

Shelton Planning and Zoning Commission
July 9, 2025, Regular Meeting (IN PERSON & VIRTUAL)

The Shelton Planning and Zoning Commission will hold a Regular Meeting at 6:00 p.m. on Wednesday, July 9, 2025 in the City Hall auditorium. 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.

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

Those members of the public who wish to address the Planning & Zoning Commission on a topic not on the agenda will be acknowledged at the appropriate time. The speaker order is as follows: elected officials of the City of Shelton participating via Zoom or by phone followed by members of the public participating via Zoom or by phone. Speakers will be allowed five minutes to present their comments.

Join Zoom Meeting: <https://zoom.us/j/87359438446>

Telephone: 1.929.205.6099

Webinar ID: 873 5943 8446

YouTube: <https://www.youtube.com/@cityofshelton3805/streams>

AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Applications for Certificate of Zoning Compliance

No.	Item	Applicant	Address	Type
1.	Sign-25-10	Nonna Lisa	494 Howe Avenue	Sign
2.	Sign-25-29	Ripton Broadband	356 Howe Avenue	Sign
3.	Sign-25-30	Caite Beauty	200 Leavenworth Road	Sign
4.	Sign-25-31	Trader Joe's	801 Bridgeport Avenue	Sign
5.	Sign-25-32	Garden Catering	698 Bridgeport Avenue	Sign
6.	Sign-25-33	D'Addario Nissan	329 Bridgeport Avenue	Sign
7.	Sign-25-34	Webster Bank	506 Shelton Avenue	Sign
8.	Sign-25-35	Terayama	434 Howe Avenue	Sign
9.	Sign-25-36	Colony Grill	858 Bridgeport Avenue	Sign

V. New Business

- A. Application #25-13**, Dominick Thomas for Katherine Benedito, for a text amendment to Shelton Planning and Zoning Regulations Section(s) 24.11, 24.11.1, 24.11.2, and 24.11.4 to permit interior lots of the same square footage as the underlying zone, less the square footage of the accessway. **Accept and set public hearing.**
- B. Application #25-14, PDD #2**, George Perham for Shelton Colony, LLC., DBA Colony Grill, at 902 Bridgeport Avenue for a Minor Modification to the façade of the building formerly occupied by Burger King. **Accept, discuss and possible action.**

VI. Old Business

- A. Application #22-26**, Dominick Thomas for Agim Ismaili & Shprza Ismaili at 2 Mohawk Drive (Assessors Map 12, Lot 4) on .76 acres in a CA-2 & R-3 Zone, for a Planned Development District, Initial Concept Development Plans and Final Site Development Plans to have thirty (30) one and two-bedroom residential rental units in a single building with basement and surface parking. A minimum of eight units shall be rented at or below the maximum monthly rent calculated at 80% of area median income in accordance with Connecticut General Statutes §8-30g. **Review resolution, discuss and possible action.**

VII. Public Portion

VIII. Other Business

- A.** Comments from Chairperson and Subcommittee Chairpersons
- B.** Staff Comments
- C.** Minutes for Approval
- i. May 28, 2025
 - ii. June 11, 2025

IX. Adjournment