

SHELTON PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
Wednesday, May 13th, 2026
Shelton City Hall (In-Person and Virtual)
54 Hill Street, Shelton, CT 06484

TRANSCRIBED, BUT
NOT YET REVIEWED OR
APPROVED BY SPZC

PZC Commissioners Present: Robert Cristiano, Chairman
Charles Kelly, Vice Chairman
Elaine Matto, Secretary
Virginia Harger
Jimmy Tickey
Win Oppel
Ken Bertola, Alternate
Matt McGee, Alternate

PZC Commissioners Absent:

Also Present: Alexandria Castro, Asst. Planning and Zoning Admin
Attorney Jason McCoy
Dominick Di Gangi, Professional Engineer
Ava Martino, Land Use Assistant
Nicole Guzman, Administrative Assistant
Stephanie Charboneau, Stenographer (via Zoom)
Briana Cole, Recording Secretary

USB disks, correspondences, and attachments are on file in the City/Town Clerk's Office and the Planning and Zoning Office.

I. Call to Order

Chair Cristiano called the meeting to order at 6:02 P.M.

II. Pledge of Allegiance

Both virtual and in-person participants recited the Pledge of Allegiance.

III. Roll Call

Ms. Castro conducted a roll call, noting that all Commissioners were present.

IV. Public Comment

Chair Cristiano gave the protocol for public comment.

Resident Tom Harbinson expressed concern regarding a specification on where PDDs are allowed and an updated definition of a non-residential area. Mr. Harbinson observed the zoning map and believed that the Special Development Overlay in the White Hills area along Route 110 should be removed.

Attorney Dominick Thomas informed the SPZC about fraudulent activity

regarding the impersonation of surrounding towns planning and zoning departments. Attorney Thomas noted the benefits of publishing a warning message online about the activity.

V. Other Business

A. Presentation from Shelton Economic Development Director, Sheila O’Malley.

Director Sheila O’Malley presented a PowerPoint entitled “Present and Future Improvement for a Walkable Shelton: A Roadmap for Pedestrian Connectivity, Safety, and Strategic Growth. Inspired by ‘The Walkable Bridgeport’ Framework”.

Director O’Malley reviewed conditions related to walkability, pedestrian connectivity, parking, the Riverwalk path, and the Wooster Canal railroad crossing, along with strategic improvement initiatives including an updated parking study, SPARK grant, and DOT corridor study.

VI. Applications for Certificate of Zoning Compliance

No.	Item	Applicant	Address	Type
1.	SIGN-26-2	White Hills Coffee & Deli	200-238 Leavenworth	Sign
2.	SIGN-26-8	Pawsitive Approach	200-238 Leavenworth	Sign
3.	SIGN-26-11	The Market- Key Food	200-238 Leavenworth	Sign
4.	SIGN-26-12	Cedar Village at the Locks	281 Canal Street	Sign
5.	SIGN-26-13	Shell Gas	99 Bridgeport Ave	Sign
6.	SIGN-26-14	Cammissa’s Garage	344 River Road	Sign
7.	BRES-26-259	Dimitrios Lemonas	38 Sylvan Ave	ADU

Comm. Matto shared the Signs Subcommittee’s recommendation to approve the sign applications as they met all requirements. Comm. Matto noted that the Subcommittee did discuss the potential need for a fee regarding the renaming of SIGN-26-13 but found it unnecessary.

In a voice vote, taken by Chair Cristiano to Approve the Sign Applications as Recommended by the Signs Sub-Committee, the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Oppel: Aye
Vice Chair Kelly: Aye	Comm. Harger: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

Applicant Dimitrios Lemonas presented the building plans for an attached ADU onto his dwelling. The addition was described as a two-bedroom, two-bathroom unit with the shared wall being in the kitchen and dining room. The Zoning Enforcement Officer submitted a letter of recommendation for approval.

Motion to Approve the ADU as Recommended by the Zoning Enforcement Officer made by Comm. Opiel, seconded by Vice Chair Kelly. In a roll call vote taken by Assistant Admin. Castro, the PZC voted as follows:

Chair Cristiano: Aye
Vice Chair Kelly: Aye

Comm. Matto: Aye
Comm. Harger: Aye

Comm. Oppel: Aye
Comm. Tickey: Aye

Motion passed 6 to 0.

VII. Old Business

- A. Appl. #26-13, Jim Lenahan, for 89 Bridgeport Avenue LLC, at 89 Bridgeport Avenue (Assessor's Map 117, Lot 4) for a Site Plan Application under schedule A use line 26B to allow the construction of a 6,000 sf, two-story building to include 3,000 sf of garage space on the main level and three office spaces on the second level.

Chair Cristiano shared the applications history.

Ms. Castro read the exhibits as follows:

Exhibit 1: The Statement of Uses and Standards.

Exhibit 2: The Proposed Site Plan and Architectural Plan Set.

