

SHELTON, PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING
WEDNESDAY, JANUARY 27, 2021, 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, January 27, 2021, at 4:30 pm in the Shelton City Hall Auditorium, 54 Hill Street to consider the following projects:

A. Application #20-27, "Vista Apartments 2," Vista Apartments LLC., at 1039 Howe (Assessor's Map #146, Map #20) for a Special Exception in a CA-3 zone, for Phase 2 of the Vista Apartments, for 28 residential units with 57 parking spaces, on 1.93 acres. Said area is generally bounded as follows:

Northerly by: 11 Leavenworth Rd.
Easterly by: Penn Central Railroad and Housatonic River
Southerly by: 1029 Howe Ave.
Westerly by: CT Roue 110

The plans are titled "Vista Apartments, Phase Two" prepared by James R Swift and dated November 16, 2020, with no revisions listed.

B. Application #20-22, "Riverview Park Royal," at 123 Canal Street, (Assessor's Map #130, Parcels #3, 4, and 5) petitions for a Special Exception in a River Front District zone, for a five-story mixed-use building with 13,500 square feet of retail, 80 residential units, and 183 parking spaces on 1.68 acres. Said area is generally bounded as follows:

Northerly by: Penn Central Railroad
Easterly by: Housatonic River and Shelton Riverwalk
Southerly by: Shelton Veterans Memorial Park
Westerly by: Canal Street

The plans are titled "Riverview Park Royal" prepared by Primrose Companies and dated July 1, 2020, with no revisions listed.

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 14th of January 2021

Shelton Planning and Zoning Commission

Virginia Harger, Chairman

Elaine Matto, Secretary