



BOARD OF ALDERMEN
STREET COMMITTEE MEETING MINUTES
TUESDAY, APRIL 1, 2025
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT

Call to Order/Pledge of Allegiance

Chairman Alderman McPherson called the 2024 Street Committee Meeting of the Board of Aldermen to order at 5:30 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.

PRESENT

Alderman Eric McPherson, Chairman – Present
Alderman Lorenzo Durante - Present
Alderman Anthony Simonetti – Present

Also in Attendance:

Alderman John Anglace, President – Present
Brian Roach, Superintendent of Highways & Bridges – Present
Rimas Balsys, City Engineer – Present
Alderman Cris Balamaci - Present
Alderman Benjamin Perry - Present

1. MINUTES FOR APPROVAL

1.1 REGULAR STREET COMMITTEE MEETING - MARCH 4, 2025

Alderman Simonetti MOVED to waive the reading and approve the Regular Street Committee Meeting Minutes of March 4, 2025.

Seconded by Alderman Durante.

(Please visit www.cityofshelton.org to view minutes)

A voice vote was taken and motion passed unanimously.

2. NEW BUSINESS

2.1 ABANDONMENT OF PAPER STREETS – PORTIONS OF HOTCHKISS AND SHORT STREET

Alderman Simonetti MOVED to recommend to the Full Board, to approve the abandonment of Short Street and a portion of Hotchkiss Street, properly accessed from Kneen Street, Shelton, CT prepared for S&G of Shelton LLC, scale: 1" = 30' dated 1-8-2025 by Lewis Associates and as shown on documents

labeled “Abandonment Description of Short Street, Shelton Connecticut” and “Abandonment Description Hotchkiss Street Shelton, Connecticut”, attached hereto and subject to a favorable 8-24 referral from Planning and Zoning.

Seconded by Alderman Durante.

Discussion:

Alderman McPherson: Ben Perry is here with the map. We have a letter from our City Engineer, Rimas Balsys. Ben will go over all of this with us.

Alderman Perry: It is roughly 4.8 acres for the entire parcel. Basically, it is a piece of property off Kneen Street. It has been a paper road forever. Back in the 60’s it was an R-5 Zone. For some reason it was switched to an R-4 Zone. Topography on the property is pretty hilly. There is a lot of rock. There is actually one house on the paper street, on Short Street, which we own. Over the course of the years I have been purchasing other parcels along that. Now the paper roads are on the interior of my property as it stands right now, pretty much.

Alderman Simonetti: Rimas, there is no problem with it according to your letter?

Rimas Balsys: That’s correct. There is no need for us to retain any easements or future easements as all the utilities drain in other directions. Everything there is private. Even if we kept an easement there, we wouldn’t be able to access the property on the other side as that is privately owned. Our easements would be pretty much landlocked in the middle. There is one drainage, a swale or brook, but that is natural and is not affected by us and is being retained as it is.

Alderman Perry: It is pretty cut and dry.

Alderman McPherson: Do you have the layout? We have to get some input from zoning. We did one other about a year ago, Petremont, but I think they already had the plan filed with zoning, but I’m not sure.

Rimas Balsys: Petremont was an existing road. It was easier, nothing was going to be landlocked.

Alderman Perry: As it stands right now, if the abandonments go through, I believe with the square area of the property it would be 22-24 units on the property. Townhouse style. I think the zoning regulations allow for 4-6 units put together. Townhouse style similar to a condominium. Jim Swift hasn’t finalized the plan. We were going back and forth to see where we were going to come out with the abandonment and how we could move forward with the project. Stephens Terrace next door has around 80 +/- units and was formed somewhere around 1968. They were brought through as apartments and then over time they were converted to condominiums. They have an association; Collect Associates manages the property there. I did speak with them and there were no issues with it.

Alderman McPherson: You said the road would be a private road?

Alderman Perry: We are going through that now. At the beginning of Hotchkiss Street, we have a house down there now that we rent. A portion of it would have to stay a City property?

Rimas Balsys: If this portion was discontinued that came off of Kneen Street, then the property, Hotchkiss Street, would be split into half going to this property owner, which is not Ben, so that parcel would be landlocked and there would be no access. This part has to stay as a City street.

Alderman Simonetti: Who would be responsible for that small section of Hotchkiss for maintenance?

Rimas Balsys: We will have Ben take care of it.

Alderman McPherson: Where on Kneen are you going to enter?

Alderman Perry: Right across the street from Forest Avenue. A little offset.

Alderman McPherson: The paper roads themselves are in the back.

Brian Roach: There is access from Kneen Street.

Rimas Balsys: It is a driveway now if you look at it.

Alderman McPherson: There is a house there. That's where it would be.

Alderman Perry: That's a house we rent. We have utilities going down there now. We have a forced sewer main going down there, I think it is a 2" line. There are three telephone poles I believe down there now. Outcropping of rock. 30-40' cut with the rock. A lot of very unimproved down there.

Alderman McPherson: Are there wetlands in there?

Alderman Perry: I already have wetlands approval. There is a wetland patch in the back part of the property. It is not really that wet, it is more soil composition I believe.

Alderman McPherson: Do they need to send us something?

Alderman Perry: Not that I'm aware of. We have wetlands approval already.

Alderman McPherson: Now we have to wait for zoning.

Alderman Perry: We are going to try to change the zoning.

