



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

REGULAR MEETING AGENDA
WEDNESDAY, May 13, 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. Presentation from Shelton Economic Development Director, Sheila O'Malley.

VI. Applications for Certificate of Zoning Compliance

No.	Item	Applicant	Address	Type
1.	SIGN-26-2	White Hills Coffee & Deli	200-238 Leavenworth	Sign
2.	SIGN-26-8	Pawsitive Approach	200-238 Leavenworth	Sign
3.	SIGN-26-11	The Market- Key Food	200-238 Leavenworth	Sign
4.	SIGN-26-12	Cedar Village at the Locks	281 Canal Street	Sign
5.	SIGN-26-13	Shell Gas	99 Bridgeport Ave	Sign
6.	SIGN-26-14	Cammisa's Garage	344 River Road	Sign
7.	BRES-26-259	Dimitrios Lemonas	38 Sylvan Ave	ADU

VII. Old Business

- A. **Application #26-13**, Jim Lenahan, for 89 Bridgeport Avenue LLC, at 89 Bridgeport Avenue (Assessor's Map 117, Lot 4) for a Site Plan Application under schedule A use line 26B to allow the construction of a 6,000 sf, two story building to include 3,000 sf of garage space on main level and three office spaces on the second level. **Review, discuss and possible action.**

VIII. Public Hearing

- A. **Application #26-14**, Dominick Thomas for Christen & Benjamin Perry, at 126 Howe Avenue (Assessor's Map 106B, Lot 16) consisting of +/- 0.76 acres for a zone change to establish a Planned Development District (PDD) to allow 36 one and two bedroom residential units with onsite parking .
Initiation of public hearing, discuss and possible action.
- B. **Application #26-15**, Stephen Bellis for Hidden Meadow Estates, LLC., at 21 Jonathan Lane (Assessor's Map 162, lot -10) consisting of +/- 1.75 acres, and 0 Beardsley Road (Assessor's map 132, lot -1) consisting of +/- 23.9 acres, for a re-subdivision to allow 13 residential single-family lots following the R-1 zoning district requirements. **Accept, Initiation of public hearing and possible action.**

IX. Minutes for Approval

- A. April 8, 2026 Meeting Minutes

X. Comments from Chairman

XI. Comments from Staff

XII. Adjournment