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
1. 2286 – Samir Patel, 462 Howe Ave. business
2. 2311 – ABC Sign Corp., One Waterview Dr. sign
3. 2277 - 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