

SHELTON PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, March 25th, 2026, 6:03 P.M. (Virtual and In-Person)
City Hall Auditorium 54 Hill St, Shelton, CT 06484

PZC Commissioners Present: Robert Cristiano, Chairman
Charles Kelly, Vice Chairman
Elaine Matto, Secretary
Virginia Harger
Win Oppel
Ken Bertola, Alternate
Matt McGee, Alternate (Seated, Virtual, for Comm. Tickey.)

TRANSCRIBED, BUT
NOT YET REVIEWED OR
APPROVED BY SPZC

PZC Commissioners Absent: Jimmy Tickey

Also Present: Alexandria Castro, Asst. Planning and Zoning Admin
Attorney Jason McCoy (Seated at 6:21 pm)
Dominick Di Gangi, Professional Engineer
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 6:03 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.

It is noted that Corporation Counsel Attorney Jason McCoy will be arriving later in the meeting.

Chairman Cristiano states that Alternate Comm. McGee will be seated in place of Comm. Tickey. Comm. McGee acknowledges the assignment.

IV. Public Hearing:

Chair Cristiano gave the protocol for Public Hearings and introduced the first application on the agenda.

- A. Appl. #26-10, PDD #91, Dominick Thomas for F.S. Shelton LLC, at 745-801 Bridgeport Avenue for a Re-subdivision of Lot 3; creating lots 3A and 3B, with lot 3B being the building identified as #779 Bridgeport Avenue.

Chair Cristiano noted that this application is for a re-subdivision, which follows a recent re-subdivision in 2024 and prior in 2019.

Comm. Matto read the legal notice for the application.

Ms. Castro lists the application's exhibits for the record as follows:

Exhibit 1: Site Plan, received on March 3rd, 2026.

Exhibit 2: Certificate of Mailings from March 13th, 2026.

Exhibit 3: Sign Posting Photos.

Exhibit 4: Lot 3 Re-subdivision Cropped to Lots 3A and 3B.

Exhibit 5: Lot 3 Re-subdivision Dated March 17th, 2026.

Exhibit 6: Site Plan for the Re-subdivision of Lot 3 Corrected.

Attorney Dominick Thomas, representing the applicant, provided a brief overview of the application to re-subdivide Lots 3A and 3B within an existing Planned Development District subdivision originally approved in 2019. He noted that the original subdivision created seven lots, with subsequent re-subdivisions and lot line revisions recorded on the land records. The current proposal seeks to further divide Lot 3 into two parcels: Lot 3A, which contains the larger commercial building, and Lot 3B, a smaller parcel currently containing the Cava building and associated area. He explained that such subdivisions are typically related to financing or potential future sale.

Attorney Thomas confirmed that a recorded Declaration of Easements and Covenants remain in place to govern shared access and site functionality, including parking easements between lots. Additionally, he clarified that the planned public park and walkway area will remain part of the larger parcel (Lot 3A), maintaining public access connections through the site.

In response to a question from Comm. Harger regarding maintenance and upkeep, Attorney Dominick Thomas stated that the proposed re-subdivision would have no impact, and confirmed that the owner of Lot 7 remains responsible for overall maintenance.

In response to Vice Chair Kelly's inquiry on ownership, Attorney Thomas explained that the lots are currently individually owned, and any future sale or refinancing would remain subject to the requirements of PDD #91.

In response to questions from Comm. Oppel regarding parking, Attorney Thomas

clarified that parking is permitted across lots unless otherwise restricted by signage. He noted that the absence of parking spaces on the map does not indicate a restriction and confirmed that the applicable easements and declarations governing parking were recorded as part of the 2019 approval.

In response to a follow-up question from Comm. Harger, Attorney Thomas stated that property owners, including the owner of Cava, cannot install restricted parking signage without approval in accordance with PDD #91.

Ms. Castro confirms that no member of the public was registered to speak for the public portion.

Motion to Close the Public Hearing made by Comm. Oppel, seconded by Comm. Kelly. In a vocal 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. McGee: Aye

Motion passed 6 to 0.

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

Comm. Harger proposes an adjustment to the Resolution to add “and upkeep” to the responsibilities listed in the document.

