



BOARD OF ALDERMEN  
SHELTON, CONNECTICUT  
SPECIAL PUBLIC HEARING ON ORDINANCES  
TUESDAY, DECEMBER 1, 2015

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**CALL TO ORDER**

Alderman Anglace called the Public Hearing to order at 7:00 p.m. All present recited the Pledge of Allegiance.

**ROLL CALL**

Alderman John F. Anglace, Jr., President – present  
Alderman Lynne Farrell – present  
Alderman John “Jack” Finn – present  
Alderman Stanley Kudej – present  
Alderman Noreen McGorty – present  
Alderman Jim Capra – present  
Alderman Eric McPherson - present  
Alderman Anthony Simonetti – present

**AGENDA ITEMS:**

1. SALE OF CITY PROPERTY – PARKING LOT ON HOWE AVENUE  
ADJACENT TO THE DONUT SHOP, PARCEL 117.B-62

Alderman Anglace: This item is a parking lot on Howe Avenue that is adjacent to the Donut Shop, Parcel 117.B-62. I would like to preface this before we say anymore: The Mayor’s Office asked if it was interested in this parcel. Upon looking into it, Alderman Papa and I walked around it and saw it, and spoke to Sal Matto who has property on Coram Road in the back. For years and years, the Parking Authority has granted him access to the rear of his property, through this parking lot because he could not access the rear of his property from Coram Road. The houses were built before he even bought them and they are too close together. In talking about this, we are of the opinion that if we do ultimately sell this property, that it should be deed restricted so he does not lose his right to go back there. That is our thinking up to this point. When we are asked to sell a piece of property, there is an ordinance in place that tells us how to proceed. Jane Dowty is the project coordinator on this project, as she is on many other projects, and she said she is walking it through the various stages. We are at the stage now where we need to hold a public hearing and get the public’s views on this, if there are any and then take it under consideration. The procedure asks

for the opinion of Parks and Recreation, as well as Conservation and Planning and Zoning. Planning and Zoning has already passed judgment on this through their 8-24 process, so that is where it stands and we are the point of holding a public hearing so that is why we are here.

We will entertain any views from the public:

Attorney Dominick Thomas, Cohen & Thomas, 315 Main Street, Derby, CT

Representing Sal Matto & Pam John, LLC

I will give you an idea of the issue, in respect to the parking. On the first sheet, I highlighted an "x", the parking area that is directly behind 315 Coram Avenue and it also serves 309, 311 Coram Avenue providing as you may know, valuable off-street parking for this housing in this area. As stated by Alderman Anglace, there is no access from Coram Avenue, from it. The second sheet is a street view looking at the parking lot from Howe Avenue, showing the entrance to that parking area through the city lot. Since you are referencing Parcel 117.B-62, I will tell you that I met with your Assessor yesterday and in your Assessor's map, that parcel contains more property than the city actually owns. It contains a piece of property that has been used as the parking that is part of a title issue, that is probably in the Estate of Mary Flaherty, the wife of the former Police Chief, Batholomew Flaherty, due to some title issues that Attorney Welch may be familiar with. His office was involved earlier on, representing Mr. Matto. The exact property that the City owns is clearly identified in Map 13-26, recorded in the Shelton Town Clerk's Office which is the property that was received by the City from Grand Sheet Metal Products Company and that is what formed the parking lot. Mr. Matto and my client, Pam John LLC, are actually interested in formalizing the easement that was permitted by the Shelton Parking Authority. In the 1970s, upon the purchase of 315 Coram Avenue by Howard Russell and Nippy Russell, so that was when the Parking Authority did it.

We would hope that we could formalize it. The only other comment that I will make is that in order to avoid losing parking, and if you look at the street view there is a fence on top of a small wall on either side. The entrance to the parking is in the middle, so the entrance to the easement should be maintained. The only thing that I have seen from the adjacent land owner, has an approval in zoning that I think he has, which approval does not encompass the parking lot so I am not sure how he is going to change it.

I think the key element from our position is maintaining the off-street parking, formalizing the easement and making sure the access is similar access so they do not lose any spaces, and thereby maintain the off-street parking.

