



BOARD OF ALDERMEN SPECIAL MEETING AGENDA
TUESDAY, JUNE 30, 2026 AT 11:00 A.M. IN THE AUDITORIUM
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT
Live-Streamed at www.cityofshelton.org

The Board of Aldermen Special Meeting will be live-streamed. The public may access the meeting on the home page of the City of Shelton's website: www.cityofshelton.org. Members of the public may also attend the meeting in person at Shelton City Hall.

- CALL OF THE MEETING
 - PLEDGE OF ALLEGIANCE
 - ROLL CALL
 - AGENDA ITEMS
-
1. PURCHASE OF USED 12- PASSENGER VAN FOR SHELTON STUDENT TRANSPORTATION SERVICES - WAIVER OF BID
 2. PURCHASE OF 3 USED PASSENGER TRANSIT BUSES FOR SHELTON STUDENT TRANSPORTATION SERVICES – WAIVER OF BID
 3. PURCHASE OF 276 LEAVENWORTH ROAD

ADJOURNMENT

2026 JUN 25 A 11: 31
CITY OF SHELTON
TOWN CLERK

1. PURCHASE OF USED 12- PASSENGER VAN FOR SHELTON STUDENT
TRANSPORTATION SERVICES - WAIVER OF BID

Move, per the recommendation of the Finance Director, to waive the bidding process for the purchase of a used 12-passenger 2022 GMC Savanna van for Shelton Student Transportation Services with funding in amount of \$30,694 to come from Contingency General Account #001-9900-900.99-00.



203-924-1555

*City of Shelton
54 Hill Street
Shelton, CT 06484*

City of Shelton
Purchasing Department
Waiver of Bid

Date: June 18, 2026
TO: Board of Alderman
FROM: Grace Zweig, Director of Finance, City of Shelton
RE: Waiver of Bidding Process Regarding Purchase of a used 2022 GMC Savanna, 12 passenger van for Shelton Student transportation.

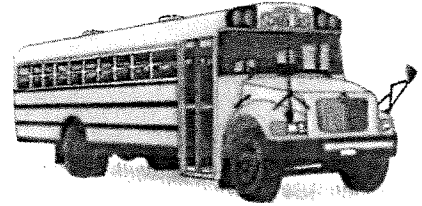
In accordance with Charter Section 7.14.3(d) and the information received from Frank Scalzo, School Bus Transportation Director, a waiver of the bidding process is hereby recommended for Aldermanic consideration. This vehicle is currently available at a local dealership at a low price of only \$ 30,694 with only 26,506 miles on it. The SUV is ready for immediate purchase and the dealership has agreed to hold it for only a limited time. It would be unwise to go out to bid, as we'd lose the exceptionally low pricing of this vehicle of \$ 30,694.00.

Sincerely,

Grace K. Zweig
Director Of Finance
City of Shelton

cc: Mark Lauretti, Mayor

Shelton Student Transportation Services
40 Riverdale Ave
Shelton, CT 06484
203-922-1311



June 18, 2026

To whom it may concern,

D'Addario Buick/GMC has a 2022 GMC 2500 Savanna 12 passenger van with 26,506 miles on. They are offering it to us for a sale price of \$30,694. The price is below market value. D'Addario's is holding the van for a short time (approximately 2 weeks) for us to purchase. The van has very low miles on it for the year. It is a great value compared to the cost of a new van. The van will be put in service for the special needs transportation program.

Respectfully,

Frank Scalzo

Frank Scalzo
Director of Operations
F.Scalzo@cityofshelton.org
(203)598-9801 cell

2. PURCHASE OF 3 USED PASSENGER TRANSIT BUSES FOR SHELTON STUDENT TRANSPORTATION SERVICES – WAIVER OF BID

Move, per the recommendation of the Finance Director, to waive the bidding process for the purchase of three (3) used 2018 Ford F450, 15-passenger transit buses for Shelton Student Transportation Services with funding in amount of \$18,000 to come from Contingency General Account #001-9900-900.99-00.



203-924-1555

*City of Shelton
54 Hill Street
Shelton, CT 06484*

City of Shelton
Purchasing Department
Waiver of Bid

Date: June 23, 2026
TO: Board of Alderman
FROM: Grace Zweig, Director of Finance, City of Shelton
RE: Waiver of Bidding Process Regarding Purchase of 3 used 2018 Ford F450, 15 passenger Transit Buses van for Shelton Student Special Needs Transportation.

