

SHELTON, PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, SEPTEMBER 16, 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, 16, 2020, at 10:00 am in the Shelton City Hall Auditorium, 54 Hill Street to consider the following projects:

1. Continuation of Application #20-09, "Elevate at Shelton," Shelton Parrot Associates, at 1 Parrot Drive (Assessor's Map 18, Lot 16) applying for a zone change from IA-2 to a Planned Development District for the development of 206 residential units with onsite parking. This proposal plans for the establishment of a PDD on 8.178 acres to include 206 residential units, onsite parking, professional offices, and light industrial uses. The Initial Concept Development Plans titled "Elevate at Shelton, 1 Parrott Drive" prepared by Spath-Bjorklund Associates, Inc. engineers dated May 3, 2019.
2. Continuation of Application #20-12, Good Guys Development, LLC., at Petremont Lane, (Assessor's Map 66, Lot 24), for a Planned Development District on 2.12 acres. The property is currently zoned in an R-3 zone on 2.1 acres, and the application includes a 56-unit apartment building with 10% affordable housing units, and onsite parking. Initial development plans by Rose, Tiso, and Co., architects and engineers, dated May 1, 2020.
3. Imitation of Application #20-15, Vista Apartments LLC., for a Text Change of the Shelton Planning and Zoning Regulations of Section 33.6 – Special Exceptions: Multi-Family Residential Developments. The proposals intent is to clarify the building standards for multi-family developments in R-2, R-2, R-4, R-5, and CA-3 zones.

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. 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 28th day of August 2020
Shelton Planning and Zoning Commission
Virginia Harger, Chairman
Elaine Matto, Secretary