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 units 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