

SHELTON PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
Wednesday, April 8<sup>th</sup>, 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 (6:43 P.M.)  
Jimmy Tickey  
Win Oppel  
Ken Bertola, Alternate (Seated for Comm. Harger 6:02 P.M.-  
6:43 P.M.)  
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 6:01 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 Comm. Harger would be arriving late.

At 6:02 P.M., Chair Cristiano stated that Alternate Comm. Bertola would be seated for Comm. Harger until her arrival. Comm. Bertola acknowledged the assignment.

**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.

**V. Applications for Certificate of Zoning Compliance**

No.	Item	Applicant	Address	Type
1.	SIGN-26-6	Fold Room Inc	410 Howe Avenue	Sign
2.	BRES-26-71	Sandra Lopez	63 Maple Lane	ADU

1. Comm. Matto shared the Signs Subcommittee’s recommendation to approve SIGN-26-6, as the design aligns with the adjacent signs and meets all sign requirements.

Comm. Oppel expressed concern that the sign had already been installed and noted that applicants should be reminded that signs cannot be displayed unless they receive approval from the Commission.

Land Use Assistant Ava Martino clarified that the sign was not up when the application was reviewed and confirmed that applicants will be reminded to await the approval of the Commission.

In a voice vote, taken by Chair Cristiano to Approve the Sign-26-6 Application 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. Bertola: Aye                      Comm. Tickey: Aye

Motion passed 6 to 0.

2. Applicant Sandra Lopez presented the building plans for an attached ADU onto her dwelling. The addition was described as a one-bedroom, one-bathroom unit with entry accessible from the main dwelling, as well as an independent entrance. The utilities are to be connected to the main dwelling.

In response to questions from the Commission regarding the size, parking, and site layout, the applicant and project architect confirmed the square footage, shared wall, shared driveway arrangement, and existence of a site plan. Ms. Castro further indicated that the Zoning Enforcement Officer had reviewed the site and determined that sufficient parking was provided.

In a voice vote, taken by Chair Cristiano to Approve the ADU as Recommended by the Zoning Enforcement Officer, the PZC voted as follows:

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

Motion passed 6 to 0.

**VI. New 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.

Based on the City Engineer's and Fire Marshal's requests for modifications to the site plan, Ms. Castro requested that the Commission table the hearing on Appl. #26-13 to allow the applicant sufficient time to respond.

Motion to Table Appl. #26-13 for the PZC Meeting on May 13<sup>th</sup>, 2026, made by Vice Chair Kelly, seconded by Comm. Matto. 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. Bertola: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

- B. 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.

Motion to Accept and Set a Hearing Date of May 13<sup>th</sup>, 2026, for Appl. #26-14, 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. Bertola: Aye	Comm. Tickey: Aye

Motion passed 6 to 0.

## **VII. Old Business**

- A. Appl. #26-08, PDD #60, 255 Canal Shelton LLC., at 255 Canal Street (Assessor's Map 129 Lot 16), for a Major Modification to a PDD. The application proposes 48 two-bedroom residential units with on-site parking in Site Section "E" and an amendment to the Statement of Uses & Standards.

Chair Cristiano requested Ms. Castro to read the drafted resolution that was prepared in anticipation of the meeting.

Chair Cristiano proposed an adjustment to the verbiage of the resolution to replace all use of "condominiums" with "residential units".

Comm. Tickey emphasized the importance of roadway access to and from property and highlighted that traffic flow should not be dependent on one roadway. Comm. Tickey acknowledged his understanding of current efforts while emphasizing the importance of keeping this under consideration.

Chair Cristiano referenced the city parking regulations and informed the

Commission that illegal parking concerns or questions are to be directed at the Police Department. It is not to be addressed by the Planning and Zoning Commission.

Comm. Oppel referenced previous discussion on specific visitors' parking designations and native plantings, suggesting final approval being subject to the items being addressed in a defined timeframe.

After further discussion, Ms. Castro adjusted section 3-B of the resolution to state "Designation of adequate visitor parking on the final site plans to the satisfaction of the Commission prior to the issuance of a building permit".

Motion to Approve the Drafted and Revised Favorable Resolution, as Revised made by Comm. Oppel, seconded by Vice Chair Kelly. In a roll call vote taken by Assistant Admin. Alexandria Castro, the PZC voted as follows:

Chair Cristiano: Aye  
Vice Chair Kelly: Aye

Comm. Matto: Aye  
Comm. Bertola: Aye

Comm. Oppel: Aye  
Comm. Tickey: Aye

Motion passed 6 to 0.

Chair Cristiano requested that the City Engineer be present at the May 13<sup>th</sup>, 2026, meeting to give an update on the status of the Wooster Street Railroad Crossing.

Chair Cristiano noted that Comm. Harger was seated at 6:43 P.M.

## **VIII. Public Hearing**

Chair Cristiano gave the protocol for public hearings.

- A. Appl. #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.

Comm. Matto read the legal notice for the application.

Ms. Castro listed the additional exhibits for the record as follows:

Exhibit 24: Conservation Commission Support Letter April 7<sup>th</sup>, 2026  
(Tom Harbinson).

Exhibit 25: Aquarion Water Company Letter April 8<sup>th</sup>, 2026.

Ms. Castro noted a letter from Kevin and Whitney Gearin was received just prior to the meeting and not yet added to the record. Ms. Castro stated that they can read the letter during the public portion if they desire.

Comm. Harger highlighted Aquarion's recommendation to hire an independent professional engineer and environmental review of the application and inquired on who holds responsibility of cost. In response, Chair Cristiano stated that the

recommendation is not relevant for the current zone change application.

