

## SHELTON PLANNING AND ZONING COMMISSION

July 15, 2020

The Shelton Planning and Zoning Commission will hold a special meeting at 10:00 am on July 15, 2020, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

Please note, due to COVID-19 and the governor's orders, this meeting will only have seating for a maximum of fifty persons with adequate spacing between all seats. This meeting will be streaming live via YouTube Live, and access to the stream will be posted on the city's main webpage at cityofshelton.org. All relevant materials will be available through the Planning and Zoning section of the city's webpage. Comments from those not physically in attendance must be received by the Planning and Zoning Office 24 hours beforehand.

### AGENDA

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Applications for Certificate of Zoning Compliance

Item	App #	Applicant	Address	Type of Work
1	4043	George Chiodo	51 Applewood Dr	In-law
2	4360	Mission BBQ Shelton LLC	745-801 Bridgeport Ave	Sign
3	3228	ABC Sign Corp	760-762 River Rd	Sign
4	4396	Three Bridges Coffeehouse	415 Howe Ave	Sign
5	4398	Mateusz Nogas	55 Bridge St	Sign
6	4320	T Lines	99 Bridgeport Ave	Sign

- V. Old Business:
  - A. Application #20-11, USS Shelton Solar LLC., at 866 River Road applying for a special exception permit in a CA-2 zone on 5.9 acres, to construct, own and operate a 975 kWac project as part of the CT Shared Clean Energy Facility program. **Review, Discuss, and Possible Action**
  - A. Application #19-21, Dominick Thomas for SEP Shelton LLC., AA Shelton LLC., AA Shelton Investor LLC., 710 Bridgeport Avenue petition for a zone change to a Planned Development District. Development of 340 market-rate and affordable units

with parking, offices, light industry, and warehousing uses also present on site.

**Review, Discuss, and Possible Action.**

**VI. New Business:**

- A. Application #20-15, Vista Apartments LLC, applying for a Zoning Regulations Text Change of “Section 33.6 – Multi-Family Residential Development” for clarification of which zones this section applies to. **Accept and Set Public Hearing****

**VII. Other Business**

- A. Comments from Chairwoman and Subcommittee Chairman**
- B. Staff Comments**
- C. Approval of Minutes:**
- i. April 23, 2020 – Special Meeting**
- D. Distribution of Minutes and Motions:**
- i. May 12, 2020 – Special (Regular) Meeting**
  - ii. May 20, 2020 – Special Meeting**
  - iii. May 27, 2020 – Special Meeting**

**VIII. Adjournment**