



BOARD OF ALDERMEN SPECIAL MEETING AGENDA
WEDNESDAY, JULY 22, 2026 AT 11 A.M. IN THE AUDITORIUM
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT
Live-Streamed at www.cityofshelton.org

The Board of Aldermen Special Meeting will be live-streamed. The public may access the meeting on the home page of the City of Shelton's website: www.cityofshelton.org. Members of the public may also attend the meeting in person at Shelton City Hall.

- CALL OF THE MEETING
 - PLEDGE OF ALLEGIANCE
 - ROLL CALL
 - AGENDA ITEMS
-
1. STATE MANDATED HVAC ASSESSMENTS AT ELIZABETH SHELTON AND PERRY HILL SCHOOLS
 2. RELOCATION OF EARLY VOTING SITE
 3. FUNDING FOR HANDICAPPED DOOR AT COMMUNITY CENTER
 4. JULY STATUTORY REFUNDS
 5. FUNDING FOR VETERANS & FIRST RESPONDERS CENTER IN TRUMBULL
 6. HIDDEN MEADOW ESTATES OPEN SPACE CONVEYANCE
 7. 784 RIVER ROAD PROPERTY PURCHASE & SALE
 8. EVERSOURCE AGREEMENT FOR GAS MAIN - CONSTITUTION BLVD. EXTENSION

ADJOURNMENT

2026 JUL 16 P 12:58
CITY OF SHELTON
TOWN CLERK

1. STATE MANDATED HVAC ASSESSMENTS AT ELIZABETH
SHELTON AND PERRY HILL SCHOOLS

Move to appropriate an amount of \$22,000 for state mandated HVAC assessments at Elizabeth Shelton School (\$8,500) and Perry Hill School (\$13,500) with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Note: This is a sole source.

Boa Clerk

From: John Calhoun <jcalhoun@sheltonpublicschools.org>
Sent: Monday, June 29, 2026 4:13 PM
To: Elizabeth Saint John
Cc: Renata Rio; Boa Clerk
Subject: Re: HVAC evaluations at Perry Hill & Eliz Shelton
Attachments: HVAC Assesmt -PHS 26-27.pdf; HVAC Assesmt -ESS 26-27.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Good afternoon Elizabeth and Theresa, please find the attached documents for the State Mandated HVAC Evaluations for the Perry Hill and Elizabeth Shelton Elementary School. This is part of my original \$250,000. small capital request list that was approved by the Mayor and BOA. This is the 3rd year of a five year program.

I have included the sole source documents, purchase requisitions and the quotes in the packet.

Please let me know if you need any other information. I know I will probably be gone when the BOA approve this funding measure, so please coordinate with my Assistant Renata and she will notify the appropriate people on this end.

Thank you and take care,

John Calhoun
Director of Facilities

The Board of Education complies with all applicable federal, state and local laws prohibiting the exclusion of any person from any of its educational programs or activities because of race, color, religious creed, gender, age, national origin, ancestry, marital status, orientation, gender identity or expression, disability, past or present history of mental disorder, physical disability, genetic information, or any other basis prohibited by Connecticut state and/or general nondiscrimination laws.

Sole Source with Written Justification Form

Requisition Number: _____

Company Name Innovative Engineering Services (IES)

Persons Name Rick Bialecki

Address: 33 North Plains Industrial Road

City: Wallingford

State: CT

Zip Code: 06492

Telephone: 203-467-4370

Written Justification (please attach any additional documents):

This is year 3 of the 5 year
HVAC assessments as mandated
by the State of Ct. IES won
The Award in year one and we need
to continue using them moving forward
to keep continuity in all of the reports
and assessments.

Department Head Requesting Sole Source: John Calhoun

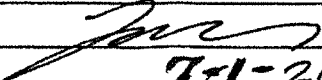
Date of Request: 7-1-2020

Signature of Department Head,

Committee Chair, Commission: _____

Date Signed: _____

Purchase Requisition

Requested by (print):	John Calhoun
Authorized Signature:	
Date:	7-1-26
Reason for Purchase:	Mandated HVAC ASSESMENT
	@ ELIZABETH Shelton - Year 3
Account Title:	
Suggested Vendor:	INNOVATIVE Engineering Services LLC
If NEW Vendor, Include:	
Address:	33 North Plains Industrial Road
City, State, Zip Code:	Wallingford, CT 06492
Telephone Number:	203-467-4370
Fax Number:	203-797-7729

Email: rbialecki@jesllc.biz

Quantity	Com-Sub Com #	Description	Price	Total
1	-	HVAC EVALUATION	8,500.00	8,500.00
	-	SERVICES		
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-	Shipping & Handling:		N/A
	-	TOTAL:		\$ 8,500.00

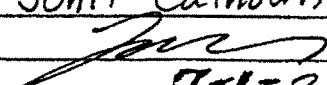
Account #: _____

Approval: _____ Date: _____

Requisition#: _____ Date Entered: _____

PO #: _____

Purchase Requisition

Requested by (print):	John Calhoun
Authorized Signature:	
Date:	7-1-26
Reason for Purchase:	Mandated HVAC Assessment
	@ Perry Hill School - Year 3
Account Title:	
Suggested Vendor:	INNOVATIVE Engineering Services LLC
If NEW Vendor, Include:	
Address:	33 North Plains Industrial Road
City, State, Zip Code:	Wallingford, CT 06492
Telephone Number:	203-467-4370
Fax Number:	203-797-7729

Email: rbialecki@iesllc.biz

Quantity	Com-Sub Com #	Description	Price	Total
1	-	HVAC evaluation	13,500.00	13,500.00
	-	services		
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-			
	-	Shipping & Handling:		N/A
	-	TOTAL:		\$13,500.

Account #: _____

Approval: _____ Date: _____

Requisition#: _____ Date Entered: _____

PO #: _____



INNOVATIVE ENGINEERING
SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM

Rev #1 - June 15, 2026
March 12, 2024

Mr. John Calhoun
Director of Facilities
Shelton Public School
382 Long Hill
Shelton, CT 06484

RE: Shelton Public Schools – Perry Hill

Dear John:

“SCOPE OF SERVICES”

Thank you for the opportunity to provide you with this proposal for our professional commissioning services. We understand that the scope of this project is as follows. We will evaluate the existing mechanical HVAC systems serving Perry Hill school. It is understood Perry Hill was built in 1953 with the last major renovation in 2010 with a total square footage of 160,000. We propose a phase I approach to new state law PA 22-118 to vet out any control and/ or mechanical related items.

The following items shall be considered as the Scope of Services provided by our firm.

