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
1. 2165 – Signlite, Inc., 389 Bridgeport Ave. sign
2. 2160 – Better Building, LLC, 27 Long Hill Ave., 2nd Floor business
3. 2191 – George & Sophia Aravidis, 38 Middle Ave. in-law
5. 2194 – Jennifer Larsen, 64 Huntington St. business
6. 2069 – R. D. Scinto, 2 Corporate Dr. business
7. 2162 – Peter Pynadath, 1 Waterview Dr. business
8. 2163 – Barry Blumenfield, 100 Beard Sawmill Rd. business
9. 2186 – Tom Welsh, 100 Trap Falls Rd. business
10. 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
D. 8-24 Referral: Rental of single family dwelling at 279 Soundview Avenue

IX. Adjournment