Alderman Anglace: In my mind if parking were not maintained for your client, is that all of those cars would have to park someplace and they would have to park in this parking lot or on the street, which would be a nightmare.

Attorney Dominick Thomas: This is a very rare occurrence to have in this situation to have a total of nine families: a six-family and a three family to have thirteen parking spaces off-site. It is a rarity and a benefit to the town, actually. Attorney Welch and I will have to work out some issues.

Alderman Anglace: Once we hold a public hearing, then at some point in the future we will have to determine whether or not that we are going to sell the property, and we will be probably asking Tom for his recommendation with respect on how to do it.

Attorney Dominick Thomas: Normally it is reserved for any easements, or any utilities that need to run through it, and I am sure that Tom can come up with the appropriate language that would allow us to sit down and work with the adjacent landowner to make sure that the easement is appropriate, and to formalize it. Thank you very much.

Alderman Anglace asked three times if anyone else wished to speak.

Being none, Alderman McPherson MOVED to close the Public Hearing for Item 1: Sale of City Property – Parking Lot on Howe Avenue Adjacent to the Donut Shop, Parcel 117.B-62.

SECONDED by Alderman Kudej. A voice vote was taken and the motion passed unanimously.

2. AMENDMENT TO CODE OF ORDINANCES CHAPTER 4 ARTICLE II FIRE DEPARTMENT SEC. 4-35 OFFICER'S SALARIES

**STIPENDS FOR FIRE DEPARTMENT PERSONNEL AMENDMENT TO CODE SECTION 4-35**

Sec. 4-35. Officers' salaries stipends.

~~The salaries of officers of the fire department~~ **The stipends for Fire Department Personnel** shall be as follows per annum:

Fire Chief stipend salary \$20,000.00

Deputy Fire Chief stipend <del>salary</del>	\$10,000.00
Assistant Chief's stipend <del>salary</del> , each	\$7,500.00
Custodians (4) stipend <del>salary</del> , each	\$4,000.00
<b>Fire Prevention Coordinator</b>	<b>\$5,000.00</b>
Quartermaster stipend <del>salary</del>	\$5,000.00
Recruitment officer stipend <del>salary</del>	\$5,000.00
Director of training stipend <del>salary</del>	\$5,000.00
Training assistants (4) stipend <del>salary</del>	\$1,000.00

(Ord. No. 226, 8-12-74; Ord. No. 378, 7-25-79; Ord. No. 492, 12-12-85; Ord. No. 530, 7-9-87; Ord. No. 581, 7-12-90; Ord. No. 723, 5-14-98; Ord. No. 826, 5-10-07; Ord. No. 844, 7-9-09.)

Discussion:

Alderman Anglace: I think this was recommended by the Board of Fire Commissioners, and they are substituting the word "stipend" for the word "salary". As well, they are adding Fire Prevention Coordinator as a new position at \$5,000. Those are the changes that they are recommending.

Alderman Finn: They are changing from salary to stipend positions. You (Alderman Anglace) said the opposite.

Alderman Anglace: Thank you for the correction, Jack. They are changing from salary to stipend positions.

Alderman Anglace asked three times if anyone from the public wished to speak, regarding Item 2: Amendment to Code of Ordinances Chapter 4 Article II Fire Department Sec. 4-35 Officer's Salaries.

Being none, Alderman Kudej MOVED to close the Public Hearing for Item 2: Amendment to Code of Ordinances Chapter 4 Article II Fire Department Sec. 4-35 Officer's Salaries.

SECONDED by Alderman McPherson. A voice vote was taken and the motion passed unanimously.

### ADJOURNMENT

There being no other speakers, Alderman Anglace closed the public hearing around 7:15 p.m.

December 1, 2015

Board of Aldermen  
Special Public Hearing on Ordinances

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Alderman McPherson **MOVED** to adjourn the Public Hearing; **SECONDED** by Alderman Simonetti. A voice vote was taken and hearing was adjourned.

Respectfully submitted,

Brittany Gannon, Clerk

DATE APPROVED: \_\_\_\_\_ BY: \_\_\_\_\_

Mark A. Lauretti  
Mayor, City of Shelton

