

Shelton Planning and Zoning Commission
July 28, Special Meeting - VIRTUAL

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 pm on July 28, 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/91974048883>

Telephone: 1.929.205.6099

Webinar ID: 919 7404 8883

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Public Hearing

1. Initiation of Application #21-14, Vales Developers, LLC, c/o Dominick Thomas, Old Orchard Road at Soundview Avenue (Assessor's Map 113, Lot 97), petitions for a re-subdivision of "Lot 9, Harrington Manor," to create two building lots in an R-1 zone.
Review, Discuss, and Possible Action

2. Initiation of Application #21-17, Daybreak Ridge, LLC, c/o Dominick Thomas, 85 River Road, 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. This modifcation 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.

Review, Discuss, and Possible Action

3. 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.

V. Other Business

A. Minutes for approval:

- i. July 13, 2021 – Regular Meeting

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

- i. July 21, 2021 – Special Meeting

VI. Adjournment