SERVICES INCLUDED

1. We will field review the existing mechanical systems and associated control strategies serving the above-mentioned schools and provide recommendations via report for your review. These recommendations will include air filtration, ventilation, UV integration, fan HP, heating, and cooling coil capabilities.
2. We will assist your HVAC contractors to implement our recommendations.
3. Commission all Direct Digital Controls (DDC) and/ or stand-alone controls shall be verified for proper operation as they relate to the above equipment.
4. Coordinate and direct the Commissioning activities in a logical, sequential, and efficient manner using consistent protocols and forms, centralized documentation, clear and regular communications, and consultations with all necessary parties, frequently updated timelines and schedules and technical expertise.
5. Evaluation of heating, ventilation, and air conditioning systems inspection and evaluation to include but not limited to the following:
 - Review, and evaluation of filter efficiency.
 - Evaluation of outside air delivery rates and verification of ventilation components. To include verification of CO₂ sensors and collection of information from mechanical ventilation.

- Verification of unit operation and maintenance has been performed in accordance with indoor ventilation standards.
 - Control sequence review and verification and recommendations for energy savings.
6. The final report will include a feasibility assessment of HVAC equipment. To include a list of all commissioned equipment that is installed correctly, and that all necessary safety features and controls have been installed accordingly.

PROJECT COMPLETION SCHEDULE

We should be able to meet any reasonable schedule you may have at this time. The actual completion dates will be established based on our firm's receipt of the accepted proposal.

FEES FOR OUR ENGINEERING SERVICES

To complete the Professional Engineering Services required for the project by our firm, we propose the following fees: To complete the Services required for the Project, we propose that an hourly rate of the specific employee be used. We would suggest that a budgetary value of **\$13,500.00** be established to complete the feasibility study of the work outlined above. This budget must not be considered as a "not to exceed" fee. If we determine that the budget is inadequate for the Project, we will notify you in a timely manner and suggest to you an appropriate increase in the budget. We will not proceed with the Project or beyond the budgetary value without your expressed permission.

HOURLY RATE FEE SCHEDULE

Engineering Personnel Listings	Hourly Rates for Engineering Personnel
Member-In-Charge	\$150/hr
Project Manager	\$140/hr
Senior Engineer	\$125/hr
Engineer	\$110/hr
Designer	\$85/hr
Draftsperson	\$55/hr
Administrator/Secretary	\$50/hr

Note: An air balancing contractor may be required to provide information on the system fan capacity. They can be hired separately through your HVAC contractor, or we can hire them. Also, access will be required to Shelton's Building Management System BMS per school.

STANDARD TERMS AND CONDITIONS

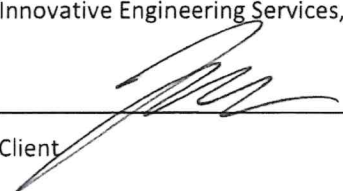
Finally, in addition to this Scope of Services our "Standard Terms and Conditions" which your firm has on record, details specific contractual items. Please acknowledge your acceptance of this proposal entitled "Scope of Services" and of our "Standard Terms and Conditions" by signing below. The documents entitled "Scope of Services" and "Standard Terms and Conditions" are considered to be the Agreement between the parties. Please return the original, executed documents to our office. Receipt of the executed contract documents shall also constitute our notice to proceed on the Project.

Rick J. Bialecki

Rick J. Bialecki, BCxP
Manager of Commissioning Services
Innovative Engineering Services, LLC

06/15/2026

Date


Client

6/29/26
Date



INNOVATIVE ENGINEERING
SERVICES, LLC

AN INTEGRATED ENGINEERING + DESIGN FIRM

Rev 1 – June 15, 2026
March 12, 2024

Mr. John Calhoun
Director of Facilities
Shelton Public School
382 Long Hill
Shelton, CT 06484

RE: Shelton Public Schools – Eliz. Shelton

Dear John:

“SCOPE OF SERVICES”

Thank you for the opportunity to provide you with this proposal for our professional commissioning services. We understand that the scope of this project is as follows. We will evaluate the existing mechanical HVAC systems serving Eliz. Shelton school. It is understood Eliz. Shelton was built in 1958 with the last major renovation in 1996 with a total square footage of 52,062. We propose a phase I approach to new state law PA 22-118 to vet out any control and/ or mechanical related items.

The following items shall be considered as the Scope of Services provided by our firm.

SERVICES INCLUDED

1. We will field review the existing mechanical systems and associated control strategies serving the above-mentioned schools and provide recommendations via report for your review. These recommendations will include air filtration, ventilation, UV integration, fan HP, heating, and cooling coil capabilities.
2. We will assist your HVAC contractors to implement our recommendations.
3. Commission all Direct Digital Controls (DDC) and/ or stand-alone controls shall be verified for proper operation as they relate to the above equipment.
4. Coordinate and direct the Commissioning activities in a logical, sequential, and efficient manner using consistent protocols and forms, centralized documentation, clear and regular communications, and consultations with all necessary parties, frequently updated timelines and schedules and technical expertise.
5. Evaluation of heating, ventilation, and air conditioning systems inspection and evaluation to include but not limited to the following:
 - Review, and evaluation of filter efficiency.
 - Evaluation of outside air delivery rates and verification of ventilation components. To include verification of CO₂ sensors and collection of information from mechanical ventilation.

- Verification of unit operation and maintenance has been performed in accordance with indoor ventilation standards.
 - Control sequence review and verification and recommendations for energy savings.
6. The final report will include a feasibility assessment of HVAC equipment. To include a list of all commissioned equipment that is installed correctly, and that all necessary safety features and controls have been installed accordingly.

PROJECT COMPLETION SCHEDULE

We should be able to meet any reasonable schedule you may have at this time. The actual completion dates will be established based on our firm's receipt of the accepted proposal.

FEES FOR OUR ENGINEERING SERVICES

To complete the Professional Engineering Services required for the project by our firm, we propose the following fees: To complete the Services required for the Project, we propose that an hourly rate of the specific employee be used. We would suggest that a budgetary value of **\$8,500.00** be established to complete the feasibility study of the work outlined above. This budget must not be considered as a "not to exceed" fee. If we determine that the budget is inadequate for the Project, we will notify you in a timely manner and suggest to you an appropriate increase in the budget. We will not proceed with the Project or beyond the budgetary value without your expressed permission.

HOURLY RATE FEE SCHEDULE

Engineering Personnel Listings	Hourly Rates for Engineering Personnel
Member-In-Charge	\$150/hr
Project Manager	\$140/hr
Senior Engineer	\$125/hr
Engineer	\$110/hr
Designer	\$85/hr
Draftsperson	\$55/hr
Administrator/Secretary	\$50/hr

Note: An air balancing contractor may be required to provide information on the system fan capacity. They can be hired separately through your HVAC contractor, or we can hire them. Also, access will be required to Shelton's Building Management System BMS per school.

STANDARD TERMS AND CONDITIONS

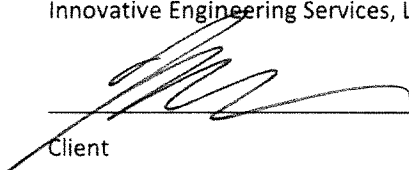
Finally, in addition to this Scope of Services our "Standard Terms and Conditions" which your firm has on record, details specific contractual items. Please acknowledge your acceptance of this proposal entitled "Scope of Services" and of our "Standard Terms and Conditions" by signing below. The documents entitled "Scope of Services", and "Standard Terms and Conditions" are considered to be the Agreement between the parties. Please return the original, executed documents to our office. Receipt of the contract documents executed shall also constitute our notice to proceed on the Project.

