

SHELTON PLANNING AND ZONING COMMISSION

August 21, 2018

The Shelton Planning and Zoning Commission will hold a special meeting on Tuesday, August 21, 2018, at 7:00 p.m., Shelton Intermediate School Auditorium, 675 Constitution Boulevard North, Shelton, CT 06484.

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Public Hearing

A. **Application #18-12**, Dominick Thomas on behalf of Primrose Development, LLC for Initial Development Concept Plan and PDD Zone Change, (20 single family dwellings in common ownership), 16 Ripton Road (Map 73, Lot 80), R-1 and R-2 Districts (continued from 6/27/18 meeting)

IV. Applications for Certificate of Zoning Compliance

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| 1. 2572 – Jesse Cerrove, 215 Bpt. Ave. | sign |
| 2. 2632 – Sign Pro Inc., 10 Const. Blvd. S | sign |
| 3. 2642 – ICON, 700 Bpt. Ave. | sign |
| 4. 2663 – Building Blocks, 1079 Bpt. Ave. | sign |
| 5. 2550 – Paraco Gas, 484 Bpt. Ave. | propane cylinders within cage |
| 6. 2648 – Barbara O’Neil, 415 Howe Ave. | business & sign |
| 7. 2614 – Jesse Schremmer, 132 West Canal St. | sign |
| 8. 2664 – Pattison Sign Group, 100 Commerce Dr. | business & sign |
| 9. 2643 – Stacey Pescosolido, 90 Huntington St. | business & sign |
| 10. 2647 - Leididiana Ortega, 415 Howe Ave., Suite 885 | business |
| 11. 2651 – Muse Marku, 1000 Bpt. Ave. | business |
| 12. 2542 – Angelo Melisi, 50 Bridge St., Suite #3 | business |
| 13. 2443 – R. D. Scinto, 100 Beard Sawmill Rd. | business |
| 14. 2618 – Syeda Naqvi, 389 Bpt. Ave. | business |
| 15. 2662 – Tala Hair Studio, 865 River Rd. | business |
| 16. 2638 – Gaby’s Drink Bar, 784 River Rd. | business |
| 17. 2637 – John Addeo, 97 Center St. | business |
| 18. 2669 – Patrick Fahey, 762 River Rd. | business |
| 19. 2674 – Minuteman Press, 42-48 Bpt. Ave. | business |
| 20. Staff Separates | see attachment |

V. Old Business

A. **Application #18-05**, John Paul Development, LLC for Special Exception Approval for DRD Residential Development (Booth Hill Estates: 17 lots), Booth Hill Road (Mapp 44, Lots 56 and 57) (public hearing closed on 6/12/18)

B. **Application #18-07**, Manuel Moutinho for Initial Development concept Plan and PDD Zone Change Approval (retail shopping center), 6 Todd Road (Map 77, Lot 25), OP District (public hearing closed on 6/12/18)

C. **Application #18-11**, Bridge Street Commons, LLC for Modification of Detailed Development Plans and Statement of Uses and Standards for PDD #67, (conversion of storage room to one apartment unit), 50 Bridge Street (Map 129D, Lot 37) (public hearing closed on 7/10/18)

- D. **Application #18-15**, Dominick Thomas on behalf of Ricar, LLC and Mianus Holdings, LLD for Modification of Basic Development Plans for PDD #66 (98 residential units, sit down restaurant, marina and maintenance facility) 704, 712 and 722 River Road (Map 22, Lot 1, Map 32, Lots 16 and 17): accept authorization of extension on conducting a public hearing
- E. **Application #18-17**, Calandro and Guesiera, LLC for Initial Development Plan Approval and PDD Zone Change (five (5) story mix use development: 27 residential units and commercial) 509 Howe Avenue (Map 129D, Lots 27 and 29): accept authorization of extension on conducting public hearing
- F. **Application #18-18**, Michael Montanaro for Minor Modification of PDD #88 (parking expansion) 60-64 Huntington Street (Map 74, Lot 27): request to withdrawal
- G. **Application #18-19**, Russell Speeder's Car Wash of Shelton for Modification of Site Plan Approval (vacuum cleaners installation/landscaping), 811 River Road (Map 12, Lot 25)
- H. **Application #18-20**, Highland Golf Club of Shelton for Final Subdivision Approval (3 lots), 261 Wooster Street (Map 128, Lot 78): accept authorization of extension on review period
- I. **Application #18-21**, J.V. Greco Construction, LLC for Minor Modification of Detailed Development Plans for PDD #70 (free standing commercial building: exterior materials), 385 Bpt. Avenue (Map 77, Lot 27)
- J. **Application #18-23**, National Express, LLC for Modification of Site Plan Approval (bus storage facility) 40 Oliver Terrace (Map 63, Lot 12) IA-2 District

VI. New Business

- A. **Application #18-25**, Kenneth Schaible for Final Re-Subdivision Approval (Lot 25 Twisted Vine Estates: 2 lots) 89 Okenuck Way (Map 174, Lot 67), R-1 District – accept and schedule public hearing

VII. Public Portion: anyone wishing to address the Commission on any item not on the agenda

VIII. Other Business

- A. Approval of Minutes: none
- B. Payment of Bills
- C. Zoning Enforcement
 - 1. 101 Far Horizons Drive: Case #18-04 (junkyard conditions)
- D. Staff Report
- E. Comments from PZC Chairman and Subcommittee Chairman

IX. Adjournment