In accordance with Charter Section 7.14.3(d) and the attached information received from Frank Scalzo, School Bus Transportation Director, a waiver of the bidding process is hereby recommended for Aldermanic consideration. These vehicles are currently available at Valley Transit District in Derby, CT for a very low price only \$ 6,000 each. The buses are ready for immediate purchase and Valley Transit District has agreed to hold them for only a limited time. It would be unwise to go out to bid, as we'd lose the exceptionally low pricing of these 3 buses for a total of \$ 18,000.00.

Sincerely,

Grace K. Zweig
Director Of Finance
City of Shelton

cc: Mark Lauretti, Mayor

Shelton Student Transportation Services
40 Riverdale Ave
Shelton, CT 06484
203-922-1311



June 23, 2026

To whom it may concern,

Valley Transit has three 2018 Ford F450, 15 passenger Transit buses with 120,500 to 122,750 miles on them. They are offering it to us for a sale price of \$6,000 each. The price is well below market value. The buses were purchased new for \$70,000. Valley Transit is holding the buses for a short time for us to purchase. The buses are ADA wheelchair accessible with multiple chair locations and are in good condition. Valley Transit is offering the buses at wholesale pricing. It is a great value compared to the cost of a new Transit bus. The Buses will be put in service for the special needs transportation program.

Respectfully,

Frank Scalzo

Frank Scalzo
Director of Operations
F.Scalzo@cityofshelton.org
(203)598-9801 cell

INVOICE

Valley Transit District
41 Main St
Derby, CT 06418

thamme@valleytransit.org
+1 (203) 735-6824



Shelton, City of
Bill to
City of Shelton
54 Hill Street
Shelton, CT 06484

Ship to
City of Shelton
54 Hill Street
Shelton, CT 06484

Invoice details

Invoice no.: 1314-2927
Terms: Net 30
Invoice date: 06/24/2026
Due date: 07/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Misc	Bus 110 Ford E450 VIN 1FDDE4FS0JDC36410	1	\$6,000.00	\$6,000.00
2.	Misc	Bus 104 Ford E450 VIN 1FDDE4FS7JDC36405	1	\$6,000.00	\$6,000.00
3.	Misc	Bus 103 Ford E450 VIN 1FDDE4FS0JDC36391	1	\$6,000.00	\$6,000.00

Total **\$18,000.00**

Ways to pay

BANK

[View and pay](#)

3. PURCHASE OF 276 LEAVENWORTH ROAD (BEARDSLEY PROPERTY)

Motion to come

ADJOURNMENT

MEMORANDUM

To: Planning and Zoning Commission, c/o Alexandra Castro, Acting Planning & Zoning Administrator

From: Kellie Vazzano, Administrative Assistant, City of Shelton

Date: June 5, 2026

Re: Acquisition of Parcel of Property

I am requesting an 8-24 Referral to the Planning and Zoning Commission for a favorable report allowing and authorizing the Mayor to acquire certain property outlined in red on the map attached hereto as “Exhibit A” and as detailed in the Legal Description attached hereto as “Schedule A” and on the Assessor Card Map/Lot 151 1 [5.3 acres] also attached as “Exhibit B”.

By way of reference, the property under consideration for purchase is familiarly known as the Guy Beardsley Homestead located contiguously to the Beardsley Cider Mill and Orchard and across from Shelton Land Conservation property Map/Lot 151 47 [4.3 acres] as well as City of Shelton Open Space Map/Lot 143 23 [1.34 acres].

A favorable report would be consistent with the City of Shelton Plan of Conservation and Development by expanding the City’s already existing open space.

I would appreciate it if you could schedule this for your next monthly meeting. If you have any questions, I would be happy to answer them. Thank you for your consideration.