Rick J. Bialecki

Rick J. Bialecki, BCxP
Manager of Commissioning Services
Innovative Engineering Services, LLC

06/15/2026

Date



Client

6/29/20
Date

2. RELOCATION OF EARLY VOTING SITE

Move, per the request of the Registrar of Voters Office, to relocate the early voting site for all future primaries, referendums and elections from the Shelton Farmer's Market at 100 Canal Street to the Shelton Community at Center at 41 Church Street, effective for the August 11, 2026 primary.

Further, the City of Shelton opts to not have an additional early voting location.

**Office of the Secretary of the State of Connecticut
Legislation and Election Administration Division**

**Written Certification of Early Voting Location(s), Same-Day Election
Registration Location, and Early Voting Plan: Suggested Form**

Section I: About Your Town

- Town Name: SHELTON
- **Required Early Voting Location on Campus:** Does your town have a constituent unit of higher education in it with at least 1,000 students living on campus or in institution-owned, - operated, or - affiliated housing? ☐ Yes* ☒ No (*If yes, See Section VI)
- **Optional Early Voting Locations in Large Towns:** Does your town have a population of 20,000 or more? ☒ Yes* ☐ No (*If yes, See Section VII)

Section II: Type of Event and Date

- Select one: ☐ Election ☒ Primary ☐ Special Election ☐ Presidential Preference Primary
- Date of Event: 8/11/2026

Section III: Required Early Voting Location

- Name of location: SHELTON COMMUNITY CENTER; room behind gym
(Example: Town Hall, Meeting Room B)
- Address of location: 41 CHURCH STREET, SHELTON, CT 06484
- Contact information (individual who controls access): PETER PAVONE 203-394-3886 REPUBLICAN ROV / JANET SABOVIK 203-954-7340 DEMOCRATIC ROV
- CVRS live connection? ☒ Yes ☐ No
- Description of the location interior:
(At a minimum, provide detailed information on the following: entrance and exit plans and the position of privacy booths, checker tables, IVS machine, and tabulator(s).)
 1. Describe the entrances and exits of the room.
Entrance and Exit through same door accessed from main hall
 2. Describe the number and location of the checker's tables.
Along long wall – 2 checker tables for Democratic Districts 1,2,3,4 / Along short wall 1 checker tables for Republican Districts 1,4
 3. How many voting booths will be used?
4 privacy booths, kiosk (4 people), 1 table for 3 table tops for handicap
 4. Will the IVS machine be used, and where is it located?

IVS if needed will be available near privacy booths on a table

5. Describe where the voting tabulator will be located.

By wall when exiting Early Voting location

6. If you are using a public building (example: Town Hall), how will you ensure that public access to the building will not be impeded?

The hallway leading to the Early Voting location is off the main entrance but not commonly used.

- **Diagram of the location interior:** (Please provide a diagram of the above interior location and return it with this form.). Please see attached
- **Description of location exterior:** (At a minimum, provide detailed information on the following: At least two parking spaces for people with a handicap, 75' markers, a place for curbside voting, and markers for the 20-foot zone of neutrality around curbside voting, and if a location is in a school or town hall, how business will be conducted while early voting occurs.)

1. How many handicapped parking spaces are available? 4 dedicated for Early Voting

2. How do voters access the building? Voters access from the Main entrance at the back of the building where the parking lot is located. Signage will direct them to the back.

3. Where will the 75' markers be placed? Are there any issues with parking because of the restriction? Will be placed along the side walk at the 75' mark / no issues with parking.

4. Where will the 20' markers be placed? A dedicated space in parking lot with cones designating 20' zone.

5. How many parking spaces are available, and is it metered? 176 Parking spaces available / Not metered

- **Further description of ADA compliance information:** [Click or tap here to enter text.](#)

(At a minimum, provide detailed information on the following: the proximity of the parking spaces for people with a handicap to the building entrance, the plan for handling curbside voting (e.g., who will conduct it), and signage indicating where curbside voting is available and markers for the 20-foot zone of neutrality around curbside voting.)

1. Do the building entrances and exits meet the ADA requirements? ☒ Yes ☐ No

2. What is the proximity of the handicap spaces to the building? 60'

3. Where will curbside voting be conducted? In designated area in parking lot

4. Will there be signage? ☒ Yes ☐ No

5. What signage will be posted? Reserved ROV 20' Zone

6. How do the voters alert you that they are there? We will have a dedicated phone for the Moderator with phone number on the signage

7. Who will be conducting the curbside voting, and how will the ballot be handled by those conducting curbside voting? The moderator will assign two poll workers and they will use a privacy folder.

Section IV: Storage Plan

Please note: If you are using an alternative store plan that does not follow the chain of custody procedure prescribed by the Early Voting Handbook and outlined below, please move to Section V.

At the conclusion of each day during the early voting period, registrars of voters must transport the receptacles containing the day's early voting ballots (and SDR ballots in the case of a general election) to the municipal clerk. The clerk must secure and store them in a manner as similar as possible to the security and storage of absentee ballots. The election officials who are present when the registrars transport the ballots to the town clerk must sign the Affidavit of Delivery and Receipt of Early Voting Ballots: Towns Where Town Clerks Store Ballots.

- **Early voting staff:** MODERATORS: JANET CORDOVA; CHRISSIE GREENLAW; LAUREN WOKANOVICZ (ALL OTHERS TO BE DETERMINED)
(List each staff member and their position, as well as each confirmed alternate and their position)
- Description of the receptacle in which early voting ballots will be stored, including confirmation that it is both tamper-proof and fire-proof: Black fireproof safe
 - Please confirm:
 - The receptacle is tamper-proof: ☒ Yes ☐ No
 - The receptacle is fire-proof: ☒ Yes ☐ No
- Description of the limited-access location where ballots will be stored each day after early voting. Black fire proof safe which will be inside the secured Blue Cabinet. Depending on the amount of voted ballots, will transport to City Town Clerk vault with two people of opposing parties.
- Name of the individual responsible for ballot storage and log*: Moderators
*Election officials should maintain a log of anyone who accesses the area where early voting ballots are stored, as well as the date, time, and reason for access.
- Description of how the tabulator will be secured each day after early voting. According to the SOTS Early Voting Handbook
- Where early voting ballots will be counted: Central location with Absentee Ballots; Registrar of Voters Office 54 Grove Street, Shelton
Indicate whether ballots will be counted at the polling place(s) or a central location with absentee ballots.
- Any additional components of the early voting plan: [Click or tap here to enter text.](#)
Including, but not limited to, the following: Materials necessary for the moderator, building access confirmed, phone access confirmed, etc.