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

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

Motion passed 6 to 0.

Chair Cristiano introduces the next item on the agenda by reviewing the application and its approval history.

- B. Appl. #26-08, PDD #60, 255 Canal Shelton LLC., at 255 Canal Street (Assessors 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.

Comm. Matto read the legal notice for the application.

Ms. Castro lists the application’s exhibits for the record as follows:
Exhibit 1: Statement of Uses.

- Exhibit 2: Legal Description.
- Exhibit 3: Abutting Properties.
- Exhibit 4: Engineering Report dated January 27th, 2026.
- Exhibit 5: PDD Submission Drawings dated February 16th, 2026.
- Exhibit 6: City Engineer Review dated February 25th, 2026.
- Exhibit 7: Fire Marshal Review dated February 26th, 2026.
- Exhibit 8: Review from Dominic Di Gangi, Shelton Planning and Zoning Professional Engineer, dated March 5th, 2026.
- Exhibit 9: Letter from Conservation Commission dated March 10th, 2026.
- Exhibit 10: Renderings.
- Exhibit 11: Certified Mail Receipt.
- Exhibit 12: Sign Posting Photos.
- Exhibit 13: Notification Letter.
- Exhibit 14: Revised Site Plans.
- Exhibit 15: Engineering Response to the Revised Site Plans.
- Exhibit 16: City Engineer Recommendation for Approval.

Applicant Don Stanziale of Midland Development and Cedar Village, along with Professional Engineer Manny Silva and Director of Architecture Mike Fanelli of Rose-Tiso & Co. LLC, presented the application.

Manny Silva of Rose-Tiso & Co. LLC addressed the commission, providing a review of the Site Plan, history of the application, and explaining the modification proposal to the commission.

Comm. Matto notes the non-native plantings in the ornamental landscaping plan and acknowledges the requirement of all native plantings.

Mr. Silva confirms substitutions will be made for the mentioned plantings.

Comm. Oppel seeks clarification on the ownership of the Southeast property and its correlation to the plans for the bridge connecting to the riverwalk.

Mr. Silva clarifies that the owners of that property would be responsible for building. Until the owner of the southeast property builds the bridge, there are plans to accommodate the riverwalk with an access point.

In response to a question from Comm. Oppel regarding ownership of the southeast property and the proposed riverwalk bridge connection, Mr. Silva explained that the property owner would be responsible for constructing the bridge; however, interim plans include providing access to the riverwalk.

In response to Vice Chair Kelly's questions regarding ownership and responsibility for the riverwalk, Mr. Stanziale stated that he believes "Primrose" is anticipated to acquire surrounding properties and clarified that the Town would be responsible for completing the riverwalk. He also addressed Vice Chair Kelly's question regarding the riverwalk width.

In response to a question from Alternate Comm. McGee regarding affordable housing, Mr. Stanziale stated that affordable units are not proposed, as the units are for sale rather than rental. In response to a follow-up from Comm. Matto, he confirmed the units are intended to be sold.

In response to Comm. Oppel's question regarding the flood line, Mr. Silva provided clarification on the site plan. In response to Comm. Matto, Mr. Silva confirmed the project complies with FEMA requirements, including elevation standards.

In response to Comm. Harger's questions, Mr. Silva confirmed that riverbank stabilization will be required, including installation of a retaining wall. Mr. Stanziale stated that the adjacent lots are currently used for parking and will be fenced during construction, and confirmed that a controlled gate is proposed for the parking area. In response to Comm. Oppel's questions regarding site circulation, Mr. Silva stated that fire apparatus turning radii are accommodated and noted no concerns from the Fire Marshal. Mr. Silva and Mr. Stanziale also described access for garbage trucks, including entry and exit through the gated area.

Additional discussion occurred regarding affordable housing. Alternate Comm. McGee referenced the City's Affordable Housing Plan, suggesting a percentage of affordable units, while Chair Cristiano clarified that affordable housing is not required or applicable to the current application being that the units are intended to be sold.

Mike Fanelli, Rose-Tiso Co. LLC, Director of Architecture, provides a detailed description of the interior and exterior layout of the building.

In response to a question from Comm. Harger regarding enclosing the parking area beneath the building, Mr. Silva stated that doing so is not proposed due to potential fire code concerns.

