

SHELTON PLANNING AND ZONING COMMISSION

JUNE 13, 2017

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, June 13, 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. 0981 – Heather Fernandes, 50 Bridge St. sign
- 2. 0399 – Legends of the Heart, 415 Howe Avenue business
- 3. 2132 – MCK Gourmet, 6 Research Dr. business
- 4. 2129 - Great Clips, 397 Bpt. Ave. sign
- 5. 0040 – Jeff Travesse, 469 Howe Ave. 2nd Floor business/sign
- 6. 2122 – Michael Yachymiczny, 415 Howe Ave. temp. business/sign
- 7. 2065 – Joseph Perna, Enterprise Towers temp signs
- 8. 2120 – John Paoletti, 405 Bpt. Ave. sign
- 9. 2106 – Donald Solostri, 350 Bpt. Ave. sign
- 10. 2108 – Arnco Sign, 704 Bpt. Ave. sign
- 11. 2109 – Signlite, Inc., 389 Bpt. Ave. sign
- 12. 2051 – Mike Ballaro, 405 River Rd. sign
- 13. 2096 – Urim Dema, 194 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 a 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): letter of extension

F. **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 #17-09**, United Methodist Homes of CT, Inc. for Modification of Detailed Development Plans for PDD #26 (additions to northwest and northeast buildings: Wesley Heights), 580 Long Hill Avenue: accept and schedule public hearing

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

VII. Other Business

A. Payment of Bills

B. Staff Report

C. 600 Bridgeport Avenue: request for Site Bond Release

D. **Application #12-17 (Shelton Cove)**: request for extension on site plan approval

E. Comments from Chairman and Subcommittee Chairs

VIII. Adjournment