Section V: Alternative Storage Plan

Registrars operating under an alternative storage plan must submit it to the Secretary of the State for approval. The plan should indicate the basis for the request and set out a clear chain of custody and storage procedures. At a minimum, the registrars must store the ballots under lock and key in a tamper-proof, fire-proof receptacle. The receptacle must be locked in a secure room that is not generally accessible. When delivering ballots for counting on the day of the primary or election, these towns will

use the Affidavit of Delivery and Receipt of Early Voting Ballots: Towns Operating Under an Alternative Storage Plan

- Early voting staff: [Click or tap here to enter text.](#)
(List each staff member and their position, as well as each confirmed alternate and their position)
- Description of the receptacle in which early voting ballots will be stored, including confirmation that it is both tamper-proof and fire-proof: [Click or tap here to enter text.](#)
 - Please confirm:
 - The receptacle is tamper-proof: ☐ Yes ☐ No
 - The receptacle is fire-proof: ☐ Yes ☐ No
- Description of the limited-access location where ballots will be stored each day after early voting: [Click or tap here to enter text.](#)
- Name of the individual responsible for ballot storage and log*: [Click or tap here to enter text.](#)
*Election officials should maintain a log of anyone who accesses the area where early voting ballots are stored, as well as the date, time, and reason for access.
- Description of how the tabulator will be secured each day after early voting. [Click or tap here to enter text.](#)
- Where early voting ballots will be counted: [Click or tap here to enter text.](#)
Indicate whether ballots will be counted at the polling place(s) or at a central location with absentee ballots.
- Any additional components of the early voting plan: [Click or tap here to enter text.](#)
Including, but not limited to, the following: Materials necessary for moderator, building access confirmed, phone access confirmed, etc.

Section VI: Early Voting Location on Certain College Campuses

Please note: By law, registrars of voters must designate an additional early voting location on a campus of a constituent unit of higher education in a municipality if at least 1,000 students live on campus or in institution-owned, -operated, or -affiliated housing. Constituent units are (1) UConn and its campuses and (2) the Connecticut State Colleges and Universities.

- Name of constituent unit of higher education: N/A
- Name of campus early voting location: [Click or tap here to enter text.](#)
Example: Student Union
- Address of campus early voting location: [Click or tap here to enter text.](#)
- Contact information (individual who controls access): [Click or tap here to enter text.](#)
- CVRS live connection? ☐ Yes ☐ No
- Description of location interior: [Click or tap here to enter text.](#)
At a minimum, provide detailed information on the following: entrance and exit plans, the position of privacy booths, checker tables, IVS machine, and tabulator(s).

- **Diagram of the location interior:** [Click or tap here to enter text.](#)
At a minimum, show the entrance, exit, and the position of the privacy booths, checker tables, IVS machine, and secure ballot depository receptacle.
- **Description of location exterior:** [Click or tap here to enter text.](#)
At a minimum, provide detailed information on the following: At least two parking spaces for people with a handicap, 75' markers, a place for curbside voting, and markers for the 20-foot zone of neutrality around curbside voting, and if a location is in a school or town hall, how business will be conducted while early voting occurs.
- **Further Description of ADA compliance measures:** [Click or tap here to enter text.](#)
At a minimum, provide detailed information on the following: the proximity of the parking spaces for people with a handicap to the building entrance, the plan for handling curbside voting (e.g., who will conduct it), signage indicating where curbside voting is available, and markers for the 20-foot zone of neutrality around curbside voting.

Section VII: Optional Additional Location(s) in Towns with a Population of 20,000 or More

Please note: By law, the local legislative body must determine whether to have an optional additional location or locations, even if the town will not have such a location.

- Has the legislative body made this determination yet? ☒ Yes ☐ No
 - If so, has the town legislative body approved an additional location? ☐ Yes ☒ No
 - If not, date when the town legislative body will make the determination:
- **Name of additional location:** [Click or tap here to enter text.](#)
Example: Town Hall, Meeting Room B
- **Address of additional location:** [Click or tap here to enter text.](#)
- **Contact information (individual who controls access):** [Click or tap here to enter text.](#)
- **CVRS live connection?** ☐ Yes ☐ No
- **Description of location interior:** [Click or tap here to enter text.](#)
At a minimum, provide detailed information on the following: entrance and exit plans and the position of privacy booths, checker tables, IVS machine, and tabulator(s).
- **Diagram of the location interior:** [Click or tap here to enter text.](#)
At a minimum, show the entrance, exit, and the position of the privacy booths, checker tables, IVS machine, and tabulator(s).
- **Description of location exterior:** [Click or tap here to enter text.](#)
At a minimum provide detailed information on the following: At least two parking spaces for people with a handicap, 75' markers, a place for curbside voting and markers for the 20-foot zone of neutrality around curbside voting, and if a location is in a school or town hall, how business will be conducted while early voting occurs.
- **Further Description of ADA compliance measures:** [Click or tap here to enter text.](#)
At a minimum, provide detailed information on the following: the proximity of the parking spaces for people with a handicap to the building entrance, the plan for handling curbside voting (e.g., who will conduct it), and signage indicating where curbside voting is available and markers for the 20-foot zone of neutrality around curbside voting.

Section VIII: Same-Day Election Registration Location

- Please provide the name, address, and primary contact information for the Same-Day Election Registration location: N/A for Primary
- Please provide the number of election officials appointed to the SDR location and their roles: [Click or tap here to enter text.](#)
- Please describe the location and plans: [Click or tap here to enter text.](#)

Section IX: Certification

Submitted and certified by: 07/15/2026

Names of Registrars of Voters: Peter R. Pavone and Janet Sabovik

Signatures: _____

Peter R. Pavone

Janet Sabovik

Date: 7/15/2026

For SOTS Use Only
Reviewed by: Click or tap here to enter name.
Date: Click or tap to enter a date.
Comments:

3. FUNDING FOR HANDICAPPED DOOR AT COMMUNITY CENTER – LOCIP
ELIGIBLE

Move to add to the Capital Improvement Plan the purchase and installation of a handicapped door at the community center in an amount of _____ with funding to come from LoCIP.

Backup to come

4. JULY STATUTORY REFUNDS

Move that the report of the Tax Collector relative to the refund of taxes for a total amount of \$3,395.75 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector with funds to come from the Statutory Refunds Account 001-0000-311.13.00.

(Supporting documentation from the Tax Collector is on file with the agenda in the Town Clerk's Office)

CITY OF SHELTON As Of Date 07/01/2026 Cash Type : CITY
Year 2010 To 2026 Dist To Order By Bill Number Include Susp : No S
S-D Name Tax Paid Int Paid

Date: 07/01/2026 Page: 1
t No Tax/Def : All Terminal #: All
Tot Paid Bank Prop Loc./Vehicle

2,839.00	+
260.00	+
147.94	+
33.33	+
72.02	+
43.46	+
<u>3,395.75</u>	o

Subj 2022
Refunds

0006

5. FUNDING FOR VETERANS & FIRST RESPONDERS CENTER IN TRUMBULL

Move to appropriate an amount of \$75,000 for the construction of the new Veterans and First Responders Center located at 1 Veterans Circle in Trumbull to service veterans and first responders from the Shelton, Trumbull, Monroe, Easton and Redding areas, with funding to come from General Fund Surplus.