Kellie A. Vazzano, Esq.
Administrative Assistant
Office of the Mayor of the City of Shelton

Cc: Mayor Mark A. Lauretti
John Anglace, President of the Board of Aldermen

SCHEDULE A

All that certain piece, parcel or tract of land with a colonial type farm house thereon, containing five and one-half (5½) acres, more or less, situated in the City of Shelton, County of Fairfield and State of Connecticut, and being more particularly bounded and described as follows:

- NORTHERLY:** by Route 110;
- EASTERLY:** by Birdeye Road;
- SOUTHERLY:** by Pearmain Road also known as Pearman Road;
- WESTERLY:** by a stone wall;
- NORTHERLY AGAIN:** by a stone wall;
- WESTERLY AGAIN:** by a stone wall and a gateway;
- NORTHERLY AGAIN:** by a wire fence approximately 110 feet long;
- WESTERLY AGAIN:** by a wire fence approximately 150 feet long which runs from the corner of the last described fence to Route 110.

Said premises are also known as 276 Leavenworth Road.

Received for Record
Shelton Acting Town Clerk
03/27/2025 12:57:00 PM
Sophia V. Belade



City of Shelton, Connecticut - Parcel Map

Parcels: 151 1

Address: 276 LEAVENWORTH RD

EXHIBIT A

Beardsley Cider Mill and Orchard

Shelton Land Conservation
4.3 acres

276 Leavenworth Road

1
5.30 AC.

Pearmain Rd

City of Shelton

OPEN SPACE

23
1.34 AC.



Approximate Scale: 1:1,080

Map Produced
January 2026

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.



Property Information

Property Location	276 LEAVENWORTH RD
Mailing Address	278 EAGLES LANDING SHELTON CT 06484
Land Use	Residential
Zoning Code	R-1A
Neighborhood	12010

Owner	QUARANTA BUILDING & RENOVATION LLC
Co-Owner	
Book / Page	4248/ 571
Land Class	Residential
Census Tract	
Acreage	5.3

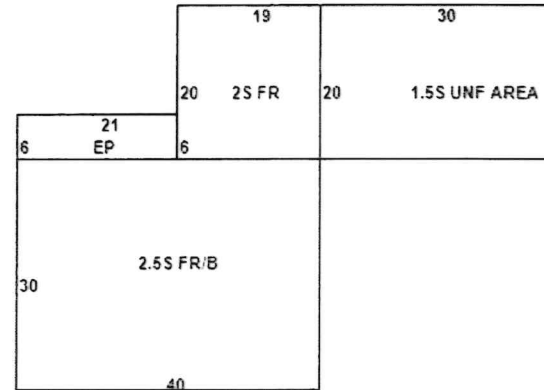
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	618100	432670
Outbuildings	31100	21770
Land	272400	132650
Total	921600	587090

Utility Information

Electric	NA
Gas	NA
Sewer	NA
Public Water	NA
Well	NA



Primary Construction Details

Year Built	1750
Building Desc.	Residential
Building Style	Colonial
Stories	2.5
Exterior Walls	Clapboards
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	Hardwood
Interior Floors 2	

Heating Fuel	Oil
Heating Type	Forced Hot Air
AC Type	
Bedrooms	4
Full Bathrooms	2
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	10
Bath Style	NA
Kitchen Style	
Occupancy	1

Building Use	Single Family
Building Condition	Good
Frame Type	Wood Frame
Fireplaces	5
Bsmt Gar	0
Fin Bsmt Area	0
Fin Bsmt Quality	
Building Grade	0
Roof Style	
Roof Cover	

Town of Shelton, CT

Property Listing Report

Map Block Lot 151 1

Building # 1 Unique Identifier 151 1

Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Shed	Wood	80	Average	1986
Shed	Lean To	136	Average	1993
Shed	Wood	35	Average	1995
Shed	Lean To	88	Average	1986
Greenhouse	Det Greenhouse	960	Average	1995
Porch	1S Covered Porch	146	Average	1994
Shed	Wood	384	Average	1994
Barn	Pole	1440	Average	1997

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built
Porch	1S Enclosed	126	Average	2010
Unfinished Area	Unfinished Area	900	Good	1750

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
QUARANTA GARY JR	4248_569	3/27/2025	0
QUARANTA BUILDING & RENOVATION LLC	4248_571	3/27/2025	0
QUARANTA GARY JR	4248_567	3/27/2025	425000
BEARDSLEY ERIC (TTEE) & QUARANTA GARY JR	4248_564	3/27/2025	425000
BEARDSLEY STEPHEN G ESTATE &	4203_732	7/12/2022	0
BEARDSLEY STEPHEN G &	3017_0104	5/12/2009	0
BEARDSLEY STEPHEN G &	2717_0294	8/10/2006	0
BEARDSLEY STEPHEN G &	1182_0001	11/2/1993	0