In response to Comm. Oppel's questions regarding parking, Mr. Stanziale explained that each unit will be assigned parking, including one space within the covered area and one exterior space.

In response to a question from Comm. Matto regarding interior common areas, Mr. Stanziale confirmed that no amenities or public interior spaces are proposed.

In response to a question from Alternate Comm. McGee regarding nearby parking areas, Mr. Silva stated that discussions have occurred with the City Engineer regarding access points, and clarified that the project is not dependent on the City's construction of additional parking.

Chairman Cristiano opens the floor to members of the public.

Lisa Fern notes a discrepancy between the number of promised parking spaces and the amount listed.

Ms. Castro acknowledges Thomas Harbinson through Zoom to speak next.

Thomas Harbinson expressed support for completion of the Wooster Street crossing project, citing health and safety concerns, and encouraged the Commission to consider submitting a letter to the Mayor's Office advocating for timely progress.

Ms. Castro notes there are no other members of the public who are registered to speak.

Mr. Silva addressed and clarified that the requirement for parking is 1.9 per unit. He notes one or two units will not have two spots that deviation will be reflected in the pricing when sold.

Mr. Silva continues to address the Wooster Street crossing concern and states the city is actively working on getting the crossing open.

Comm. Harger asked if the sale price of the units would differ for the units without two spaces. Mr. Silva states that the units should be marketed with the parking information.

Comm. Matto expressed her concern about the lack of visitor parking in the site plan. Mr. Silva explains the reasoning behind no distinct visitor parking area.

Comm. Matto noted that there is a high potential for traffic congestion without additional visitor parking.

Comm. Oppel asked if any spaces can be designated for visitor parking and if the number of units that have one parking spot. Mr. Stanziale responded saying he would look in to that option.

Motion to Close the Public Hearing made by Comm. Oppel, seconded by Comm. Kelly. In a vocal 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. McGee: Aye

Motion passed 6 to 0.

Motion to Request Staff to Prepare a Favorable Resolution made by Comm. Harger, seconded by Vice Chair Kelly. In a vocal vote made 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. McGee: Nay

Motion passed 5 to 1.

- C. 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 lists the exhibits for the application as follows:

Exhibit 1: Zone Change Map February 26th, 2026.

Exhibit 2: List of Abutters February 26th, 2026.

Exhibit 3: Zone Change Description February 26th, 2026.

Exhibit 4: Statement for the Zone Change February 26th, 2026.

Exhibit 5: Certificate of Mailings March 10th, 2026.

Exhibit 6: Colored Zone Change Map March 11th, 2026.

Exhibit 7: NVCOG Referral Report March 11th, 2026.

Exhibit 8: Notice of Public Hearing, March 13th, 2026.

Exhibit 9: Sign Posting Photo, March 13th, 2026.

Exhibit 10: (Resident) R. Aichelman Comments, March 17th, 2026.

Exhibit 11: (Resident) R. Aichelman Comments, March 19th, 2026.

Exhibit 12: Aquarion Water Company Comments, March 20th, 2026.

Exhibit 13: (Resident) Tom Harbinson Comments, March 24th, 2026.

Exhibit 14: Site Development Plan Preliminary dated (12/12/25), March 14th, 2026.

Exhibit 15: Aquarion & DPH Certified Mail Receipts, March 21st, 2026.

Exhibit 16: Shelton Land Trust Comments, March 24th, 2026.

Exhibit 17: (Resident) J. Jones Comments, March 24th, 2026.

Chair Cristiano mentions that it is his intent to request a motion to continue the public hearing to allow for Aquarion and the Department of Public Health's comments relating to the watershed.

Mr. Don Smith Jr., Professional Engineer, presented the application for a zone change of approximately 3.38 acres from R-1A to R-1 for a portion of a 5.287-acre parcel located on Leavenworth Road.

He explained that the proposal would retain the existing farmhouse and approximately two acres within the R-1A zone, while the remaining portion would be rezoned to R-1. The intent of the zone change is to preserve the historic character and agricultural use along Leavenworth Road, while allowing for smaller lot sizes consistent with surrounding development on Parama Road.

