

SHELTON, PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
WEDNESDAY, JULY 22, 2020, at 10:00 am

The Shelton Planning and Zoning Commission of the City of Shelton, Connecticut hereby gives notice of a public hearing to be held on Wednesday, July 22, 2020, at 10:00 am in the Shelton City Hall Auditorium, 54 Hill Street to consider the following projects:

1. Continuation of Application of #20-08, PDD #94, "Cedar Village – Phase II," Midland Development LLC., 310 Howe Ave./ 275 Coram Ave./ 30 Hill St. (Assessor's Map 118A, Lots 13 & 14, and Map 117B, Lot 72)

Northerly by: 330 Howe Ave, (CB-2 Commercial) // Easterly by: Howe Ave. // Southerly by: Hill St. // Westerly by: 281 Coram Ave, (R-3 Residential)

This proposal plans for an expansion of PDD #94 to include 30 apartment units with sub-grade parking encompassing an area of .30 acres. The plans titled "Initial Development Plans Phase Two PDD Cedar Village at Carrolls" prepared by Rose Tiso and Co., LLC, architects date April 4, 2020.

2. Initiation of Application of #20-14 (previously #20-06), "Nichols Place", A.J. Grasso, at 413 Nichols Avenue (Assessor's Map 15, Lot 2) applying for a Special Exception for a Designed Residential District encompassing an area of 15.6 acres that is generally bound as follows:

Northerly by: 375 & 381 Nichols Ave. // Easterly by: Route 108 // Southerly by: 3, 7, 11, 15, and 19 Hidden Pond Lane // Westerly by: Shelton Conservation Land and 71 September Lane

This proposal plans for the establishment of a DRD on with 18 lots, 4.24 acres of open space, and private roadways with plans entitled "Nichols Place" by James R. Swift, P.E., dated January 30, 2020. As herby adverstised, application #20-06 on 413 Nichols Ave., is renumbered to Application #20-14 due to a clerical mistake.

All plans listed above are on file in the Planning and Zoning Office. At said hearings, all persons will have the right to be heard within the stated guidelines, and written communications will be received.

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](http://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.

Dated this 8<sup>th</sup> day of July 2020

Shelton Planning and Zoning Commission

Virginia Harger, Chairman

Elaine Matto, Secretary