

Shelton Planning and Zoning Commission
August 17, 2021, Special Meeting - VIRTUAL

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 pm on August 17, 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/97985740410>

Telephone: 1.929.205.6099

Webinar ID: 979 8574 0410

AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**

- IV. **Public Hearing**
 - A. Continuation of Application #21-10, "River Side Commercial," Riverside Retail Center, LLC., at 131 Canal Street (Assessor's Map 130, Lot 2), petition for a modification of Special Exception Application #15-17, in the River Front District (RFD) zone. 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 are titled "Riverside Commercial Center," were prepared by Guedes Associates, Inc. and Primrose Companies. **Review, Discuss, and Possible Action**

- B. Continuation of Application #20-22, "River View Park Royal," 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 on 2.57 acres in the River Front District (RFD) zone. 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, two, and three-bedroom apartments with onsite parking. The plans titled "Park Royal" were prepared by J. Edwards & Associates, engineers, and Guedes Associates, Inc., architects. **Review, Discuss, and Possible Action**

- C. Continuation of Application #21-17, Daybreak Ridge, LLC, c/o Dominick Thomas, 85 River Road, petition for a Modification of approved Special Exception 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 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. **Review, Discuss, and Possible Action**

V. **Other Business**

A. Minutes for approval:

- i. July 28, 2021 – Special Meeting

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

- i. August 10, 2021 – Regular Meeting

VI. **Adjournment**