Mr. Smith noted the property is located within a public water supply watershed and confirmed that notification to Aquarion has been completed. He stated that the proposal does not include multifamily or affordable housing, but that smaller lot sizes could result in more attainable single-family homes compared to larger R-1A lots. He also addressed comments submitted into the record regarding parcel boundaries and acreage, providing clarification that the mapping and legal descriptions are consistent.

Mr. Smith reiterated that the proposal would preserve the existing farmhouse and farmland character while allowing for creation of three future building lots consistent with the surrounding neighborhood.

In response to a question from Comm. Harger regarding occupancy of the Leavenworth Road farmhouse, Mr. Gary Quaranta confirmed that the house is currently vacant. In response to a follow-up question regarding future use, Mr. Quaranta stated that the farmhouse portion is intended for agricultural use, while the proposed homes on the rear lots are intended for family use.

In response to a question from Comm. McGee referencing correspondence in the record, Mr. Don Smith Jr. explained that the R-1 zone was selected to allow development of the property, as opposed to maintaining it as open space.

In response to Comm. Harger's question regarding the scope of the application, Chair Cristiano clarified that the request is for a zone change only and that any future development would require separate applications. Comm. Harger noted the importance of considering applicable lot area standards for both R-1A and R-1 zones, and Chair Cristiano acknowledged those considerations as part of the Commission's review.

Chairman Cristiano opens the public portion of the application.

Alderman, Anthony Simonetti, 56 Hayfield Drive, expresses his support for the zone change under the condition that the area is used for single-family homes only.

Senator Jason Perillo shares the state's efforts to support the local farmland and encourages the Commission to consider maintaining the integrity of the farming area in the City of Shelton.

Dan Beardsley of Pearmain Road, spoke in support of the proposed zone change, emphasizing the historical and agricultural significance of the property, including a family farmhouse dating to the 1740s that has long been tied to his family's farming operations.

Mr. Beardsley explained that he previously attempted to purchase the property to preserve its agricultural use but was unsuccessful. He stated that, absent the proposed zone change, the property could potentially be developed under Connecticut affordable housing statutes with significantly greater density. He indicated that the current proposal represents a compromise that would allow limited residential development on the rear portion of the property while preserving the farmhouse, associated farmland, and road frontage.

He further noted that the proposal would allow for reunification of the farmhouse with his existing farm operations and maintain the visual and historic character of the property, and urged the Commission to consider approval.

Attorney Dominick Thomas, representing Mr. Dan Beardsley addressed the Commission and summarized the proposal between Mr. Beardsley and Mr. Quaranta noting that specific covenants would be placed on the property in effort to merge that

property with the Beardsley Cider Mill.

Katherine Dalton, Executive Director of the Shelton Historical Society, shares the history of the farming property and expresses that the rezoning of the property would be a loss in terms of preserving the history and character of White Hills. Ms. Dalton notes that the Shelton Historical Society is not against the idea of development and change.

Kris Nichols of Leavenworth Road shares her support of land preservation and concerns about flooding. Ms. Nichols says that Shelton needs more undeveloped land.

Debra Simonich of Beardsley Road shares her observation of the progression of Shelton's farmland being developed. She continues to state the city needs to address affordable housing.

Dr. Susan Wubuda, Professor Emerita of History at Fordham University, shares the history of the library's use of the farmhouse. Dr. Wubuda prefers the land to remain untouched, but respects the agreement between Mr. Quaranta and Mr. Beardsley and supports the zone change.

Mark Connolly of Trap Falls Road asks the Commission to support the zone change.

Keith Shuster of Village Drive supports the proposed zone change.

Patrick English of Bighorn Road supports the proposed zone change.

Dan Giroux of Pearmain Road questions the planned entryway to the property and expresses concerns about safety. Mr. Giroux also expresses his concern for local wildlife. Mr. Giroux concludes his statement by sharing his distaste for affordable housing being used as a threat.

Alina Palmiri of Pearmain Road states she does not agree with the Commission's decision on the previous application regarding parking.

Kimberley Wehger of Village Drive shares her support for Dan Beardsley's plan.

Connor Donagan of Pleszko Place supports the proposed zone change and shares his personal connections to the lot. Mr. Donagan asks the Commission to consider all mentions of land preservation.

