

SHELTON PLANNING AND ZONING COMMISSION AGENDA

AUGUST 8, 2017

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, August 8, 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

A. **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 Districts by Special Exception and prohibited in all other districts (continued from 7/11/17)

V. Applications for Certificate of Zoning Compliance

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| 1. 2165 – Signlite, Inc., 389 Bridgeport Ave. | sign |
| 2. 2160 – Better Building, LLC, 27 Long Hill Ave., 2 nd Floor | business |
| 3. 2191 – George & Sophia Aravidis, 38 Middle Ave. | in-law |
| 4. 2193 – John Cox, 97 Bpt. Ave., Unit 10 | business & sign |
| 5. 2194 – Jennifer Larsen, 64 Huntington St. | business |
| 5. 2069 – R. D. Scinto, 2 Corporate Dr. | business |
| 6. 2162 – Peter Pynadath, 1 Waterview Dr. | business |
| 7. 2163 – Barry Blumenfield, 100 Beard Sawmill Rd. | business |
| 8. 2186 – Tom Welsh, 100 Trap Falls Rd. | business |
| 9. 2196 – Nathan Aho, 59 Oronoque Trail | business |

B. **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)

C. **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 (public hearing closed on 7/11/17) (3 single family dwellings), 241 Long Hill Cross Road (Map 51, Lots 25 and 29)

D. **Application #17-11**, GTJ Reit, Inc. for Modification of Site Plan Approval, (parking area expansion) 470 Bpt. Avenue, (Map 63, Lot 24), IA-2 District

E. **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 Districts by Special Exception and prohibited in all other districts

VI. New Business

A. None

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

VIII. Other Business

A. Approval of Minutes: 6/28/16, 7/12/16, 7/27/16, 8/9/16, 9/7/16, 9/13/16, 9/21/16, 9/28/16, 10/11/16, 11/9/16, 11/16/16 and 12/13/16

B. Payment of Bills

C. 128 East Village Rd. Subdivision: request for Bond Reduction

C. 8-24 Referral: Rental of single family dwelling at 279 Soundview Avenue

D. Staff Report

E. Comments from Chairman and Subcommittee Chairs

IX. Adjournment