The Shelton Planning and Zoning Commission will hold a special meeting on
Wednesday, June 28, 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. 2051 – Mike Ballaro, 405 River Road
2. 2052 – Mike Ballaro, 405 River Road

V. Public Hearing(s)
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 (Map 129B, Lot 36), CA-3 District with CBD
   Overlay
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)
C. **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

VI. Adjournment