

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

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 pm on November 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 #20-22, "River View Park Royal,"** Dominic 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 #21-25, “Shelton Plaza,”** Dominic Thomas for 265 Bridgeport Avenue LLC., at 265 Bridgeport Avenue (Assessor’s Map 92, Lot 19), petitioning for a Special Exception Application in a Restricted Business Zone (RBD) on .67 acres for a 4060 sf. retail and office building with a service station and onsite parking. The plans titled “Site Development Plan Depicting Shelton Plaza” were prepared by Redniss and Mead, engineers. **Review, Discuss, and Possible Action**

**II. Other Business**

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

i. November 9, 2020 – Regular Meeting

**B.** Minutes for approval:

i. September 29, 2021 – Special Meeting

ii. October 27, 2021 – Special Meeting

**V. Adjournment**