Mayor Mark Lauretti
Shelton City Hall
54 Hill St.
Shelton, CT 06484
June 2, 2026

Re: Trumbull Veterans & First Responders Center

Dear Mayor,

As you are aware VFW Post 10059, which is comprised of members from Shelton, Trumbull, Monroe, Easton and Redding, along with American Legion Post 141 has begun construction of a new facility on 1 Veterans Circle in Trumbull. Funding for the center has come from bonding, grants and donations received from the Federal Government, State of Connecticut, town of Trumbull, corporations and private citizens.

The commander of VFW Post 10059 is a Shelton resident, Graham Bisset, and 30% of the Post's membership is from Shelton. In addition over 70 Shelton residents have purchased plaques honoring members of their family and several others have made donations to secure naming rights in the new building.

This center was conceived and designed to meet the many needs and challenges of the nearly 10,000 Veterans in our area. We will be partnering with Hartford Healthcare and the Veterans Administration to provide a wide range of services and support to the men and women who have served our nation.

In order to offset rising material costs the building committee has had to "value engineer" certain components of the building so we could hire a contractor for Phase II and resume construction. That construction began May 26th and we anticipate completion by year's end.

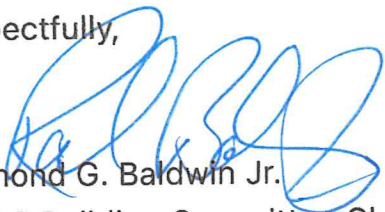
The town of Trumbull has already contributed \$900,000 to the project and, in addition, our public works department has provided "in kind" services to help offset costs.

Our request is for the city of Shelton to donate \$75,000 to the project so we can restore some of the important features we had to cut.

The City of Shelton would of course be recognized prominently in the building if you chose to make this donation.

If you require me to come and do a formal presentation I'm more than willing to do so.

Respectfully,



Raymond G. Baldwin Jr.

TVFRC Building Committee Chairman

6. HIDDEN MEADOW ESTATES OPEN SPACE CONVEYANCE

Move to authorize the purchase of 4.54 acres of open space as seen on attached map to be recorded in the Town Clerk's Office entitled "Record Subdivision Map prepared for Hidden Meadow Estates LLC MBL 162-1 Beardsley Road and 21 Jonathan Lane, Shelton, Connecticut" in an amount of \$_____ with funding to come from _____.

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

MEMORANDUM

To: City of Shelton Board of Alderman, Clerk of the Board
From: Kellie Vazzano, Administrative Assistant, City of Shelton
Date: July 15, 2026
Re: Acquisition of Parcel of Property

Hidden Meadow Estates LLC wishes to sell 4.54 acres of open space as outlined in green on the map attached hereto as Exhibit A and being a portion of the property commonly known as 0 Beardsley Road on assessor's card Map/Lot 161 1 (Exhibit B).

By way of reference, the property under consideration for purchase is contiguous to City of Shelton Open Space property Map/Lot 162 61 [6.36 acres] (Exhibit C).

Kellie A. Vazzano, Esq.
Administrative Assistant
Office of the Mayor of the City of Shelton

NOTES:

1. THIS STATE HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SERVING SECTION 20-300B-1 THROUGH 20-300B-20, AS REVISED BY THE CONNECTICUT DEPARTMENT OF REVENUE, 1997-1998.

2. THE INDEMNITY CATEGORY OF THIS STATE IS "GENERAL LIABILITY". THIS CATEGORY OF LIABILITY IS REQUIRED BY THE INDEMNITY TERMINALIZATION CATEGORY FOR INSURED PROPERTY.

3. THE CURRENT SURVEY OF HORIZONTAL ACCURACY CLASSES 1-2:

1. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS 1-2.

2. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS 1-2.

3. MEASUREMENTS ON THIS MAP ARE BASED ON THE CONNECTICUT STATE PLANNED AND CONTROLLED SURVEY.

4. THE UNDEVELOPED SURVEYED AREAS ON THIS MAP HAVE BEEN OBTAINED FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS, UNITED AERIAL PHOTOGRAPHS, AND OTHER SOURCES.

5. THE SURVEYOR MAKES NO GUARANTEE THAT THE CONNECTICUT UNITED STATES SHOWN CONFORMS WITH ALL SURVEY INFORMATION OR UNADJUSTED OR UNADJUSTED SURVEYS SHOWN ON THIS MAP.

6. THE UNDEVELOPED SURVEYED AREAS ON THIS MAP HAVE BEEN OBTAINED FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS, UNITED AERIAL PHOTOGRAPHS, AND OTHER SOURCES.

