

SHELTON PLANNING AND ZONING COMMISSION AGENDA

SEPTEMBER 12, 2017

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

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| 1. 2202 – Nancy Roy Collins, 66 Huntington St. | business |
| 2. 2210 – Related Properties, 876 Bpt. Ave. | business & sign |
| 3. 2209 – Related Properties, 874 Bpt. | business & sign |
| 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., 2 nd 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 |
| 12. 0008 – J. Dedovic, 888 Bpt. Ave. | 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