

Shelton Planning and Zoning Commission
February 9, 2021

The Shelton Planning and Zoning Commission will hold a regular meeting at 4:30 pm on February 9, 2021, Shelton City Hall Auditorium, 54 Hill Street, Shelton, CT 06484.

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 24 hours beforehand.

AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Applications for Certificate of Zoning Compliance**

Item	App #	Applicant	Address	Type of Work
1	4758	Archer Signs	899 Bpt. Ave.	Sign
2	4759	Pattison Sign Group	4 Corporate Dr.	Sign

- V. **Old Business**
 - A. **Application #20-08, PDD#94 "Cedar Village – Phase II,"** Midland Development LLC., 310 Howe Ave./ 275 Coram Ave./ 30 Hill St. for Detailed Development Plan Approval of Phase Two. **Review, Discuss, and Resolution.**
 - B. **Application #20-12,** Good Guys Development, LLC., at Petremont Lane for a Planned Development District in an R-3 zone on 2.1 acres for Initial Development Plan approval of an apartment building with 10% affordable housing units, and onsite parking. **Review, Discuss, and Consensus.**
- VI. **New Business**
 - A. **Application #21-03, PDD #74,** DSA Companies, at 811 Old Bpt. Rd, for a Minor Modification of a PDD, to include outdoor patio areas at the former Ruby Tuesday's. **Accept, Review, and Possible Action.**

- B. Application #21-02, PDD #72, Dominic Thomas for Bishop Development LLC., at 760 – 762 River Rd., for a subdivision of PDD #72 from one (1) to two (2) lots. **Accept, Review, and Set Public Hearing.****

VII. Other Business

A. Informal Considerations:

- i. 7 Ivy Brook - PDD for a townhouse development in a LIP zone on a 3.07 acre parcel**
- ii. 967 Howe Ave - PDD along Route 110 in an R-1 zone for townhouse developments on parcels larger than 1.0 acre.**

B. Comments from Chairwoman and Subcommittee Chairman

C. Staff Comments

D. Minutes available for review on website for the following meetings:

- i. January 27, 2020 – Special Meeting**
- ii. January 12, 2021 – Regular Meeting**
- iii. January 20, 2021 – Special Meeting**

VIII. Adjournment