Chair Cristiano opened the public portion of the application and stated that it was limited to new information or topics. Per the public portion rules, topics mentioned at the last meeting should not be reiterated.

Resident Cheryl McMahon expressed her support for the zone change, along with her family history and opinions on the importance of local farming.

Resident Katie Sharon shared her strong support for the zone change, highlighting the importance of community support for local farms.

Resident Robin Thompson noted her support for the zone change with a brief review of her personal history on the site.

Resident Janice Schiappa shared her personal history and opinions on developments on farmland.

Resident Garaham Bisset shared that he was not in favor of or against the zone change. He stated his familiarity with Quaranta as a very reputable company. Mr. Bisset concluded by stating his concern for access to the location for the construction.

In response to Mr. Bisset's concern, Chair Cristiano clarified that discussion on access points would begin if the application passed to the next stage.

Resident Rebecca Wilbur shared her personal history with the property and support of the compromise made between Gary Quaranta and Dan Beardsley.

Shelton Land Trust President Joe Welsh urged the city to find a way to protect the entirety of the farmland. Mr. Welsh asked if the potential loss of farmland is in line with the plan for Conservation and Development. Additionally, Mr. Welsh highlighted a potential error in the Open Space Plan on the Conservation Commission's website noting the property's conservation status was listed as PDR (Purchase of Development Rights) and should be edited.

Resident Marc Connolly read a letter with the intention of submitting it to the exhibits. The letter outlines the importance of farming and comments on the public's support. Mr. Connolly presented a list of signatures supporting the change along with statistics on social media support.

In response to Mr. Welsh's comment on the Conservation Commission's Open Space Plan, Chairman of the Conservation Commission Tom Harbinson stated that the Commission was aware of the error and intended to amend it.

Local Connecticut farmer Matthew Federico shared his distaste for the meeting as he intended on purchasing the property in 2022.

Resident Terry Jones shared his support for the intentions of the homestead on

the property. Mr. Jones highlighted his desire for the back portion of the property to be protected land, although he respects the ownership of the lot.

Resident Joe Pelmucci thanked Mr. Quaranta for being willing to compromise. Mr. Pelmucci shared his perspective on gaining farmland back.

Applicant Gary Quaranta thanked everyone for their comments and clarified that he originally investigated maintaining the property as is but determined there was no sustainable option for him.

Motion to Close the Public Hearing made by Comm. Harger, 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.

Chair Cristiano requested the Planning and Zoning staff to draft a Favorable Resolution for the May 13<sup>th</sup>, 2026, meeting.

Chair Cristiano called for a five-minute recess at 7:19 P.M.

Chair Cristiano called for the meeting to resume at 7:23 P.M.

- B. Appl. #26-11, Commission Action for a text amendment to the definition of Fitness Center in Section 5.14 of the Shelton Planning & Zoning Regulations to remove “full service” as a part of the definition.

Comm. Matto read the legal notice for the application.

Chair Cristiano summarized the history of the application, noting that during a previous text amendment application, the Commission determined that the term “full service” should be removed from the definition of fitness center and that no definition existed for “limited service.” As a result, staff prepared the proposed changes in accordance with the Commission’s request.

Ms. Castro listed the application’s exhibit for the record as follows:  
26-11-A, Proposed Text Amendment, March 24<sup>th</sup>, 2026.

Ms. Castro stated there were no submissions for public comment.

Motion to Close the Public Hearing made by Comm. Harger, 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.

Motion to Adopt the Discussed Revisions 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.

- C. Appl. #26-12, Commission Action for comprehensive text amendments to Section 44-Signs, including but not limited to provisions addressing: sign definitions; application and review procedures; enforcement authority; illumination and brightness standards; prohibited sign types; temporary and portable signs; window signage; and multi-tenant building signs.

Comm. Matto read the legal notice for the application.

Chair Cristiano shared the three primary elements guiding the application, including a 2015 Supreme Court decision, gaps in the current regulations around Feather and Digital Signs, and the need for a cleaner documented enforcement process. Chair Cristiano noted that the attorney, Signs Subcommittee, and staff worked diligently to prepare, review, and amend Section 44 of the Planning and Zoning Regulations.

In response to a question from Comm. Harger regarding restrictions on phone numbers and addresses on signage, Chair Cristiano clarified that content-based restrictions are not permitted. Ms. Castro reviewed the proposed revisions to the signage regulation, including updates to definitions, enforcement provisions, and design standards.

In response to discussion regarding the Commission's authority over fee schedules, it was noted by Chair Cristiano that the matter would be addressed during future updates to the regulations, with consultation from Corporation Counsel and potential referral to the Board of Aldermen if recommended.

Motion to Close the Public Hearing 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.

Motion to Approve Appl. 26-12 for a Comprehensive Text Amendment to Section 44-Signs, as Revised made by Comm. Matto, seconded by Vice Chair Kelly. In a roll call vote taken by Assistant Admin. Castro, the PZC voted as follows:

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

Comm. Harger: Aye

Comm. Tickey: Aye

Motion passed 6 to 0.

**IX. Minutes for Approval**

A. March 11<sup>th</sup>, 2026, Regular Meeting Minutes

Motion to Approve the Regular Meeting Minutes as Submitted, made by Vice Chair Kelly, seconded by Comm. Matto. 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: Abstain

Comm. Tickey: Aye

Motion passed 5-0-1.

B. March 25<sup>th</sup>, 2026, Special Meeting Minutes

Motion to Approve the Special Meeting Minutes as Submitted, made by Vice Chair Kelly, seconded by Comm. Matto. 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: Abstain

Comm. Tickey: Aye

Motion passed 5-0-1.

**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 End Time: 7:49 P.M.

Respectfully submitted,

*Briana Cole*