

SHELTON, PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
WEDNESDAY, July 21, 2021 at 6:00pm (VIRTUAL)

The Shelton Planning and Zoning Commission of the City of Shelton, Connecticut hereby gives notice of a public hearing to be held virtually on Wednesday, July 21<sup>st</sup> at 6:00pm via Zoom to consider the following:

1. Initiation of Application #21-10, Riverside Retail Center, LLC, at 131 Canal Street (Assessor's Map 130, Lot 2), petition for a modification of Special Exception Application #15-17. The site is zoned River Front District (RFD) and is generally bounded as follows:

Northerly by: Housatonic River  
Easterly by: Housatonic River  
Southerly by: 123 Canal Street  
Westerly by: 6 Bridge Street and Canal Street East

This proposed modification intends to convert second floor office space in an existing two-story retail/commercial building into eight apartments with onsite parking. The plans titled "Riverside Commercial Center" were prepared by Guedes Associates, Inc. and Primrose Companies.

2. Initiation of Application #20-22, Dominick Thomas for Canal Properties, LLC, at 113-123 Canal Street (Assessor's Map 130, Lots 3, 4, 5, 6 and 7), petition for a Special Exception. The site consists of 2.574± acres and is zoned River Front District (RFD) The site is generally bounded as follows:

Northerly by: 131 Canal Street  
Easterly by: Housatonic River:  
Southerly by: 37 Canal Street (Veteran's Park)  
Westerly by: Canal Street East

This proposal is for a five-story mixed use building with 11,000 square feet of retail/commercial space on the first floor and ninety-two (92) studio, one, and two bedroom apartments with onsite parking. The plans titled "Park Royal" were prepared by J. Edwards & Associates, engineers and Guedes Associates, Inc., architects.

All supporting material is on file in the Planning and Zoning Office and available online.

This meeting will be held via teleconference on the Zoom platform, and there will be no physical meeting. The meeting will be streaming live via YouTube Live for those who wish to view and listen to the meeting. Access to the stream will be posted on the city's main webpage at [cityofshelton.org](http://cityofshelton.org). Those wishing to comment during the Public Hearings will need to

participate through Zoom, or written comments must be received by the Planning and Zoning Office 24 hours beforehand. The Zoom participation information is listed below. All relevant materials will be available through the Planning and Zoning section of the city's webpage.

Telephone: 1.929.205.6099

Webinar ID: 979 8574 0410

**Link to join Webinar**

<https://zoom.us/j/97985740410>

Dated this 7<sup>th</sup> day of July 2021

Shelton Planning and Zoning Commission

Virginia Harger, Chairman

Elaine Matto, Secretary