



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

REGULAR MEETING AGENDA
WEDNESDAY, FEBRUARY 11, 2026 6:00 P.M.
VIRTUAL ONLY

This meeting will be held solely via Zoom

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>

**Due to scheduling conflicts, this meeting will NOT be streamed Live on YouTube. A recording of the meeting will be posted on the city website within 24 hours of the completion of the meeting.*

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. **Applications for Certificate of Zoning Compliance**

Item	Applicant	Address	Type
SIGN-26-1	VEO Vision Center	26-30 Huntington Street	Sign

- VI. **Old Business**
 - A. **Application #23-22**, 217 Long Hill Cross Road LLC., at 217 Long Hill Crossroad & ANCO Engineering Inc, (Assessors Map 51, Lot 30), to reduce the originally approved addition to the main building from 53,200 sf to 38,000 sf. **Review, discuss & possible action.**

- VII. **Public Hearing**
 - A. **Application #26-02**, TJ Donohue for Nest Schools at 175 Constitution Blvd South (Assessor's Map 79, Lot 8) within an LIP zone to allow for a daycare facility under Schedule A, Permitted Use line 6C with outdoor enclosed playground via a Special Exception application. **Review, discuss and possible action.**

- B. **Application #26-03**, Dominick Thomas for Woods Way LLC., and portions of 55 Sunset Dr & 53 Sunset (Assessors Map 78, Lots 122 & 2) for a Zone Change from the R-2 Zone to the R-3 Zone. The area requested for a zone change is 9,238 sf of 55 Sunset Drive & 5,326 sf of 53 Sunset Drive. **Accept, initiate public hearing discussion, and possible action.**

- C. **Application #26-04**, Dominick Thomas for Woods Way LLC, at 0 Constitution Blvd (Assessors Map 93 Lot 1) and portions of 55 & 53 Sunset Dr (Assessors Map 78, Lots 122 & 2) for a Special Exception Application. The applicant proposes a modification to an approved Special Exception Application to increase the overall site square footage by 14,564 sf; allowing eight (8) of the previously approved single-family homes to expand their building footprints for slightly larger first-floor master bedrooms. **Accept, initiate public hearing discussion, and possible action.**

- D. **Application #26-05**, 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, initiate public hearing discussion, and possible action.**

VIII. Other Business

- A. 8-24 Referral: To authorize the purchase of property.

IX. Minutes for Approval

- A. December 10, 2025
- B. January 14, 2026

X. Comments from Chairman & Subcommittee chairs

XI. Comments from Staff

XII. Adjournment