

SHELTON PLANNING AND ZONING COMMISSION  
NOTICE OF AMENDMENT OF BUILDING ZONE MAP  
EFFECTIVE WEDNESDAY, SEPTEMBER 23, 2020 AT 8:00 A.M.

The Shelton Planning and Zoning Commission of the City of Shelton, Connecticut hereby gives notice of the following approvals adopted at the meeting of September 9, 2019:

1. Application #20-14,"Nichols Place", A.J. Grasso, at 413 Nichols Avenue (Assessor's Map 15, Lot 2) was granted 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 establishes a DRD 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.

2. Application #20-08, PDD#94, "Cedar Village – Phase II," Midland Development LLC., at 310 Howe Ave./ 275 Coram Ave./ 30 Hill St. (Assessor's Map 118A, Lots 13 & 14, and Map 117B, Lot 72) was approved for an expansion of .30 acres to PDD #94, which is generally bound as follows:

Northerly by: 330 Howe Ave // Easterly by: Howe Ave. // Southerly by: Hill St. // Westerly by: 281 Coram Ave

The project includes 30 apartment units with sub-grade parking and 10% affordable housing units. 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.

Said petitions including the project, plans, and Statement of Uses and Standards are on file in the City Clerk's Office and/ or the Planning and Zoning Office.

Dated this 17<sup>th</sup> day of September 2020  
Shelton Planning and Zoning Commission  
Virginia Harger, Chairman  
Elaine Matto, Secretary