Exhibit 3: The Fire Marshal Review

Exhibit 4: City Engineer Review

Exhibit 5: Ownership Authorization Letter and LLC Information.

Exhibit 6: Overall Site Plan for Small Business with Second Floor Office Space Revised April 8th, 2026.

Exhibit 7: Site Plan and Soil Erosion Plan Revised April 8th, 2026.

Exhibit 8: Response to City Engineer Review Letter.

Exhibit 9: Revised Site and Architectural Plan Set.

Exhibit 10: Revised Overall Site Plan for Small Business with Second Floor Office Space.

Exhibit 11: Revised Site Plan and Soil Erosion Plan.

Exhibit 12: Revised Site and Architectural Plan Set.

Exhibit 13: City Engineer Review.

Exhibit 14: Fire Marshal Review.

Applicant Jim Lenahan addressed the Commission in support of the application. Ms. Castro shared that the requested amendments made by the City Engineer in his original letter were made. The City Engineer submitted an updated letter recommending approval of Appl. #26-13.

The Commission questioned the building layout, including the separation of the office and garage uses, bathroom placement, and second-floor entrances. Mr. Lenahan explained the original apartment design had been revised into office space while retaining certain design elements to reduce construction costs.

Motion to Approve Appl. 26-13, made by Comm. Oppel, seconded by Vice Chair Kelly. In a voice vote taken by Chair Cristiano, the PZC voted as follows:

Chair Cristiano: Aye
Vice Chair Kelly: Aye

Comm. Matto: Aye
Comm. Harger: Aye

Comm. Oppel: Aye
Comm. Tickey: Aye

Motion passed 6 to 0.

VIII. Public Hearing

Chair Cristiano shared the protocol for the public hearing.

- A. Appl. #26-14, Dominick Thomas for Christen & Benjamin Perry, at 126 Howe Avenue (Assessor's Map 106 B, Lot 16) consisting of +/- 0.76 acres for a zone change to establish a Planned Development District (PDD) and Initial Development Plans.

Comm. Matto read the legal notice for the application.

Ms. Castro read the exhibits as follows:

Exhibit 1: Statement of Uses and Standards.

Exhibit 2: Civil Site and Architectural Plans, March 4th, 2026.

Exhibit 3: Stormwater Drainage Report.

Exhibit 4: Public Comment.

Exhibit 5: City Engineer Review.

Exhibit 6: Certificate of Mailing and Notice Copies.

Exhibit 7: Sign Posting Photos.

Exhibit 8: Fire Marshal Review.

Exhibit 9: Engineering Response.

Exhibit 10: Public Comment and Attached Petition with Signatures.

Exhibit 11: Dominic Di Gangi Engineer Review.

Exhibit 12: Revised Site Plan.

The Commission discussed the need for a corrected application reflecting the existing zoning designation change from R-3 to R-4, as recommended by Corporation Counsel Attorney Jason McCoy. Attorney Dominick Thomas presented the proposed 36 unit residential development with parking and requested the Public Hearing remain open pending submission of the traffic report.

Attorney Thomas also explained revisions made to the engineering plans in response to the comments from the City Engineer and Planning and Zoning Engineer.

Patrick Rose of Rose Tiso & Co. addressed questions regarding accessible units and parking, explaining the project's compliance with Connecticut State Building Code requirements for accessible housing units.

Manny Silva of Rose Tiso & Co. reviewed the site and building plans. Comm. Oppel requested a review of the rock face located on the site. Mr. Silva reviewed the proposed two-tiered rock face design, explaining that the layout would reduce the height of the vertical rock faces and incorporate rock catch areas for stabilization and safety purposes. Mr. Silva also confirmed that an engineer would investigate the rock structure prior to any construction or building permit. The sidewalks will be replaced, and accessible ramps would be installed at the corners of Park Street and Howe Avenue.

Mr. Silva explained that a geological survey and line drilling would be completed prior to any controlled blasting, which would require permitting, pre-blast surveys, and Fire Marshal oversight. Insurance coverage for potential damage was also discussed.

Attorney Dominick Thomas expressed support for blasting as opposed to mechanical excavation. Chair Cristiano clarified that blasting oversight falls under the Fire Marshal's authority rather than the SPZC.

Manny Silva concluded his review of the site plan by explaining that the site complies with the City's stormwater regulations.

Bryan Lizotte, Ward Two Alderman, shared that he does not support the application.

Chair Cristiano shared that SPZC cannot control the new parking regulations passed by the State and encouraged the public to research the regulations.

Residents Cheryl McMahon, Patricia Kuna, Rebecca Barry, Allison Biele, Karen Sprague Farmer, Chrissy Domingues, Walter Koerting, Sandra Macarski, Janette Martinez, and Sarah Munther expressed concerns regarding traffic safety, overdevelopment, excavation impacts, parking limitations, neighborhood character, and public safety, and stated they did not support the application.