Renee Marsh of Maple Avenue does not support the rezoning proposal.

William O'Leary of Maple Avenue shares his opinion against the purchaser of the property. Mr. O'Leary asks Senator Perillo and all representatives in Hartford to correct the low-cost housing laws.

Joe Walsh, Shelton Land Trust President, recommends that the city buys the property. Mr. Walsh submits Planning for Agriculture: A Guide for Connecticut Municipalities Emerging Ag Trends and Conservation Options for Protecting Farmland: A Guide for Landowners, Land Trusts, and Municipalities to the Commission to review.

Terry Feagle of Christmas Tree Hill Road shares he is opposed to losing farmland and supports Mr. Beardsley and his farm.

Lisa Fern Buros of Birdseye Road shares her support with Joe Walsh's statement on exploring ways to keep the farmland. Ms. Fern Buros shares that the application should be reinstated for the intent to remain farmland.

Ryan Iacumacci of Pearmain Road does not support the zone change.

Terry H. Jones of Walnut Tree Hill Road shares the importance of supporting agriculture and encourages getting the farmland mentioned in the application protected by the city. Mr. Jones also shares his history with the property.

Guy LaMarchia of Pearmain Road has written a letter outlining his personal history with the property and states that if the zone change allows for more houses, then the city's property tax should be decreased.

Jennifer Cutrali of Wake Robin Lane supports the zone change under conditions that protect the farmland and specify the development's intentions. Ms. Cutrali encourages the property to be bought by the city.

Jein Jones of Jones Family Farms discusses the farming style and hard work of Guy Beardsley, along with the importance of preserving farming.

Grant of Birdseye Road expresses concern for improving Pearmain Road with the development. Grant hopes to see the farmland preserved and traffic concerns addressed.

Marty Malilly of Pearmain Road asks if another public hearing will be held to hear what is built on the property.

Chairman Cristiano confirms there will be another hearing.

Rene Protomastro Everett of Pearmain Road adds to her submitted letter. Mrs. Everett agrees with Joe Walsh's recommendation of finding a creative solution to preserve the land.

Ward II Alderman Brian Lizotte of Division Avenue shares that farmland does not need to be decreased and more open space is needed.

Ms. Castro introduces Thomas Harbinson through Zoom.

Thomas Harbinson states that he will not be adding to the letter he submitted, however asks for a video to be played for the commission.

Chairman Cristiano grants permission for the video to be shared.

Ms. Castro plays the video for the Commission and notes that the link is included in Mr. Harbinson's letter submission.

Gary Everett of Lane Street makes a statement that proposals should be clarified for the public. Mr. Everett continues to share his opinion that, prior to a decision being made on the zoning change, the mayor, land trust, and the state have an opportunity to see what can be done.

Chairman Cristiano expresses his gratitude to the members of the public for sharing their thoughts and asks if the applicant wishes to address the public.

Donald Smith Jr. thanks the public for their comments and clarifies that the proposal is for a zone change with the intention of building single-family houses. He puts on record that there is no plan to build multifamily homes. Mr. Smith states there are no plans to widen Pearmain Road. Additionally, Mr. Smith clarifies that there was never a threat of affordable housing.

Chairman Cristiano requests that the hearing remain open for Aquarion and the Department of Public Health to have time to respond.

Motion to Continue the Public Hearing made by Comm. Harger, seconded by Vice Chair Kelly. In a vocal vote taken by Chair Cristiano, the PZC voted as follows:

Chair Cristiano: Aye	Comm. Matto: Aye	Comm. Opper: Aye
Vice Chair Kelly: Aye	Comm. Harger: Aye	Comm. McGee: Aye

Motion passed 6 to 0.

Comm. Harger informs the public that the Commission approved and adopted the affordable housing proposal three years ago. This was mandatory by state law. Comm. Harger includes in her statement that the affordable housing material, as well as the material for the applications, can be found on the City of Shelton Website. Comm. Harger concludes by recognizing the Jones Family Tree Farm within the community.

V. Adjournment

Chair Cristiano adjourned the meeting at 9:07 P.M.

Respectfully submitted,

Briana Cole