

SHELTON, PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, DECEMBER 16, 2020, at 4:30 pm

The Shelton Planning and Zoning Commission of the City of Shelton, Connecticut hereby gives notice of a public hearing to be held on Wednesday, December 16, 2020, at 4:30 pm in the Shelton City Hall Auditorium, 54 Hill Street to consider the following projects:

A. **Application #20-23, "Daybreak Ridge,"** Key Development LLC., at 85-97 River Road, (Assessor's Map #94, Parcels #89, #91, #92), petitions for a Modification of approved Special Exception Application #19-06, for 34 townhouse units in an R-3 Zone for an additional 2 units in "Building D" for a total of 36 units. Said area is generally bounded as follows:

Northerly by: Open Space owned by the City of Shelton
Easterly by: 131-115 River Road (R-3, Residential)
Southerly by: 137 River Road (R-3, Residential)
Westerly by: 200 Grove Street (R-3, Residential)

This modifications recognizes the existing residential zoning, approved Special Exception, and intends to expand on that approval. The plans are titled "River Rd. Townhouse Devel." prepared by Rose Tiso & Co. LLC dated the January 10, 2019, and last revised on July 6, 2020 – "Relocation of Level Spreader."

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 Executive 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 at least 24 hours beforehand.

Dated this 3rd of December 2020
Shelton Planning and Zoning Commission
Virginia Harger, Chairman
Elaine Matto, Secretary