Tom Harbinson of the Shelton Conservation Commission encouraged the Commission to investigate the pre-blast survey inspector as there has been a recent case where the inspector was not licensed in the State of Connecticut. Additionally, Mr. Harbinson shared that the Shelton Conservation Commission believed the PDD mechanism was being misused, particularly with regard to high-density development, and that such PDDs should be denied.

Resident Ed Szalon spoke in support of the development and how it benefits the members of the community.

Resident Robert Highland shared that the location is unfit for the intended development and would affect the neighborhood. Mr. Highland expressed the need for better traffic control in the area.

Resident Joseph Pratt recited the Bible verse Ecclesiastes 10:18-19 to highlight the developer's intent to make money.

Attorney McCoy shared that the petition submitted did not include the reasoning along with the list of names. Staff explained the petition could be resubmitted with the description included.

Attorney Dominick Thomas spoke on the integrity of the developers he worked with. In addition, Attorney Thomas confirmed that a traffic study will be completed and a sidewalk exists on Park Street. He concluded by clarifying that the building

will have units for sale and noted that traffic does need to be addressed.

Motion to Keep the Public Hearing Open for Appl. #26-14 by Vice Chair Kelly, seconded by Comm. Tickey. In a voice vote taken by Chair Cristiano, the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Oppel: Aye
Vice Chair Kelly: Aye	Comm. Harger: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

- B. Appl. #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 Map132, 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.

Ms. Castro stated that the applicant was scheduled to appear before the Inland Wetlands Commission following the meeting and noted that no comments from Inland Wetlands had been received at the time the application was presented to the SPZC. She further stated that the City Engineer was awaiting revised materials and staff requested that the Public Hearing remain open.

Motion to Accept Appl. #26-15 and Initiate a Public Hearing made by Comm. Harger, seconded by Comm. Oppel. In a voice vote by Chair Cristiano, the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Oppel: Aye
Vice Chair Kelly: N/A	Comm. Harger: Aye	Comm. Tickey: Aye

Motion passed 5-0-1.

Comm. Matto read the legal notice for the application.

Ms. Castro listed the exhibits for the application as follows:

- Exhibit 1: Hidden Meadow Estates Plan Set.
- Exhibit 2: Engineering Report.
- Exhibit 3: Statement of Uses.
- Exhibit 4: Schedule A Legal Description.
- Exhibit 5: Abutter List.
- Exhibit 6: Abutter Notification Letter.
- Exhibit 7: Sign Posting Photo.
- Exhibit 8: Certificate of Mailings- Notification Letter.
- Exhibit 9: Certificate of Mailings- Public Hearing Notice.
- Exhibit 10: NVHD Approval Letter.
- Exhibit 11: Notice of Hearing.
- Exhibit 12: Fire Marshal Review.
- Exhibit 13: City Engineer Review.

Ms. Castro read an email received from the Conservation Commission stating their endorsement of the application.

Engineer Chris Pawlowski, P.E- C & K Engineering representing the applicant reviewed the building plans for the application. The application proposes thirteen single family building lots with a roadway extension from Jonathan Lane to Beech Tree Hill Road. Mr. Pawlowski highlighted the open space surrounding the property that fulfills the open space requirement of the application. It was also noted that there is an existing building on the property.

In response to the Commission's question on street naming, Mr. Pawlowski confirmed the existing residence will mark the end of Jonathan Lane as its address is 21 Jonathan Lane. The cul-de-sac will be addressed as 3 Beech Tree Hill Road with the numbers increasing to the existing residence.

Mr. Pawlowski reviewed the proposed utility infrastructure, drainage continuation, and coordination with Aquarion, the Fire Marshal's Office, and the United Illuminating Company regarding site utilities and hydrant placement. Mr. Pawlowski also identified a ridge line through lots 16, 17, and 18. The immediate neighboring impacts were noted to include driveway extensions for the existing residence, which would be completed by the applicant.

Chair Cristiano opened the public portion of the application.

Residents Joseph Pratt, Anthony Bauco, and Margi Dilizzio expressed concerns regarding run-off, proximity to neighboring properties, septic systems, and impacts to wooded and stream areas.

Mr. Pawlowski clarified that no wetland disturbance was proposed and that additional open space was south of the concerned residence.

Motion to Continue the Public Hearing by Comm. Tickey, seconded by Comm. Oppel. In a voice vote taken by Chair Cristiano, the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Oppel: Aye
Vice Chair Kelly: Aye	Comm. Harger: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

IX. Minutes for Approval

A. April 8th, 2026, Meeting Minutes

Motion to Approve the Meeting Minutes as Submitted, made by Comm. Oppel, seconded by Vice Chair Kelly. In a voice vote taken by Chair Cristiano the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Oppel: Aye
Vice Chair Kelly: Aye	Comm. Harger: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

X. Comments from Chairman & Subcommittee Chairs

There were no Chairman or Subcommittee Chair comments.

XI. Comments from Staff

There were no Staff comments.

XII. Adjournment

Meeting adjourned at 9:40 P.M.

Respectfully submitted,

Briana Cole