



SPECIAL VIRTUAL MEETING  
BOARD OF ALDERMEN  
CITY OF SHELTON, CT  
THURSDAY, MARCH 25, 2021  
Shelton City Hall, 54 Hill Street  
*Live-Streamed at [www.cityofshelton.org](http://www.cityofshelton.org)*  
MINUTES

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**Call to Order/Pledge of Allegiance**

Mayor Mark A. Lauretti called the Special Virtual Meeting of the Board of Aldermen to order at 5:00 p.m. in the auditorium at Shelton City Hall. All those present stood and pledged allegiance to the Flag of the United States of America.

**Roll Call**

Alderman John F. Anglace, Jr., President- Present  
Alderman Eric McPherson, Vice President- Present  
Alderman Cris Balamaci- Present via Phone  
Alderman Joanna Carloni – Present via Phone  
Alderman David Gidwani- Present via Phone  
Alderman Noreen McGorty- Not Present  
Alderman Anthony Simonetti- Present  
Alderman Bernie Simons- Present (*arrived at 5:05 p.m.*)

**Administration**

Mayor Mark A. Lauretti - Present  
Fran Teodosio, Corporation Counsel – Present

**1. FUNDING FOR PURCHASE OF POLICE DEPARTMENT VEHICLES**

Alderman Anglace MOVED to appropriate \$104,409 for the purchase of two new, fully-outfitted Police Department vehicles with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

SECONDED by Alderman Simonetti.

Mayor Lauretti: You probably remember not too long ago that we purchased four police vehicles. Then we funded the new computers and the lights for them. We were notified by the dealer that they had two more and they would hold the price and I just think it makes sense to purchase them. This will bring the total number of new police cars to six. These cars are coming fully equipped.

A voice vote was taken and the motion passed unanimously.

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## 2. APPOINTMENT TO WATER POLLUTION CONTROL AUTHORITY

Alderman Anglace MOVED to appoint the following person to the Water Pollution Control Authority effective immediately:

Joseph Pagliaro – U  
117 Wells View Road  
Shelton, CT 06484  
Tel. 203-929-7100

*(to fill Bill Gannon’s unexpired term of December 13, 2021)*

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed unanimously.

*(Bernie Simons joins the meeting at 5:05 p.m.)*

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## 3. A RESOLUTION IN SUPPORT OF ‘HOME RULE’ IN MUNICIPAL ZONING DECISION MAKING

Alderman Anglace MOVED to adopt the following resolution:

WHEREAS, Connecticut’s towns and cities successfully use local zoning and planning processes to balance private property rights, the community’s interests, demands on infrastructure, housing needs, and economic growth; and

WHEREAS, local control and decision making empowers the residents and taxpayers of each town and city to carefully tailor zoning policies that reflect its unique geography, economy, and housing market; and

WHEREAS, localized decision making ensures the greatest level of accountability while allowing affected community members the greatest level of input and the platform through a public hearing to provide specific, relevant information on potential impacts that only they would have knowledge of; and

WHEREAS, local control and local input enable neighbors and the local community to provide beneficial suggestions, identify errors and maximize community buy-in on zoning proposals; and

WHEREAS, proposals have been introduced in the General Assembly to strip local planning and zoning processes from towns and cities; and

WHEREAS, proposals have been introduced in the General Assembly to allow BY RIGHT market value multi-family development that will not generate any new affordable housing units; and

WHEREAS, proposals have been introduced in the General Assembly to allow outside Housing Authorities within 15 miles radius to develop affordable housing projects within our city; and

WHEREAS, BY RIGHT multi-family development can lead to exponential market value outbuilding and can cause adverse impacts to town infrastructure; and

WHEREAS, BY RIGHT development gives outsized rights to builders over all other property owners and prevents local Planning and Zoning Commissions from identifying the potential impacts of their project and imposing conditions upon a developer to address those direct impacts; and

WHEREAS, eliminating public hearings and community input on zoning matters would have unintended consequences such as increased infrastructure costs, increased local property taxes, and reduced home and business values which will be borne by the town residents; and

WHEREAS, each town and city already have the choice to modify and abolish its zoning ordinances if the elected town or city government decides it best serves the community's interests; and

NOW BE IT RESOLVED that the Board of Aldermen of the City of Shelton opposes a State Mandated one size fits all Zoning Legislation and the ability of any outside housing authority to have jurisdiction on our town's Affordable Housing plan and any similar legislation that would further overrule, remove or diminish local control and decision making related to planning and zoning or affordable housing from the City of Shelton; and

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all State Representatives and State Senators representing this town, to all members of the State Legislature's Planning and Development, Finance, and Housing Committees, and to all

legislators sponsoring bills that remove local control of planning and zoning and affordable housing.

SECONDED by Alderman Simonetti.

Mayor Lauretti: Any discussion or comments?

