

**Shelton Planning and Zoning Commission**  
**March 15, 2023 Special Meeting – VIRTUAL & IN PERSON**

The Shelton Planning and Zoning Commission will hold a special meeting at 6:00 p.m. on Wednesday, March 15, 2023. This meeting will be held on Zoom and in person at City Hall. Members of the public who only want to view and listen to the meeting may do so through [YouTube Live](#).

If the agenda includes a public hearing, members of the public will be acknowledged at the appropriate time to present comments on the public hearing's topic. The speaker order will be elected officials of the City of Shelton, followed by those attending in person, those participating via Zoom and those participating via phone. Speakers will be allowed five minutes to present their comments.

Those members of the public attending in person will need to indicate their desire to speak by signing their name and address on a sign-up sheet that will be in the auditorium. After those attending in person conclude their remarks, those attending via Zoom who desire to speak will be asked to use Zoom's "[Raise Your Hand](#)" feature to identify themselves. After those participating via Zoom comment, those attending by phone who desire to speak will be asked to dial \*9 to identify themselves.

If the public hearing is a continuation, public comments are restricted to new material submitted by the Applicant after the continuation of the public hearing. Materials submitted for applications can be viewed on the City's website on the [P & Z Department page](#).

Members of the public may also submit written comments to the P & Z office to become part of the record of a public hearing, but comments must be received a minimum of 24 hours before the start of the meeting.

Join Zoom Meeting: <https://zoom.us/j/85264242267>  
Telephone: 1.929.205.6099  
Webinar ID: 852 6424 2267

**AGENDA**

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Public Hearing**
  - A. **Application #22-13**, Dominick Thomas, at 0 & 453 River Road (Assessor's Map 66, Lots 3 & 4) on 8.25 acres, in R-3 and CA-2 zoning, for a PDD and Initial Development Plan approval for 152 apartments with onsite parking. **Continuation of Public Hearing.**

- B. Application #22-28**, Dominick Thomas for RICAR, LLC and MIANUS HOLDINGS, LLC at 704, 712, 722 & 726 River Road (Assessor's Map 22 Lots 1 & 2 and Map 32 Lots 16 & 17) for a Modification to PDD #66 and Final Site Development Plans to increase the size of the PDD from 8.645 acres to 11.981 acre, relocate and increase the size of the previously approved restaurant and event facility, add a 7,800 SF office building, reduce the 102 previously approved apartments to 90 apartments, and add 35 condominium units to the existing PDD site. **Continuation of Public Hearing.**

**V. Other Business**

- A.** Discussion and adoption of the City of Shelton's Affordable Housing Plan.
- B.** Remarks by the Planning & Zoning Commission's Special High-Density Residential Rental Subcommittee regarding the one-year City-wide moratorium (with the exception of the Central Business District) on the acceptance, review and approval of high-density residential rental housing.
- C.** Comments from Chairwoman and subcommittee Chairpersons.
- D.** Comments from the Planning & Zoning staff.
- E.** Minutes for approval:
  - i.** February 8, 2023 – Regular Meeting
  - ii.** February 16, 2023 – Special Meeting
  - iii.** February 22, 2023 – Special Meeting

**VI. Adjournment**