Street

G. Staff Report

H. Comments from Chairman and Subcommittee Chairs

VIII. Adjournment