

## **SHELTON PLANNING AND ZONING COMMISSION**

**DECEMBER 13, 2016**

The Shelton Planning and Zoning Commission will hold a special meeting on Tuesday, December 13, 2016, at Shelton City Hall, 6:00 p.m. (Lounge Room) and 7:00 p.m. Auditorium, 54 Hill Street Shelton, CT 06484.

### **AGENDA**

#### **6:00 P.M. Lounge Room (first floor adjacent to Auditorium)**

- I. POCD Update: work session
  - A. Update by Staff and POCD Subcommittee

#### **7:00 P.M. Auditorium**

- II. Call to Order
- III. Pledge of Allegiance
- IV. Roll Call
- V. Public Hearings
  - A. **Application #16-31**, Little Chopstick for Special Exception Approval (take out restaurant: high traffic generator), 17 Huntington Street (Map 74, Lot 22), CA-2 District
  - B. **Application #16-33**, Paula Anthony for Re-subdivision Approval (2 lots: Lot 1), 181 Meadow Street (Map 137, Lot 16), R-1 District
- VI. Old Business
  - A. Applications for Certificate of Zoning Compliance
    1. 0788 – R. D. Scinto, 2 Enterprise Dr. business
    2. 0790 – R. D. Scinto, 100 Beard Sawmill Rd. business
    3. 0957 – Suzanne Vick, 163 Leavenworth Rd. business
    4. 0943 – Bismark, 710 Bpt. Ave. enclose entry & renovate lobby
    5. 0946 – Christopher Wyant, 750 Bpt. Ave. business
    6. 0949 – Puji, LLC, 111 Center St. business
    7. 0939 – Peter Francini, 1 Trap Falls Rd. sign
    8. 0956 – 714, LLC, 393 Bpt. Ave. sign
  - B. **Application #16-8**: Shelter Ridge Zone Change: consent for extension on the decision period
  - C. **Application #16-28**: Beacon Point Marina Modification of PDD #64: consent for extension on the completion of the public hearing period
  - D. **Application #16-29**: Wells Zone Change Bpt. Ave./Long Hill Cross Road: consent for additional time to commence public hearing
  - E. **Application #16-14**, Jim Blakeman Const. Co. for Initial Development Concept Plan and PDD Zone Change Approval (Brookview Apartments: 37 multi-family units), 309 Old Bpt. Ave. (Map 91, Lot 15), RB District (public hearing closed on 9/28/16)
  - F. **Application #16-32**, Countryside Vet. Hospital, LLC for Modification of Site Plan Approval (parking lot expansion), 374 Leavenworth Road (Map 150, Lot 45), R-1A District

- G. **Application #16-31**, Little Chopstick for Special Exception Approval (take out restaurant: high traffic generator), 17 Huntington Street (Map 74, Lot 22), CA-2 District
- H. **Application #16-33**, Paula Anthony for Re-subdivision Approval (2 lots: Lot 1, 181 Meadow Street (Map 137, Lot 16), R-1 District
- I. **Application #16-8**, Dominick Thomas for Initial Development Concept Plans and PDD Zone Change (Shelter Ridge: mix use development) for Bpt. Ave. (Map 50, Lot 9, LIP and R-1 Districts (public hearing closed on 9/21/16)
- VII. New Business
  - A. **Application #16-35**, F. P. Realty, LLC for Modification of Site Plan Approval (loading dock addition), 19 Forest Parkway (Map 63, Lot 28), R-1 District: accept, discussion and possible action
- VIII. Public Portion: anyone wishing to address the Commission on any items not on the agenda
- IX. Other Business
  - A. Payment of Bills
  - B. 8-24 Referral: Birdseye Road water main extension
  - C. Staff Report
  - D. Comments from Chairman and Subcommittee Chairs
- X. Adjournment

**HAPPY HOLIDAYS**