



SPECIAL EXSEPTION  
CERTIFICATE OF ZONING COMPLIANCE #206

STATEMENT OF USES AND STANDARDS

FOR

RIVERSIDE RETAIL CENTER  
SITE - K

131 CANAL STREET  
SHELTON, CONN.

PREVIOUSLY ADOPTED: 1-12-16

PREVIOUS EFFECTIVE DATE: 1-12-16

REVISED EFFECTIVE DATE: -----

PREPARED FOR:

RIVERSIDE RETAIL CENTER, LLC  
1425 NOBLE AVE  
BRIDGEPORT, CONN.

BY:

GUEDES ASSOCIATES, INC.  
1425 NOBLE AVE  
BRIDGEPORT, CT. 06610



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I. **GENERAL:** This Special Exception was established in accordance with the provisions of section 33 of the Shelton Planning & Zoning Regulations. This Special exception was adopted by the Shelton P & Z per P & Z application #15-17

II. **BOUNDARY:** The Special Exception was adopted for 6 Bridge Street and 131 Canal Street - Map 129 and 130, lots 21 and 2.

III: **DEVELOPMENT PLANS:** The Shelton Planning and Zoning Commission at their regular meeting of January 12, 2016 voted unanimously to approve the Special Exception for Planning and Zoning Application #15-17, conversion of industrial building to 47 multi-family residential units located at Bridge Street and the construction of a two story commercial building containing 12,847 sq ft. located at 131 Canal Street on plans titled "Canal Street Lofts, Site - J, 6 Bridge Street" prepared by Guedes Associates, Inc. dated 8/8/14 and Codespoti and Associates, P.C. dated 7/6/15 and revised tp 9/21/15 and "Riverside Commercial Center, Site K, 131 Canal Street" prepared by Guedes Associates, Inc. dated 12/12/12 with conditions and for reasons outlined in the adopted Resolution dated 1/12/16.

Said development has been constructed.

This modification request is to convert the second floor vacant proposed office use of the existing Riverside Commercial Center at Site K, 131 Canal Street into eight apartments of which Two are Two Bedroom, Five are One Bedroom and One is a Studio.

The twelve existing parking spaces that were designated for the office use shall be adequate to accommodate the apartments.

#### IV. MODIFICATION AND AMENDMENT

This Modification to the adopted Special Exception, consisting of all the elements set forth above, including all the accompanying plans, documents, and exhibits, may be modified upon adoption of subsequent modifications thereto by vote of the Shelton Planning & Zoning Commission, provided that said modification does not materially alter any basic elements of the Special Exception as approved. Material alteration or change in the basic elements of the initially approved Special Exception shall be made by the Shelton Planning & Zoning Commission following a duly noticed public hearing on the proposed modification.