Alderman Balamaci: So, when it gets to the State level and if we don't prevail, what is our recourse? Nothing?

Mayor Lauretti: Nothing.

Alderman Simonetti: I completely agree with this resolution. It should be sent to not just our state legislators but to all the state legislators, if that is possible, electronically or otherwise, so they understand that cities like Shelton feel that they are taking steps in the wrong direction when they come to tell us how to take care of our land situations.

Alderman Balamaci: Agreed.

Alderman Anglace: I think this resolution is important, not only for the City of Shelton, but all 169 municipalities in the State of Connecticut. I don't know how many others are adopting resolutions or speaking out in opposition to it but this is a nightmare of legislation that takes away all local input and puts it in the hands of the state legislators who are going to legislate that someone has the right to come in and just pick a spot and designate an area in our town and they aren't even giving us a chance to let us discuss with them if this is the best area to put it in. There is no input even from the onset. As pointed out by our P&Z administrator at the meeting last week with the Connecticut Conference of Municipalities (CCM), the state has already asked us, and we are diligently working on, an Affordable Housing Plan, but now through this legislation they are saying, 'we don't care what you are doing, we don't care what your plan is, we don't want to know what your plan is, we want to take that away from you and we will legislate all Planning and Zoning matters up here in Hartford.' That just doesn't seem right to me. It doesn't work. I think there should be more people speaking out in opposition to this throughout the state and right here in our own City of Shelton. I hope they know what's going on and hope this resolution, if it's passed, helps to build awareness so they can call their legislators, call any legislators on the committees, and tell them they are in opposition to it.

Alderman Simonetti: May I ask, has Planning and Zoning passed a similar resolution at their meeting?

Mayor Lauretti: It was mentioned at their meeting that they will vote on it at their next meeting.

Alderman Simons: I just want to mention one thing, there may be up to 35 bills at the state legislature that have this Planning and Zoning wording woven into it under different auspices so they can kick it in for different reasons. So, you should be aware of that, kind of like the trojan horse, they are wheeling those things out and they could kick in and you wouldn't even know they voted on it.

Alderman Balamaci: How can we notify and alert and engage other towns so that they are aware of this because I know people from other towns and they don't even know what I am talking about?

Mayor Lauretti: Herein lies the problem in America. It's okay for eight months to burn a city and loot and pillage Portland, Oregon and Seattle, Washington, and there is no outrage and no one cares and people think it's okay. It's a real problem in the country the lack of interest and push back to say that these things are wrong.

Alderman Anglace: Cris, that's one of the things that I have discussed with Connecticut Conference of Municipalities. That, I feel, is their role as the organization that we belong to that is supposed to be looking out for local municipal interests. This is clearly not in the best interest of municipalities. I have asked CCM to upgrade their communications. They haven't been doing their job. I don't think they are doing the job they are capable of and that they have done in the past. I don't know why, but we brought this out at the meeting for them to ratchet it up and I have followed up with them and reinforced it with an email. They sent me a list of the people that are on the CCM committee who are working with Desegregate CT. The basis, as I view it, for starting this whole legislation was to build more affordable housing and to provide more opportunities for people of color and that is a commendable objective. However, they are going about it the wrong way. The present law that has been on the books for a number of years, the Affordable Housing Law, is poorly written and has to be rewritten and they were going about it in the right way by seeking comment from each of the municipalities and giving us a chance to say, 'how can we make it better and how can we improve the number of affordable housing units in our community?'. Now they just pulled the rug out from under us and said, 'we don't care and we are going to legislate it right here from Hartford.' That's wrong. Totally wrong.

A voice vote was taken and the motion passed unanimously.

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#### **4 - EXECUTIVE SESSION**

##### **4.1 A. REQUEST TO MOVE TO EXECUTIVE SESSION**

Alderman Anglace MOVED to go into executive session regarding Item 4.1 Sale of City Property – 0 Coram Avenue and asked that Corporation Counsel be included.

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed unanimously.

Alderman Simonetti MOVED to reconvene and noted that there were no votes were taken in executive session.

SECONDED by Alderman Balamaci.

A voice vote was taken and the motion passed unanimously.

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4.1 A SALE OF CITY PROPERTY – 0 CORAM AVENUE

Alderman Anglace MOVED to sell the parcel of land known as 0 Coram Avenue for the amount of \$58,000 and authorize Mayor Mark A. Lauretti and Corporation Counsel to finalize contracts.

Further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate the same.

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed unanimously.

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**ADJOURNMENT**

Alderman McPherson MOVED to adjourn the Special Virtual Meeting.

SECONDED by Alderman Balamaci.

A voice vote was taken and the motion passed unanimously.

Meeting adjourned at 5:25 p.m.

Respectfully Submitted

*Theresa Adcox*

Theresa Adcox  
Board of Aldermen Clerk

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

Mayor Mark A. Lauretti

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