Alderman Simonetti: I don't think that has anything to do with us. He wants us to abandon the streets and then he will go forward with his project.

Alderman Anglace: If we approve it, it has to be subject to zoning approval. We approve it on that condition. It is usually done subject to Planning & Zoning approval. The purpose of bringing this up at the Street Committee is to bring everything out into public view. I am looking at my map, I can't read what is on here. As was said earlier, when we abandon a City street, half goes to the owner on that side and the other side. We don't have to put it up for sale, it goes to the owners. Ben, can you take my map and color in the properties that belong to you. If you own both sides, there is no issue. Every bit of this paper street except for one lot, both sides are owned by Ben. Therefore, he would get the property on both sides of the street. He just has to deal with one lot to get everything. You are asking us to abandon this paper street. That is clear. Having identified the properties and who would get both sides, there is no issue. If we decide to abandon it, Ben would get everything and only deal with the one issue and that is up to him. I don't see any issue with this. It is commensurate with what we have done in the past. The fact that Ben is an alderman, the fact that he is a builder just happens to be coincidental. He does not give up his rights as a builder because he is sitting on the Board of Aldermen. What he does with the property is going to be decided by Planning & Zoning. The full Board can only act on that recommendation. We do not need a public hearing nor an appraisal as it is not changing hands.

A voice vote was taken and motion passed unanimously.

3. OLD BUSINESS – FOLLOW-UP

3.1 ROAD PATCHING

Brian Roach: We are finally getting hot asphalt now. We are putting the list together for milling, paving, chip sealing, etc.

3.2 FLOODING ISSUE ON MALTBY STREET FROM HEWITT NEAR #44

Brian Roach: I went by there again this morning after it poured last night and there is no puddle there. Right now, we will monitor it.

3.3 RIVERVIEW PARK ROAD REPAIRS

Brian Roach: To be honest, that will be towards the end of the season.

Rimas Balsys: Not the very back of the parking lot?

Alderman McPherson: The road itself. It has disintegrated, there is no road, it is gone.

Alderman Anglace: Who does not want to pave this?

Brian Roach: We ran out of money and time last year. It is not a high priority for me whatsoever. It is not a City street.

Alderman Anglace: It is not a City street. It is not well traveled and therefore it takes a low priority on your annual budget. Is that correct?

Brian Roach: Correct.

Alderman Anglace: Is it possible, and do you assess this every year?

Brian Roach: We look at it every year. We put millings in there as needed because there is no asphalt in there right now.

Alderman Anglace: I don't think the Mayor holds this as a priority. I think his priorities are first the roads that are traveled and City properties.

Brian Roach: He does not. He is not very concerned with it. PD and Senior Center is on my list for priority.

3.4 RICHARD BOULEVARD REPAIR CONTINUED FROM 2023

Brian Roach: That is part of the list for chip sealing. I actually met with our contractor for that. We are hoping to start in May.

3.5 HOWE AVENUE BY CLETO'S UPDATE

Brian Roach: It is done.

Rimas Balsys: Apparently, I spoke with one of the DOT people and they 3D surveyed the inside of the culvert previously so they had an exact model of what the inside looked like. They developed a transition from, I would call it the City's portion, but it is not as it is private – the part that isn't DOT they did a transition to the culvert that runs under Howe Avenue. They built it and from what I have been told that is a permanent repair.

Alderman Simonetti: In other words, they put a mold in there?

Rimas Balsys: The funneled it down to their culvert size. I am of the belief that their culvert is undersized. It may be a problem in the future. It is all concrete and it will obviously hold up much longer than the original 100 years, but I don't believe it is adequate. It was stone previously, stacked and when the water backed up, it swirled around and sucked the fines out and it collapsed. I will ask for a map.

4. REPORT OF CHAIRMAN

4.1 NO ITEMS

Alderman McPherson: We talked about 2 Waverly this morning regarding the wall that was built despite being told to cease and desist. We are still waiting for the survey. I think it is a stall tactic. I would like to proceed with it, but we have asked Counsel to look into it.

Alderman Anglace: I have something to report to you on 2 Waverly. I called Dominick Thomas today. He called me back immediately. Dominick told me that the survey is being done by Joe Pereira Engineering and it was his understanding that the survey was completed. He will verify this and call me back tomorrow. I told him the City Engineer does not have a copy of the survey. We are waiting for a copy of the survey so that the City Engineer can review it and advise us of the next steps. Dominick said it was appropriate and he agrees and would call me back tomorrow. I will call you and let you know.

5. STREET COMMITTEE MEMBERS

NO ITEMS

REPORTS OF:

- A. DIRECTOR OF PUBLIC WORKS – No report
- B. SUPERINTENDENT OF HIGHWAYS & BRIDGES – No report
- C. CITY ENGINEER

Rimas Balsys: We had an issue back in the fall at Philip Drive and Thompson Street for a site line issue. We had written a letter and had given the homeowner until the end of April. We found out today that they did move the row of arborvitae from just off the road. That’s been taken care of.

D. STREET COMMITTEE MEMBERS –

Alderman Simonetti: I want to compliment the guys for taking care of everything as I see them patching, etc. Thank you very much.

ADJOURNMENT

Alderman Simonetti MOVED to adjourn the Street Committee Meeting at 6:05 p.m., seconded by Alderman Durante.

A voice vote was taken and motion passed unanimously.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen