



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

REGULAR MEETING AGENDA
WEDNESDAY, April 8, 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. **Applications for Certificate of Zoning Compliance**

No.	Item	Applicant	Address	Type
1.	SIGN-26-6	Fold Room Inc	410 Howe Avenue	Sign
2.	BRES-26-71	Sandra Lopez	63 Maple Lane	Sign

VI. **New 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. **Accept, discuss and possible action.**

- B. **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) and Initial Development Plans. **Accept, and set public hearing.**

VII. Old 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. **Review resolution, discuss and possible action.**

VIII. Public Hearing

- A. **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. **Continuation of public hearing, discuss and possible action.**
- B. **Application #26-11**, Commission Action for a text amendment to the definition of Fitness Center in Section 5.14 of the Shelton Planning & Zoning Regulations to remove “full service” as part of the definition. **Initiation of public hearing, discuss and possible action.**
- C. **Application #26-12**, Commission Action for comprehensive text amendments to Section 44 – Signs, including but not limited to provisions addressing: sign definitions; application and review procedures; enforcement authority; illumination and brightness standards; prohibited sign types; temporary and portable signs; window signage; and multi-tenant building signs. **Initiation of public hearing, discuss and possible action.**

IX. Minutes for Approval

- A. March 11, 2026 Regular Meeting Minutes
B. March 25, 2026, Special Meeting Minutes

X. Comments from Chairman

XI. Comments from Staff

XII. Adjournment