The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, September 12, 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. Applications for Certificate of Zoning Compliance
   1. 2202 – Nancy Roy Collins, 66 Huntington St. business
   4. 2071 – R. D. Scinto, 100 Beard Sawmill Rd. business
   5. 2070 – R. D. Scinto, 100 Beard Sawmill Rd. business
   6. 2220 – Vitec Videocom, Inc., 14-16 Progress Dr. business
   7. 2160 – Better Building, LLC, 27 Long Hill Ave., 2nd floor business
   8. 2221 – Joseph Coci, 1 Waterview Dr. business
   9. 2204 – Cellular Sales of CT, LLC, 405 Bpt. Ave. business
   10. 2207 – Claris Const., 65 Trap Falls Rd. business
   11. 2223 – Sign Pro, 10 Constitution Blvd. S sign
   13. 2224 – Carol Gambel, 9 Soundridge Rd. in-law
V. Old Business.
   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 (public hearing closed on 6/28/17)
   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), (public hearing closed on 6/28/17)
   C. Application #17-12, Schaible Realty for Final Subdivision Approval (69 Pearmain Estates: 6 lots): 69 Pearmain Road (Map 134, Lot 1), R-1 District
VI. New Business
   A. Application #17-13, Duane Howell for Final Subdivision Approval (194 Mohegan Estates: 4 lots), 194 Mohegan Road (Map 84, Lot 64), R-1 District: accept for review
   B. Application #17-14, Splash Shelton for Minor Modification of Detailed Development Plans for PDD #53 (vacuum cleaner expansion/access drive widening), 376 Bpt. Avenue (Map 77, Lot 19): accept for review
   C. Application #17-15, Claris Const. for Modification of Site Plan Approval (parking expansion), 65 Trap Falls Rd. (Map 18, Lot 24), IA-2 District: accept for review
   D. Application #17-16, Key Development, LLC for Special Exception Approval (conversion of two family to three family dwelling) 1-3 Lakeview Ave. (Map 129A, Lot 47), R-5 District: accept and schedule public hearing
VII. Public Portion: anyone wishing to address the Commission on any items not on the agenda
VIII. Other Business
   A. Approval of minutes: 1/19/17, 2/14/17, 2/22/17, 3/7/17, 3/22/17, 4/11/17, 4/26/17, 5/9/17, 5/24/17, 6/13/17, 6/28/17, 7/11/17 and 8/8/17
   B. Payment of Bills
   C. The Mark Apartments: request for Site Bond Release
   D. Bridge Street Commons: request for Site Bond Release
   E. 8-24 Referral: 45, 49, 53 and 57 Wesley Drive: negotiate sale, lease or license of city owned property
   F. 8-24 Referral: Bristol Drive properties: negotiate sale, lease or license of city owned property
   G. 8-24 Referral: Constitution Blvd. North: realignment of road
   H. Hawks Ridge: request to waive secondary engineering oversight
   I. Comments from P&Z Chairman and Subcommittee Chairman
IX. Adjournment