

**PLANNING AND ZONING COMMISSION**

**NOVEMBER 14, 2017**

The Shelton Planning and Zoning Commission will hold a regular meeting on Tuesday, November 14, 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. 2286 – Samir Patel, 462 Howe Ave.         | business                                |
| 2. 2311 – ABC Sign Corp., One Waterview Dr.  | sign                                    |
| 3. 2279 - Tahmina Khan, 350 Bpt. Ave.        | business & sign                         |
| 4. 2296 – Tosum Spahia, 15 Huntington Plaza  | business & sign                         |
| 5. 738- George Sheehy, 27 Misty Lane         | in-law                                  |
| 6. 743 – In-Line Plastics, 34 & 42 Canal St. | solar panels                            |
| 7. 742 – John Arone, 470 Howe Ave.           | mix use redevelopment                   |
| 8. 2313 - John Todice, 155 Kneen St.         | conversion of single family to 2 family |
| 9. 2314 – ABC Sign Corp., 215 Coram Ave.     | business & 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)

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 #17-16**, 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 #17-18**, Dominick Thomas for Initial Development Concept Plan and PDD Zone Change approval (Fountain Square: mix use development), 801 Bpt. Ave. (Map 28, Lot 18), IA-2 District: accept and schedule public hearing

B. **Application #17-19**, R. D. Scinto, Inc. for Modification of Initial Development Concept Plan and Detailed Development Plans for PDD #63 (retail and restaurant mix use development), 899-905 Bpt. Ave. (Map 8, Lots 15 and 16) – accept and schedule public hearing

- C. **Application #17-20**, Dominick Thomas for Amendment to Zoning Regulations (Section 45.6: Accessory Dwelling Units): accept and schedule public hearing
- D. **Application #17-21**, James R. Swift for Amendment to Zoning Regulations (Section 34.31: PDD Standards) – accept and schedule public hearing
- E. **Application #17-22**, 636 Cooke Street, LLC for Initial Development Concept Plan, Detailed Development Plans and PDD Zone Change (mix use development), 523 Howe Avenue (Map 129B, Lot 36), (A-3 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: 10/10/17
- B. Payment of Bills
- C. 2018 Meeting Schedules
- D. Downtown Study (Phase II): approval by Commission
- E. Staff Report
- F. Comments from PZC Chairman and Subcommittee Chairman

IX. Adjournment