

SHELTON PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
WEDNESDAY, FEBRUARY 17, 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, February 17, 2021, at 4:30 pm in the Shelton City Hall Auditorium, 54 Hill Street to consider the following projects:

**A. Continuation of 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. This modification 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."

**B. Initiation of Application #21-02, PDD #72,** Dominic Thomas for Bishop Development LLC., at 760 – 762 River Rd., (Assessor's Map #12, Parcels #35), for a subdivision of PDD #72 from one (1) to two (2) lots. Said area is generally bounded as follows:

Northerly by: 740 River Road, IA-2  
Easterly by: Housatonic River  
Southerly by: 770 River Road, IA-2  
Westerly by: River Road

The plans are titled "Record Subdivision Map and Revision to Final Site Development Plan for PDD #72" prepared by Lewis Associates dated the January 29, 2021.

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](http://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 2<sup>nd</sup> of February 2021  
Shelton Planning and Zoning Commission  
Virginia Harger, Chairman  
Elaine Matto, Secretary