

SHELTON, PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
WEDNESDAY, July 28, 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 28<sup>th</sup> at 6:00pm via Zoom to consider the following:

1. Initiation of Application #21-12, 79 Platt Road, LLC., c/o Chris Russo, Russo & Rizio, LLC, petition for amendment of the Zoning Regulations – Schedule A, Permitted Uses - Line 45 “Building contractors businesses and storage yards.” This amendment proposes to allow Permitted Uses - Line 45, by Special Exception Application in the IA-2 zone classification. Permitted Uses - Line 45 is currently prohibited in the IA-2 zone.
  
2. Initiation of Application #21-14, Vales Developers, LLC, c/o Dominick Thomas, Old Orchard Road at Soundview Avenue (Assessor’s Map 113, Lot 97), petition for a Re-subdivision of “Lot 9, Harrington Manor.” The site is zoned R-1 and is generally bounded as follows:

Northerly by: Old Orchard Road  
Easterly by: 24 Old Orchard Road  
Southerly by: 117 Soundview Avenue  
Westerly by: Soundview Avenue

This proposed re-subdivision would create two (2) building lots on the subject parcel for two (2) single-family homes. The lots are proposed to be serviced by septic and well water. The plans titled “Resubdivision Lot 9, Harrington Manor” were prepared by D’Amico Associates, Surveying & Engineering Consultants.

3. Initiation of Application #21-17, Daybreak Ridge, LLC, c/o Dominick Thomas, 85 River Road (Assessor’s Map 94, Lots 89, 91 & 92), petition for a Modification of approved Special Excpetion Application #19-06, for 34 townhouse units in a R-3 zone for an additional two (2) units in “Building D” for a total of 36 units. The site is generally bounded as follows:

Northerly by: Open Space owned by the City of Shelton  
Easterly by: 115-131 River Road  
Southerly by: 137 River Road

Westerly by: 200 Grove Street

This modification recognizes the existing residential zoning and approved Special Exception Application. Shelton Zoning Regulations Section 33.6.2 and the bulk standards in Schedule B for a R-3 zone would permit 36 units on the property. The plans titled "Daybreak Ridge Townhouse Devel." Were prepared by Rose Tiso & Co. Architects, Surveyors, Engineers.

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. 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: 919 7404 8883

**Link to join Webinar**

<https://zoom.us/j/91974048883>

Dated this 14<sup>th</sup> day of July 2021

Shelton Planning and Zoning Commission

Virginia Harger, Chairman

Elaine Matto, Secretary