

Shelton Planning and Zoning Commission
September 22, 2021, Special Meeting - VIRTUAL

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 pm on September 22, 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. **Old Business**
 - A. **Application #21-20, PDD #39, "Constitution 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 incorporating an 80,000 sf. manufacturing, business office, and warehouse facility. **Review, Discuss, Resolution, and Possible Action.**
- V. **Public Hearing**
 - A. **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**

- B. Initiation of Application #21-18**, Dominic Thomas for SEP Shelton LLC., AA Shelton LLC., at 710 Bridgeport Ave (Assessor's Map 29, Lot 9), petitioning for a Planned Development District (PDD) from an Office Park District (OPD) on an area of 36.4 acres. The proposed development includes a 17,680 sf. light industrial/ flex space on a vacant rear parking lot and two restaurants in the front of the lot. One 8,000 sf. restaurant and a 4,000 sf restaurant with a drive-thru are both situated on an existing lower parking lot. The plans titled "Initial Development Plans, 710 Bridgeport Ave" prepared by Rose Tiso and Co, architects, Civil 1, surveyors, for AA Shelton LLC., and dated July 7, 2021. **Review, Discuss, and Possible Action**

VI. Other Business

- A.** Minutes for approval:
- i. September 8, 2021 – Special Meeting
- B.** Minutes available for review on the website for the following meetings:
- i. September 14, 2021 – Regular Meeting