

Shelton Planning and Zoning Commission
June 8, 2021, Regular Meeting - VIRTUAL

The Shelton Planning and Zoning Commission will hold a regular meeting at 6:00 pm on June 8, 2021, and due to COVID-19 and the Governor's Executive Orders, this meeting will be held on Zoom, and there will be no physical meeting. Members of the public who only want to view and listen to the meeting should do so through [YouTube Live](#). The link is also available on the city's webpage at <http://cityofshelton.org/> and click on the link for Live Meetings.

Anyone wishing to comment or participate will need to do so through the Zoom link below, dialing in by phone, or written comments must be received by the P&Z Office a minimum of 24 hours beforehand. Members of the public wishing to comment during the meeting will need to "[Raise Your Hand](#)" on the Zoom app, or if attending by phone please dial *9 after joining the meeting, and the host will allow you to speak. All relevant materials are available through the [P&Z section of the city's webpage](#).

Join Zoom Meeting: <https://zoom.us/j/94472088606>

Telephone: 1.929.205.6099
Webinar ID: 944 7208 8606

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	5024	Sign Pro Inc.	858 Bpt. Ave.	Sign
2	5025	Blakeman Const.	309 Bpt. Ave.	Sign
3	5034	Inline Plastics	42 Canal St.	Sign

- V. **Old Business**
 - A. **Application #21-04**, "Woodside Plaza," PAK LLC., at 737 Bpt. Ave. for a Site Plan modification of Application #97-13 for demolition and development of 14,784 square feet of retail and office area with onsite parking. **Review, Discuss, and Possible Action.**
- VI. **New Business**
 - A. **Application #20-22**, "Riverview Park Royal," Dominic Thomas for Guedes Associates, at 123 Canal Street for a Special Exception in a River Front District zone, for a five-story

mixed-use building with 13,500 square feet of retail, 96 residential units, and 183 parking spaces on 1.68 acres. **Accept, Review, and Set Public Hearing.**

- B. **Application #20-25**, “Canal Recreation Building,” Dominic Thomas for Guedes Associates, at 113 Canal Street, for a Planned Development District in an IB-2 zone, for a four-story recreational building, with aquatic features on the first floor, fitness studio spaces above, and 87 parking spaces on .64 acres. **Accept, Review, and Set Public Hearing.**
- C. **Application #21-12**, 79 Platt Road LLC., for a Regulations Text Change of Schedule A - Permitted Uses, “Line 45. Building contractors businesses and storage yards,” to change from being prohibited in an IA-2 zone to permitted by Special Exception. **Accept, Review, and Set Public Hearing.**
- D. **Application #21-13**, City of Shelton, for Regulations Text Changes of Section “5.3 Accessory Warehousing and Storage,” and Schedule A, Line Use 42A, permitting accessory warehousing in an LIP zone with Site Plan approval. **Accept, Review, and Set Public Hearing.**
- E. **Application #21-14**, “Re-Subdivision of Harrington Manor,” Dominic Thomas for Vales Developers LLC., at the corner of Soundview Avenue and Old Orchard Road, on 1.98 acres for a two-lot subdivision. **Accept, Review, and Set Public Hearing.**
- F. **Application #21-16**, “Vista Apartments 2,” Vista Apartments LLC., at 1039 Howe for a resubmission of a Special Exception in a CA-3 zone, for Phase 2 of the Vista Apartments, on 1.93 acres for 28 residential units with 57 parking spaces. **Accept, Review, and Set Public Hearing.**

VII. **Public Portion**: Anyone wishing to address the Commission on any item, not on the agenda.

VIII. **Other Business**

- A. Comments from Chairwoman and Subcommittee Chairman
- B. Staff Comments
- C. Zoning Enforcement Report
- D. Minutes for approval:
 - i. April 28, 2021 – Special Meeting
 - ii. May 11, 2021 – Regular Meeting
 - iii. May 26, 2021 – Special Meeting

IX. **Adjournment**