7. UNLESS NOTED OTHERWISE ON THIS STATE MAP, EACH MAP INFORMATION PROVIDED BY OTHERS.



Town of Shelton, CT

Property Listing Report

Exhibit B

Map Block Lot

162 1

Building #

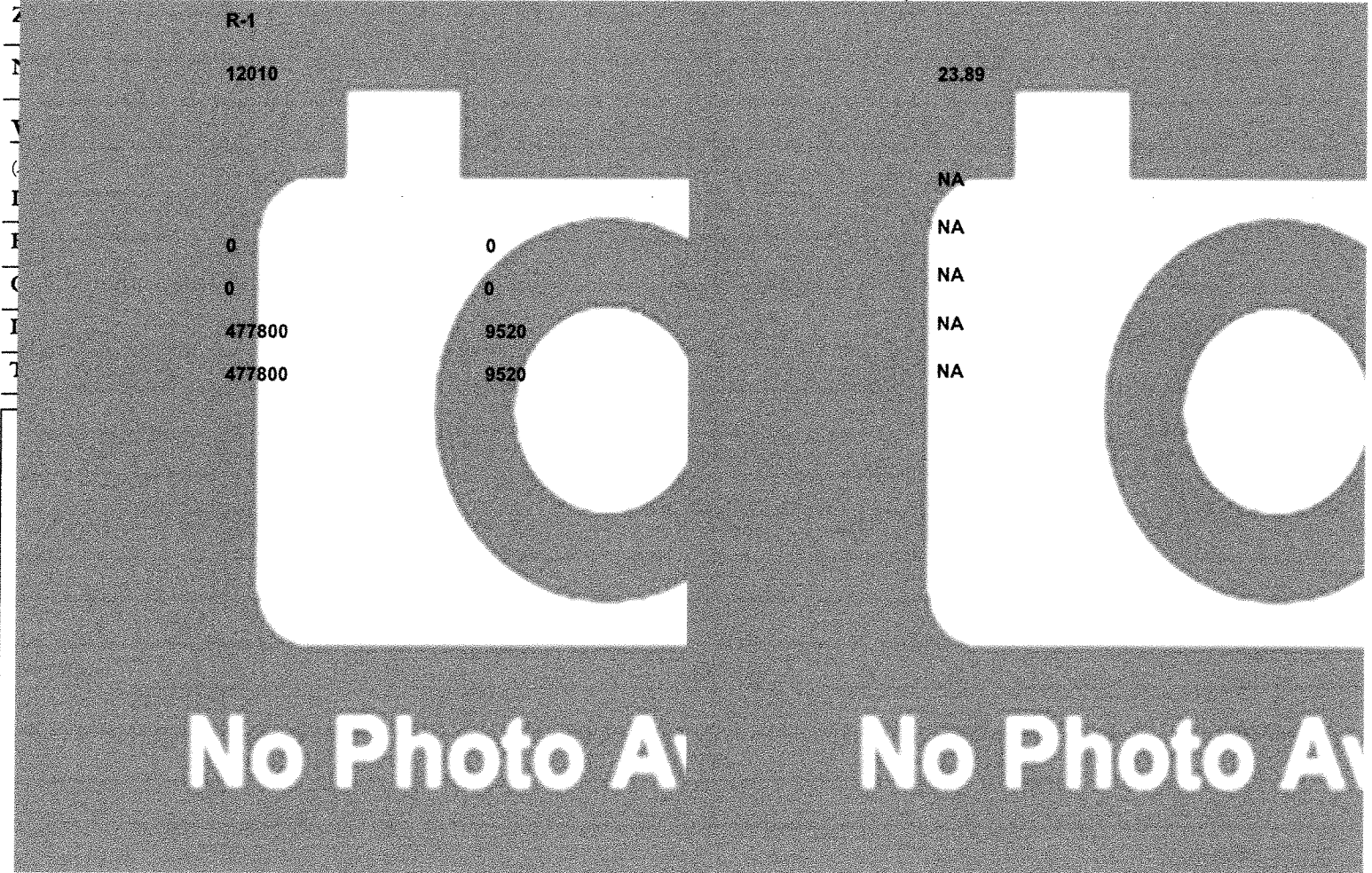
Unique Identifier

162 1

Property Information

Property Location	0 BEARDSLEY RD
Mailing Address	21 JONATHAN LA SHELTON CT 06484
Land Use	Residential

Owner	HIDDEN MEADOW ESTATES LLC
Co-Owner	
Book / Page	2776/0115
Land Class	Use Assessment



Primary Construction Details

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

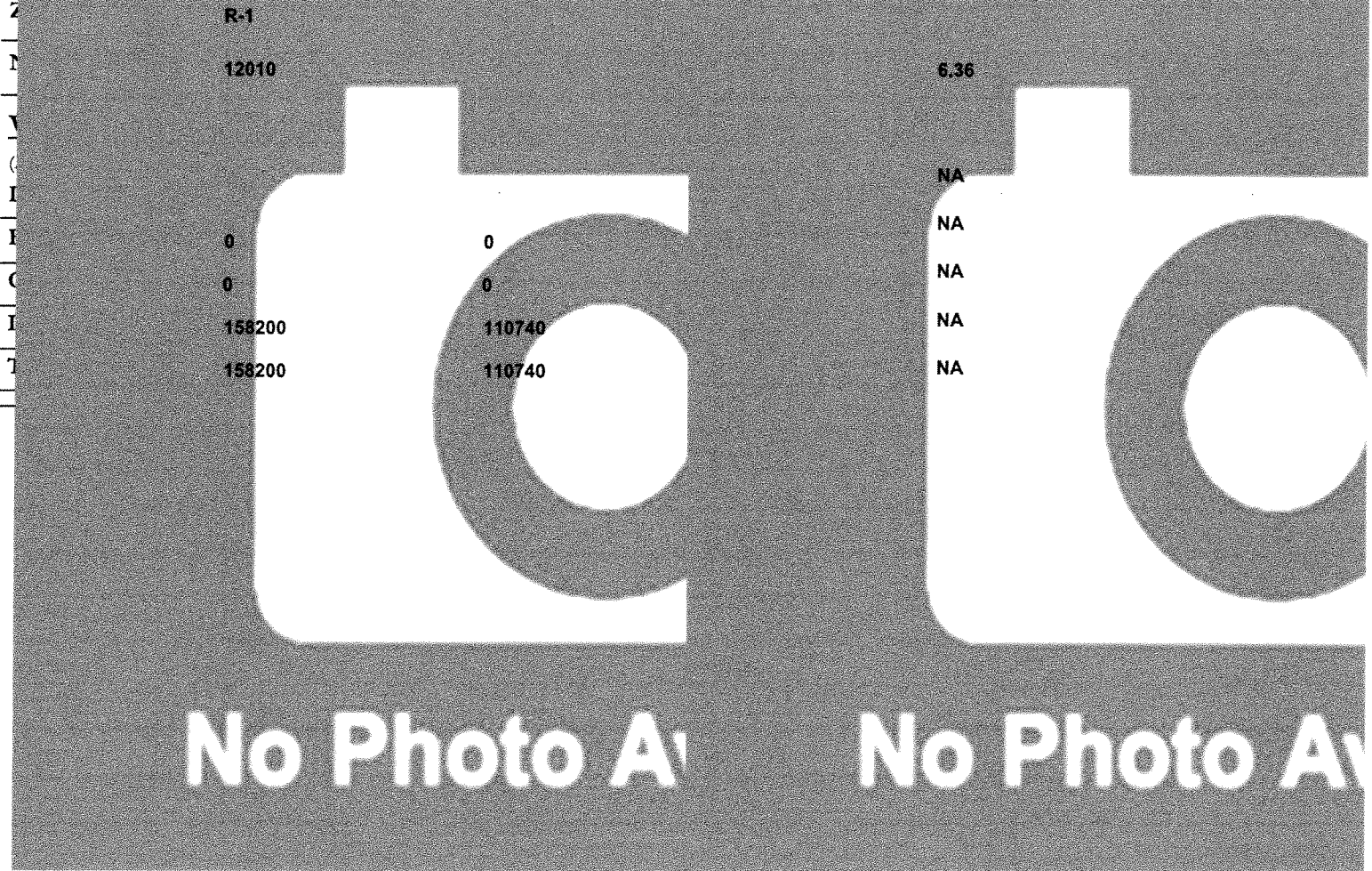
Building Use	
Building Condition	
Frame Type	
Fireplaces	
Bsmt Gar	
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	
Roof Style	
Roof Cover	

7/15/2026

**Property Information**

Property Location	0 BEARDSLEY RD
Mailing Address	54 HILL ST SHELTON CT 06484
Land Use	Residential Vacant Land

Owner	SHELTON CITY OF
Co-Owner	
Book / Page	2387/0299
Land Class	Vacant Land

**Primary Construction Details**

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

Building Use	
Building Condition	
Frame Type	
Fireplaces	
Bsmt Gar	
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	
Roof Style	
Roof Cover	

City of Shelton

Geographic Information System (GIS)



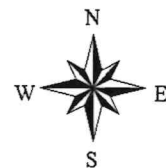
Date Printed: 7/15/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.

