



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

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**REGULAR MEETING AGENDA**  
**WEDNESDAY, June 10, 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.

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**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-26-10	My Choice Smoke Shop	708 Bridgeport Ave	Sign
2.	SIGN-26-15	Glaze on Nails LLC	549 Howe Ave	Sign
3.	SIGN-26-16	Golden Land	434 Howe Ave	Sign
4.	SIGN-26-17	Russel Speeders	811 River Road	Sign
5.	SIGN-26-18	D'addario Nissan	329 Bridgeport Ave	Sign
6.	SIGN-26-19	Veteran's Memorial Park	100 Canal Street	Sign

- VI. **Other Business**
  - A. Request for Bond release at 265 Bridgeport Avenue.
  - B. Request for Bond release at Meadow Ridge Estates (Niko's Way).
  - C. 8-24 Referral, for the purchase of property at 276 Leavenworth Road.

**VII. Old Business**

- 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. **Review, discuss and possible action.**

**VIII. Public Hearing**

- A. **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. **Continuation of public hearing 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) to allow 36 one and two bedroom residential units with onsite parking. **Continuation of public hearing and possible action.**

**IX. New Business**

- A. **Application #26-16**, Antonio Xhokola for Ritrovo Restaurant at 376 River Road, (Assessor's Map 80, Lot -162) for a 20' x 40' addition to be used for private events and additional restaurant space. **Review, discuss and possible action.**
- B. **Application #26-17**, Dominick Thomas for F.S. Shelton LLC. and Galbi, at 745-795 Bridgeport Avenue (Assessors Map 28, Lot 18) requesting a Minor Modification to the previously approved 1,000 sq. ft. enclosed patio, to allow a 1,000 sq. ft. covered patio for the restaurant, Galbi, located at the north end of 795 Bridgeport Avenue, Retail 1. **Review, discuss, and possible action.**

**X. Minutes for Approval**

- A. May 13, 2026 Meeting Minutes

**XI. Comments from Chairman**

**XII. Comments from Staff**

**XIII. Adjournment**