

**Shelton Planning and Zoning Commission
August 10, 2021, Regular Meeting - VIRTUAL**

The Shelton Planning and Zoning Commission will hold a regular meeting at 6:00 pm on August 10, 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, or dialing in by phone. 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	4893	Expedite the Diehl	675 Bpt. Ave.	Sign

- V. **Old Business**
 - A. **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.**

VI. New Business

- A. Application #21-18**, Dominic Thomas for AA Shelton, LLC., at 710 Bridgeport Avenue, (Assessor's Map 29, Lot 9) for a Planned Development District on 36.1 acres in an Office Park District (OPD). The focus of this proposal is on two different areas of the property: in the rear a 4.5 acre section for a 17,680 sf. light industrial space and in the front on 8.0 acres for two restaurants one 4,000 sf. with a drive-thru and the other 8,000 sf. without a drive-thru. **Accept, Review, and Set Public Hearing.**
- B. Application #21-19**, Mike Ballaro at 204 Long Hill Ave, (Assessor's Map 105, Lot 83) for a Special Exception in an R-4 zone on .39 acres, for a two-family house, which was a single family house. **Accept, Review, and Set Public Hearing.**
- C. Application #21-20, PDD #39**, "Constituion Square," Rose-Tiso & Co., LLC. for R.D. Scinto, Inc., at the southern intersection of Constitution Boulevard and Waterview Drive, (Assessor's Map 65, Lots 27 and 28) on 11.1 acres for a Major Modification of PDD 39, for Detail Development Plans encorpoarating a 80,000 sf. warehouse facility. **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. 8-24 Referrals:**
- i. A land locked .16 acre piece between Federal and Twin Brook Roads, Assessor's Map 44 Lot 51, for a recommendation for sale.
 - ii. A 15' x 165' piece of open space on Assessor's Map 61 Lot 14, to 56 Wesley Drive, Assessor's Map 61 Lot 40, for a recommendation for sale.
- B. Comments from Chairwoman and Subcommittee Chairman**
- C. Staff Comments**
- D. Minutes available for review on the website for the following meetings:**
- i. July 28, 2021 – Special Meeting
- E. Minutes for approval:**
- i. July 21, 2021 – Special Meeting
 - ii. July 13, 2021 – Regular Meeting

IX. Adjournment