0 400 Feet



7. 784 RIVER ROAD PROPERTY PURCHASE & SALE

Motion to come



MEMORANDUM

To: Planning and Zoning Commission, c/o Alexandra Castro, Acting Planning & Zoning Administrator

From: Kellie A. Vazzano, Administrative Assistant, City of Shelton

Date: July 16, 2026

Re: Purchase of State Land – 784 River Road Assessor’s Map 12 Lot 38
Sale of City Land – 784 River Road Assessor’s Map 12 Lot 38

I am requesting an 8-24 Referral to the Planning and Zoning Commission for a favorable recommendation to purchase State of Connecticut property located at 784 River Road per Special Act 26-17 attached hereto as “Exhibit A” in the amount of \$350,000 plus the administrative costs of conveyance and to subsequently sell the property to the owner of Sports Center of Connecticut, the current occupant, in the amount of \$565,000 per the appraiser’s letter attached hereto as “Exhibit B”. The property is approximately 6.49 acres and highlighted in green on the Assessor’s Map attached hereto as “Exhibit C”. This property abuts the former landfill. The conveyances of this property will require that the state of Connecticut retain an easement to maintain monitoring wells on the property as part of the landfill’s post-closure requirements. I would appreciate it if you could schedule this for your next meeting. If you have any questions, I would be happy to answer them. Thank you for your consideration.

Kellie A. Vazzano, Esq.
Administrative Assistant
Office of the Mayor
City of Shelton

Cc: Mayor Mark A. Lauretti
Bernard Simons, Acting President of the Board of Aldermen

Exhibit A



Substitute House Bill No. 5575

Special Act No. 26-17

AN ACT CONVEYING A PARCEL OF STATE LAND TO THE CITY OF SHELTON.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (*Effective from passage*) (a) Notwithstanding any provision of the general statutes, the Commissioner of Administrative Services shall convey to the city of Shelton a parcel of land located in the city of Shelton, at a cost equal to **three hundred fifty thousand dollars, plus the administrative costs of making such conveyance.** Said parcel of land has an area of **approximately 6.49 acres,** is identified as the parcel of land located at **784 River Road** and is further identified as **Lot 38** on city of Shelton Tax Assessor's **Map 12.** The conveyance shall be subject to the approval of the State Properties Review Board.

(b) **The state shall retain an easement for purposes of allowing staff and consultants of the Department of Energy and Environmental Protection to maintain monitoring wells on said parcel and conduct post-closure monitoring activities pertaining to the adjacent closed landfill.**

(c) The State Properties Review Board shall complete its review of the conveyance of said parcel of land not later than thirty days after it receives a proposed agreement from the Department of Administrative

Substitute House Bill No. 5575

Services. The land shall remain under the care and control of said department until a conveyance is made in accordance with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Administrative Services shall have the sole responsibility for all other incidents of such conveyance.

Governor's Action:

Approved June 4, 2026



General Assembly

Substitute Bill No. 5575

February Session, 2026



AN ACT CONVEYING A PARCEL OF STATE LAND TO THE CITY OF SHELTON.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 Section 1. (*Effective from passage*) (a) Notwithstanding any provision
2 of the general statutes, the Commissioner of Administrative Services
3 shall convey to the city of Shelton a parcel of land located in the city of
4 Shelton, at a cost equal to three hundred fifty thousand dollars, plus the
5 administrative costs of making such conveyance. Said parcel of land has
6 an area of approximately 6.49 acres, is identified as the parcel of land
7 located at 784 River Road and is further identified as Lot 38 on city of
8 Shelton Tax Assessor's Map 12. The conveyance shall be subject to the
9 approval of the State Properties Review Board.
- 10 (b) The state shall retain an easement for purposes of allowing staff
11 and consultants of the Department of Energy and Environmental
12 Protection to maintain monitoring wells on said parcel and conduct
13 post-closure monitoring activities pertaining to the adjacent closed
14 landfill.
- 15 (c) The State Properties Review Board shall complete its review of the
16 conveyance of said parcel of land not later than thirty days after it
17 receives a proposed agreement from the Department of Administrative
18 Services. The land shall remain under the care and control of said

Vote for HB-5575 Sequence Number 312

Taken on 5/6

The following is the result of the vote at 3:21 a.m.:

Total Number Voting	36
Necessary for Adoption	19
Those voting Yea.....	36
Those voting Nay	0
Those absent and not voting	0

The following is the roll call vote:

Y	1	JOHN W. FONFARA	Y	19	CATHERINE A. OSTEN
Y	2	DOUGLAS MCCRORY	Y	20	MARTHA MARX
Y	3	SAUD ANWAR	Y	21	JASON PERILLO
Y	4	MD RAHMAN	Y	22	SUJATA GADKAR-WILCOX
Y	5	DEREK SLAP	Y	23	HERRON GASTON
Y	6	RICK LOPES	Y	24	JULIE KUSHNER
Y	7	JOHN A. KISSEL	Y	25	BOB DUFF
Y	8	PAUL HONIG	Y	26	CECI MAHER
Y	9	MATTHEW L. LESSER	Y	27	PATRICIA BILLIE MILLER
Y	10	GARY WINFIELD	Y	28	TONY HWANG
Y	11	MARTIN M. LOONEY	Y	29	MAE FLEXER
Y	12	CHRISTINE COHEN	Y	30	STEPHEN HARDING
Y	13	JAN HOCHADEL	Y	31	HENRI MARTIN
Y	14	JAMES MARONEY	Y	32	ERIC C. BERTHEL
Y	15	JOAN V. HARTLEY	Y	33	NORMAN NEEDLEMAN
Y	16	ROB SAMPSON	Y	34	PAUL CICARELLA
Y	17	JORGE CABRERA	Y	35	JEFF GORDON
Y	18	HEATHER S. SOMERS	Y	36	RYAN FAZIO

Vote for HB-5575 Roll Call Number 161

Taken on 04/30

The Speaker ordered the vote be taken by roll call at 4:42 p.m.

The following is the result of the vote:

Total Number Voting	149
Necessary for Passage	75
Those voting Yea	149
Those voting Nay	0
Those absent and not voting.....	2

The following is the roll call vote:

