



March 19, 2020

Ms. Virginia M. Harger, Chairman  
Planning and Zoning Commission  
City of Shelton  
54 Hill Street  
Shelton, CT 06484

Re: Zone Map Change to 413 Nichols Avenue “Nichols Place” – Designed Residential Development

Dear Ms. Harger:

We are in receipt of the above referenced referral dated February 11, 2020.

The Connecticut Metropolitan Council of Governments has reviewed the submitted referral and subdivision application for a Zone Map Change to 413 Nichols Avenue being proposed by Mr. A. J. Grasso. According to the proposed application and documents Mr. Grasso is seeking to rezone 413 Nichols Avenue to be considered a Special Development Area (SDA). The rezoning of this location would therefore allow the applicant to progress with the development of a new subdivision titled “Nichols Place”.

In review of the submitted application materials the subdivision is proposing a total of 18 lots (one of which already exists) all of which will be single family 4-bedroom dwellings accessible via a 975 foot privately owned roadway from Connecticut State Route-108 (Nichols Avenue). This development is consistent with the town’s existing Land Use map identified in the POCD as being an area designated as a “Single Family with Additional Development Potential”. This designation, as mentioned before, aligns with this parcel being a Special Development Area. Additionally, authorization of the development of this location fulfills the purpose of Planned Development Districts (PDD) as it is outlined and defined under the PDD section of the regulations by way of maintaining a harmonious and stable character consistent with the town and long term improvement of the neighborhood.

Based on our review of the proposed referral we have determined that the development and zoning map change of 413 Nichols Avenue “Nichols Place” is **not regionally** significant. We do, however, advise that the applicant and the town conduct a traffic study, if deemed necessary, in coordination with the Connecticut Department of Transportation as the access road to this future development will be via the state RT-108 (Nichols Avenue).

If you have any questions, please do not hesitate to contact me at 203-366-5405.

Sincerely,



Matt Fulda  
Executive Director

cc: Mr. Josh O'Neill, City Planner, City of Shelton  
Mr. Ken Nappi, Planning & Zoning Administrator, City of Shelton