Boa Clerk

From: Boa Clerk
Sent: Monday, June 22, 2026 11:31 AM
To: Kellie Vazzano (k.vazzano@cityofshelton.org); Frances Freer (f.freer@cityofshelton.org); Fran Teodosio
Subject: 06/11/2026 BOA REGULAR FULL BOARD MEETING MINUTES - 8.8 PURCHASE OF 276 LEAVENWORTH ROAD

06/11/2026 BOA REGULAR FULL BOARD MEETING MINUTES

To: Kellie V., Fran T., Fran F.,

8.8 PURCHASE OF 276 LEAVENWORTH ROAD

Mayor Laretti: It says it was moved to Executive Session and quite honestly I think we should leave it in open session and have the discussion right now. There are a lot of things I think that need to be said about this purchase, particularly the activity that went on at the Planning & Zoning Commission last night. If there are no objections, we will take up this topic now. (There were no objections.)

Over the last 35 years, the City of Shelton has bought over 2,000 acres of open space, and I can't tell you how many different parcels that that would encompass. But I have never had such a debacle of discussion about piece of property as we did this one. I just think that it's almost insane. You know, this is a piece of property that we have pursued for over five years. We sat with the family three years ago in my office. Also met with Dan Beardsley. The only thing that he was interested in at the time was the barn. And now we learned through the Planning & Zoning Commission that a two and a half acre parcel is being carved out, which by the way, creates a nonconforming lot had they gone forward with it, which in my mind would be problematic. But, even beyond that, there are still opportunities to do many things. When the City is in control, we control the destiny. When you change zones and you let it go to private hands, that also changes. So, what is represented in a meeting in 2026 could change drastically over the course of time, and people need to understand that, especially with the idiocy of the State Statutes that govern Planning & Zoning, that has exceeded local control in Planning & Zoning as of recently. And I know, Brian, you made some

comments with regard to a Howe Avenue property that was going for high density, and you want to talk about poor planning. Poor planning? You look at downtown and tell me that's poor planning. I think that I would refer you to the General Assembly in Hartford to look at the idiocy of what they have done with changing laws that allowed buildings to be put up with no parking requirements whatsoever. I intend to go to that Zoning meeting to address those comments because I am not going to sit there and listen to people point the finger at things that were done through the Lauretti administration over the last 30 years. If you don't like what's going on in Downtown Shelton, I want to show you the before pictures, what it looked like 35 years ago and what it looks like today. I won't have to say anything else. But this plays into this whole Beardsley property purchase. If you are not familiar with it, and I know that some people aren't familiar with it, it is a beautiful piece of property. It also abuts two pieces of open space, one owned by the City and one owned by the Land Trust.

If you look at the number of acres and the parcels that the City has purchased over the last 30 years in the White Hills area, you'll see that this is totally, totally consistent with our thinking and our philosophy about creating an agricultural zone in the White Hills area and letting it maintain that way forever. When the City owns it, it's maintained that way forever. Despite the stupid comments that were made at the Planning & Zoning Commission, for two people to vote to approve the zone change and not recognize the importance of what the City has been doing is – I don't know what the words are for it. I sat and I listened to some of the dialogue, and I just have to scratch my head. They wanted to approve a zone change. What happens if this thing went to Wetlands and Wetlands denied it? What would that zone change be? We would get something else other than what was represented. When an attorney stands up in a meeting and says we have a contract for sale. Okay. I got a bridge for sale too. What does the contract say? Does anybody know what the contract says? What are the out clauses of that contract? There are so many different factors that came into this whole five and a half acre piece that, to me, made no sense whatsoever. Did they put the cart before the horse? Do people have their emotions in front of their thinking? And then didn't think that the 8-24 referral was a good move on behalf of the City. I have to tell you something, I resent that. Totally consistent with what we've done. And what happens with that property in the future? People will not be disappointed. There are plenty of opportunities to do many things. I didn't

come here tonight to ask for an approval to buy it despite what was represented in the public portion or some of the idiotic things that are said on social media time and time again in an attempt just to mislead people. Far from what the reality of it is and even far from what the results have yielded for this City.

