

**Shelton Planning and Zoning Commission**  
**September 14, 2021, Regular Meeting - VIRTUAL**

The Shelton Planning and Zoning Commission will hold a regular meeting at 6:00 pm on September 14, 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. (Chase)	Sign
2	5149	Thomas Sign	898 Bpt. Ave. (Stop & Shop)	Sign

- V. **Old Business**
  - A. **Application #21-17, "Daybreak Ridge,"** 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**

**VI. New Business**

**A. Application #21-21**, “Vista Apartments 2,” Vista Apartments LLC., c/o Steven Bellis, 1039 Howe Avenue, (Assessor’s Map 146, Lot 19) for 16 apartments in a CA-3 zone on 1.96 acres with onsite parking. **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. City of Shelton Public Works, for a recommendation of improvements and regrading at Cots Street / Black Hills Road for the future intersection with Constitution Boulevard. Located in and adjacent to Assessors Map 105, Lots 8 – 11.

**B. Comments from Chairwoman and Subcommittee Chairman**

**C. Staff Comments**

**D. Minutes available for review on the website for the following meetings:**

i. September 8, 2021 – Special Meeting

**E. Minutes for approval:**

i. August 17, 2021 – Special Meeting

**IX. Adjournment**