

**Shelton Planning and Zoning Commission
May 10, 2023 Regular Meeting – VIRTUAL**

The Shelton Planning and Zoning Commission will hold a Regular meeting at 6:00 p.m. on Wednesday, May 10, 2023. This meeting will 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 P & Z Department page.

During the public portion of the meeting, the Chairperson will ask members of the public participating via Zoom who desire to speak to use Zoom’s "Raise Your Hand" feature to identify themselves. Those attending by phone who desire to speak will be asked to dial *9 to identify themselves. Speakers will have five minutes to present comments. The speaker order is as follows: elected officials of the City of Shelton participating via Zoom, elected officials of the City of Shelton participating via phone, members of the public participating via Zoom, members of the public participating via phone.

Join Zoom Meeting: <https://zoom.us/j/87359438446>
Telephone: 1.929.205.6099
Webinar ID: 873 5943 8446
YouTube: <https://www.youtube.com/watch?v=2OatokEy36c>

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Applications for Certificate of Zoning Compliance**

Item	Applicant	Address	Type
1	Midland Development	320 Howe Avenue	Sign
2	Barn Thai	495 River Road	Sign
3	Next Street Driving School	113 Center Street	Sign
4	Stone Garden Market	40 Huntington Street	Temp Sign

- V. New Business**
 - A. Application #23-09, Theresa Waldron, at 161 Coram Avenue, (Assessor’s Map 118C, Lot 72) in a CA-3 Zone, for a Special Exception Application to convert a commercial unit into a single residential unit. **Accept and Set Public Hearing.****
 - B. Application #23-10, “25 Summit Ridge,” RB Taping & Renovations for Jeffrey & Kimberly Roy, at 25 Summit Ridge Road (Assessor’s Map 124, Lot 23), for a Special Exception Application in a PRD Zone for an addition. **Accept and Set Public Hearing.****

- C. **Application #23-11**, “240 Long Hill Crossroads”, MP Construction, LLC., at 240 Long Hill Crossroads (Assessor’s Map 51, Lot 28) in an LIP zone, for a Special Exception Application to allow a business and professional office. **Accept and Set Public Hearing.**

VI. Old Business

- A. **Continuation of Application #22-14**, S&G of Shelton LLC., at 301 Old Bridgeport Avenue (Assessor’s Map 91, Lot 17) on 1.91 acres, in a RBD zone, for a PDD and Initial Development Plan approval for 43 apartments with onsite parking. **Review, Discuss, and Possible Action.**
- B. **Continuation of Application #22-17**, PDD #91, Dominick Thomas for Langanke’s Landing LLC., at 1055 Bridgeport Avenue, (Assessor’s Map 2, Lot 8) on 1.7 acres, for Initial Development Plan approval for 62 apartments with 77 initial onsite parking spaces and 16 deferred and installed as needed. **Review, Discuss, and Possible Action.**
- C. **Continuation of Application #22-27**, Dominick Thomas for 62 Center LLC. at 62 Center Street (Assessor’s Map 129D, Lots 50 & 51) for a Modification to PDD #90 and Final Site Development Plans for retail / office space with a five-level parking garage and rooftop restaurant. **Review, Discuss, and Possible Action.**

VII. Public Portion

VIII. Other Business

- A. Release of the \$10,000 soil & erosion bond for 20 Waterview Drive.
- B. Update on research for possible amendments to the zoning regulations for:
 - i. the use of native plants in landscaping for commercial projects
 - ii. short-term rentals
- C. Comments from Chairwoman and Subcommittee Chairpersons
- D. Staff Comments
- E. Minutes for approval:
 - i. April 12, 2023 – Regular Meeting
 - ii. April 19, 2023 – Special Meeting

IX. Adjournment