I brought a map today. I want to talk about the Hidden Ponds Estates, which is also another five acre parcel up in the White Hills area that the City is looking to buy and was talked about last night at the Planning & Zoning Commission, but not a word was said about that. This is the Hidden Pond application at Zoning last night. This is a strip of land that the City of Shelton bought maybe 10 years ago. This is a buffer between a residential development and the Jones' Pumpkin Farm. So, what this five acre piece does is it expands the buffer from the residential, and it reduces two lots that would have gone in there before. Again, totally consistent with what we've been doing with our purchases of open space. Unlike what happened before I showed up on the scene where they would take parcels of rock and water that were totally useless and had no meaning to anybody. We have blocked acres and acres of land together and used it for walking trails and for fishing and for agricultural use. This is just, again, being consistent, but there was not a word said about this. Not a word. And I just I have to question what the significance of 276 Leavenworth Road was as opposed to something like this.

And so, this is the Beardsley property. The famous Beardsley property, 276 Leavenworth. Everything in red. This is the five plus acres right here that we're looking at purchasing. And this is the area where the three houses would go. And, again, no certainty that there would be three houses as we don't know what Wetlands is going to do. What if Wetland's says, hey, we are going to have two, not three. So where are we then with the representation that was made to change the zone? This is the piece, the two and a half acres where the house and the out-houses are that Dan Beardsley talked about today and was purporting to buy. Again, represented in a public meeting that we have a contract. Okay, what good does that do us? Is that a reason to change the zone because someone has a contract? You know, we sat with the Beardsleys and we tried to buy this property. And for some reason they weren't interested in selling to the City, so they went and sold it to a developer. Now there is another bite at the apple. I want you to know that I have met with the developer several times. We have an

agreed price for the entire piece. I just want to get these things on the table, and I want everybody to understand what is at stake here. I'll be back at the next meeting to talk to you about the final purchase of this property, which I would advocate for. Totally consistent with what we have been doing for years and years in this City and got great results. Does anybody have any questions?

Alderman Anglace: Will you be discussing this once you get everything finalized and purchase the property, would you be discussing it with the Beardsley family to see what can be done with their interest and our interest that would be compatible at all?

Mayor Lauretti: You know better than anybody that I've always been open to discuss anything and everything. And once a conclusion is drawn, the conclusion is drawn. You know, I did sit with Dan Beardsley a year and a half ago, as I mentioned earlier. I'm happy to do that again. I have to tell you something, I'm not interested in carving out a piece and selling it because you don't know what the next owner is going to do. There are other creative things that can be done, like long term land leases that give the person who wants to make an investment in the property the security that they need and the opportunity to recoup their investment. Those are the things that we should be talking about. When you sell a piece of property, it is gone. You don't control it anymore. We bought the development rights, 400 acres from Terry Jones. We bought the development rights for the Canal down on the river. So, we have solidified what the destiny of those properties are going to be. I would advocate that the same thing should happen here. I know some people know this, but there are incredible fruit trees on that property. There are incredible flowering plants on that property. There are two or three outbuildings. We have given the schools money to build greenhouses. They have two greenhouses on that site. You know, there are many opportunities for things to happen. I'm not going to sit here today and say, hey this is the plan. I don't know what the plan is. But I know that the plan is once the City controls it, you control the destiny. There could be many other things it could be used for.

Alderman Anglace: I think that the agricultural nature is the thing that we've been trying to protect there for many years. We have spent a lot of money to do

it. Just giving them the courtesy of discussing his interest so that the family has an opportunity to make their statement. If it can be worked out, then work it out.

Mayor Laretti: Of course. That is a separate issue. They could have worked that out with their family years ago without any involvement here, but that didn't happen. We tried to buy the property, but that didn't happen. There is still a lot of land available up there. When you start changing the zone because you're worried and you want to try to control what goes there and you don't want the 8-30g. People can do the 8-30g wherever they want as long as they can make their case. That's the reality of it. But what a signal that sends just to change the zone and do it this way. I think there are many flaws with what the Commission was about to do and quite honestly, I'm glad that they reversed their course. Some people saw the forest through the trees. Two others didn't. So that is all I have to offer right now. This will be back, Hidden Ponds Estate will be back for your consideration. And I will have numbers to discuss in executive session and we will move forward.

Alderman Anglace: Just a comment. For those with significant interest in this issue, the comments that were made will be in the minutes of the meeting. Access the minutes of the meeting so you can see exactly what was said.