

SHELTON PLANNING AND ZONING COMMISSION AGENDA

JULY 11, 2017

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, July 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 Hearing(s)

A. **Application #17-10**, Dominick Thomas on behalf of Long Hill Cross Road, LLC for Modification of PDD #69 including Statement of Uses and Standards and Initial Concept Development Plan (3 single family dwellings), 241 Long Hill Cross Road (Map 51, Lots 25 and 29)

B. **SPZC Initiated Text Amendments**: Repeal and replace Section 35: Planned Residence District (PRD's) with (Design Residential Development) by allowing said use in R-1A, R-1 and R-3 by Special Exception and prohibited in all other districts (continued from 6/28/17)

V. Old Business

A. Applications for Certificate of Zoning Compliance

1. 689 – Meeta Vyas, 1 Controls Drive

temp storage bldg..

2. 2068 – R. D. Scinto, 2 Corporate Dr.

business

3. 2151 – GPT Assoc., LLC, 458 River Road

business

4. 2147 – Shelton NCP, LLC, 65 Trap Falls Rd.

business

5. 2096 – Urim Dema, 194 Leavenworth Rd.

sign

6. 2154 – Mulberry Day Care, 188 Rocky Rest Rd.

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 A and Map 32, Lots 16 and 17) and Cam Site Plan (public hearing closed on 3/22/17)

D. **Application #17-01**, 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): letter of withdrawal

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 #17-09**, 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. New Business

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

VIII. Other Business

A. Approval of Minutes: June 13, 2017

B. Payment of Bills

C. White Eagles RC Club: request for Modification of flying times

D. Staff Report

E. Comments from Chairman and Subcommittee Chairs.

IX. Adjournment