



CITY OF SHELTON
PLANNING & ZONING COMMISSION
54 Hill Street Shelton, CT
203-924-1555 ext. 1510

REGULAR MEETING AGENDA
WEDNESDAY, MARCH 11, 2026 6:00 P.M.

The Shelton Planning and Zoning Commission will hold their Regular Meeting in the Auditorium of City Hall. This meeting will also be accessible through Zoom and a phone link. Members of the public who wish to view and listen to the meeting may do so through YouTube Live. The links for remote access are shown below.

Join Zoom Meeting: <https://zoom.us/j/87359438446>
Webinar ID: 873 5943 8446 Telephone: 1.929.205.6099
YouTube: <https://www.youtube.com/@cityofshelton3805/streams>

Materials submitted for applications can be viewed on the City's website on the Planning & Zoning Department page. Members of the public who are unable to attend the meeting, may submit written comments to the Planning & Zoning office at least 24 hours before the start of the meeting to become part of the record.

AGENDA

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Public Comment**
- V. **Other Business**
 - A. Zoning Enforcement Report

VI. **Applications for Certificate of Zoning Compliance**

No.	Item	Applicant	Address	Type
1.	SIGN-26-3	Lex Products	15 Forest Parkway	Sign
2.	SIGN-26-4	Wisdom & Youth Med Spa	745-801 Bridgeport Ave	Sign
3.	SIGN-26-5	Modern Tire	475 River Road	Sign

VII. **Public Hearing**

- A. **Application #26-06**, Dominick Thomas for TJT Capital Investments LLC., for a Text Amendment to Article 24, Schedule A Permitted Uses, Lines 16A and 41 descriptions and use codes for Office Park District (OPD) zones. **Review, discuss and possible action.**

VIII. New Business

A. **Application #26-08**, PDD #60, 255 Canal Shelton LLC., at 255 Canal Street (Assessors Map 129 Lot 16), for a Major Modification to a PDD. The application proposes 48 two-bedroom residential units with on-site parking in Site Section “E” and an amendment to the Statement of Uses & Standards.

Accept, and set public hearing.

B. **Application #26-09**, Quaranta Building and Renovation LLC., at 276 Leavenworth Road (Assessor’s Map 151, Lot 1) for a Zone Map change from R-1A to R-1. The area of the proposed zone change is +/- 3.3 acres. **Accept,**

and set public hearing.

C. **Application #26-10**, PDD #91, Dominick Thomas for F.S. Shelton LLC, at 745-801 Bridgeport Avenue for a Re-subdivision of Lot 3; creating lots 3A and 3B with lot 3B being the building identified as #779 Bridgeport Avenue.

Accept, and set public hearing.

IX. Minutes for Approval

A. December 10, 2025 Regular Meeting Minutes

B. January 14, 2025 Regular Meeting Minutes

C. February 11, 2026 Special Meeting Minutes

D. February 11, 2026 Regular Meeting Minutes

X. Comments from Chairman & Subcommittee chairs

XI. Comments from Staff

XII. Adjournment