

SHELTON PLANNING AND ZONING COMMISSION AGENDA

OCTOBER 10, 2017

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, October 10, 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. 2236 – Signarama, 99 Bpt. Ave. | business & sign |
| 2. 2231 – Julia’s Pizza, 503 Howe Ave. | sign |
| 3. 2257 – Center Stage, 54 Grove St. | sign |
| 4. 2233 – Lola Richards, 415 Howe Ave. | business |
| 5. 2227 – Willow & Ivy, Inc. 500 Howe Ave., Ste. D | business & sign |
| 6. 2237 – Gregory Harrow, 12 Petticoat Lane | home occupation |
| 7. 2271 – ABC Sign Corp., 760-762 River Rd. | sign |
| 8. 2272 – ABC Sign Corp., 194 Leavenworth Rd. | sign |

V. Old Business

A. **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)

B. **Application #17-13**, Duane Howell for Final Subdivision Approval (194 Mohegan Estates: 4 lots), 194 Mohegan Road (Map 84, Lot 64), R-1 District:

C. **Application #17-14**, Splash Shelton for Minor Modification of Detailed Development Plans for PDD #53 (vacuum cleaner expansion/access drive widening, 85 Platt Road (Map 77, Lot 19)

D. **Application #17-15**, Claris Const. for Modification of Site Plan Approval (parking expansion), 65 Trap Falls Rd. (Map 18, Lot 24)

E. **Application #17-16**, Key Development, LLC for Special Exception Approval (conversion of two family to three family dwelling), 1-3 Lakeview Avenue (Map 129A, Lot 47), R-5 District: (public hearing closed on 9/27/17)

VI. New Business

A. **Application #17-17**, Royal Wells for Modification of Site Plan Approval (maintenance building), 194 Leavenworth Road (Map 144, Lot 15); CA-2 District: accept, discussion and possible action

B. **Application #17-18**, Dominick Thomas for Initial Development Concept Plan and PDD zone change approval (mix use development); 801 Bridgeport Avenue (Map 28, Lot 18); IA-2 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: 9/12/17 and 9/27/17

B. Payment of Bills

C. The Mark Apartments: request for Site Bond release

D. Staff Report (:including Policy Change for exterior stairwells)

E. Comments from PZC Chairman and Subcommittee Chairmen

IX. Adjournment