Y	ALLIE-BRENNAN	Y	HUGHES	Y	TURCO	Y	O'DEA
Y	ARZENO	Y	JACOBSON	Y	WALKER	Y	PAVALOCK-D'AMATO
Y	BAKER	Y	JOHNSON, D.	Y	WELANDER	Y	PISCOPO
Y	BARRY	Y	JOHNSON, S.	Y	WILSON	Y	PIZZUTO
Y	BELTON	Y	KAVROS DEGRAW	Y	WINTER	Y	POLLETTA
Y	BERGER-GIRVALO	Y	KEITT	Y	WOOD	Y	REDDINGTON-HUGHES
Y	BIGGINS	Y	KHAN			Y	ROMANO
Y	BLUMENTHAL	Y	LAMARK MUIR			Y	RUTIGLIANO
Y	BOYD	Y	LEEPER	Y	ACKERT	Y	SCOTT
Y	BROWN, K.	Y	LEMAR	Y	ANDERSON	Y	STEWART
Y	BROWN, M.	Y	LUXENBERG	Y	ANISKOVICH	Y	VAIL
Y	BUMGARDNER	Y	MARTINEZ, R.	Y	BOLINSKY	Y	VEACH
Y	CHAFEE	Y	MCCARTHY VAHEY	Y	BRONKO	Y	WEIR
X	COLLINS MAIN	Y	MCGEE	Y	BUCHSBAUM	Y	YACCARINO
Y	COMEY	Y	MENAPACE	Y	BUCKBEE	Y	ZAWISTOWSKI
Y	CONCEPCION	Y	MESKERS	Y	CALLAHAN	Y	ZULLO
Y	CONSTANTINE	Y	MORRIN BELLO	Y	CANDELORA, V.	X	ZUPKUS
Y	DATHAN	Y	NAPOLI	Y	CANINO		
Y	DEFRONZO	Y	OSBORNE	Y	CARNEY		
Y	DELANY	Y	PARIS	Y	CARPINO		
Y	DEMICO	Y	PARKER	Y	CASE	Y	RITTER
Y	DIGIOVANCARLO	Y	PEMBERTON	Y	COURPAS		
Y	DILLON	Y	POULOS	Y	DAUPHINAIS		
Y	DOUCETTE	Y	QUINN	Y	DECAPRIO	Y	CANDELARIA, J.
Y	EXUM	Y	RADER	Y	DELNICKI	Y	GODFREY
Y	FARRAR	Y	ROBERTS	Y	DUBITSKY	Y	HALL, J.
Y	FAZZINO	Y	ROCHELLE	Y	FISHBEIN	Y	REYES
Y	FELIPE	Y	ROJAS	Y	FONCELLO	Y	ROSARIO
Y	FORTIER	Y	SANCHEZ, E.	Y	HAINES	Y	SANTIAGO
Y	FOSTER	Y	SANCHEZ, I.	Y	HALL, C.		
Y	GAIEWSKI	Y	SANCHEZ, J.	Y	HOWARD	Y	BUTLER
Y	GARIBAY	Y	SANTANELLA	Y	HOXHA	Y	GONZALEZ
Y	GAUTHIER	Y	SANTOS	Y	JENSEN	Y	MUSHINSKY
Y	GEE	Y	SHAKE	Y	KENNEDY	Y	PAOLILLO
Y	GENGA	Y	SHANNON	Y	KLARIDES-DITRIA		
Y	GILCHREST	Y	SIMMS	Y	LANOUE	Y	ELLIOTT
Y	GUCKER	Y	SMITH	Y	MARRA	Y	GIBSON
Y	HADDAD	Y	STAFSTROM	Y	MASTROFRANCESCO	Y	GRESKO
Y	HEFFERNAN	Y	STEINBERG	Y	MCGORTY, B.	Y	LINEHAN
Y	HORN	Y	SWEET	Y	NUCCIO	Y	NOLAN

Exhibit B

BALDWIN PEARSON
& COMPANY, INCORPORATED

Realtors

REPLY TO:
P.O. Box 744
BRIDGEPORT, CT 06604

10 MIDDLE STREET • BRIDGEPORT, CT 06604 • (203) 335-5117 • FAX (203) 335-5119

June 3, 2024

Mayor Mark Lauretti
City of Shelton
54 Hill Street
Shelton, Connecticut 06484

Re: 784 River Road
Shelton, Connecticut
Materials Innovation & Recycling Authority
Appraisal of Land

Dear Mayor Lauretti,

In accordance with your request, I have completed an Appraisal of the above captioned property. The purpose of this Appraisal is to estimate the Market Value of the Fee Simple Estate of the underlying land area, only as of December 15, 2023. The intended users of this report are the above referenced clients. The effective date of these analyses is December 15, 2023, the date of the most recent inspection. The opinion of value stated in this report is based upon the Sales Comparison Approach, and the value state is in Fee Simple Estate of the underlying land. Market valuation is considered herein according to Highest and Best Use, as the underlying vacant land is best valued by this method.

The undersigned appraisers certify that this Appraisal Report has been prepared in conformance with the Uniform Standard of Professional Appraisal Practice (USPAP), and conforms to the standards of the Appraisal Institute.

The subject is located in the southeasterly section of Shelton, approaching the Stratford town line. The property consists of an elongated, rectangular shape parcel with dimensions totaling 6.49 acres. The subject is situated on the east side of River Road, about 1,070 feet north of Long Hill Avenue; with the rear boundary fronting along the Housatonic River. Site has minimal rolling contours throughout, with a downward slope in the easternmost portion down to the Housatonic River. Improvements are situated in the western portion and comprised of a portion of the Golf Center/Clubhouse with two level driving range, as well as batting cages with supporting paved parking area in the front.

Subject is a part of adjacent property known as "*Sports Center of Connecticut*" which also includes skating rinks, fitness center, bowling alleys, and a host of other complementary activities.

Appraisal herein reflects market value of the underlying land only.

The property is situated in a Planned Development District (PDD #30), which is an overlay, sub-category of underlying Industrial (IA-2). PDD#30 pertains to the specific use of "*Sports Center of Connecticut*" facility and redevelopment of the underlying land for a general user in the market place would fall under IA-2 category.

As a result of my market research, and the application of acceptable Appraisal procedures, it is my opinion that the Market Value of the Fee Simple Estate of the underlying land only as of December 15, 2023 is:

\$565,000

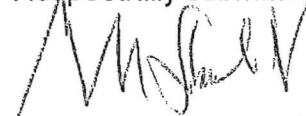
FIVE HUNDRED & SIXTY FIVE THOUSAND DOLLARS

This report has been prepared in accordance with regulations for Appraisal Reports as set forth under the Uniform Standards of Professional Appraisal Practice, as adopted by the Appraisal Institute. As such, it conforms to the Uniform Standards of Professional Appraisal Practice (USPAP) and with the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA).

The undersigned Appraiser of this report has the experience and competency to compete this report in accordance with the competency provision in the USPAP.

Your attention is invited to the Appraisal Report which follows and to the photographs and maps which area also made a part of this report.

Respectfully submitted,



George M. Shawah, Jr., MAI
President

RCG.0000557

Exp. Date: April 30, 2024.



City of Shelton

54 Hill Street

Shelton, Conn. 06484

203-924-1555

January 27, 2026

Shannon McCarthy, Esq.
Chief Legislative Attorney
Legislative Commissioners' Office
Legislative Office Building – Room 5500
Hartford, CT 06106

Re: Conveyance Request
784 River Road, Shelton

Dear Attorney McCarthy:

After review of the appraisal prepared by Baldwin Pearson for the City of Shelton dated December 15, 2023 and consideration of the current and future environmental impacts associated with this property, the Assessor's office supports the City of Shelton's request for conveyance of the property located at 784 River Road, Shelton in an amount of \$350,000.00.

If you have any further questions or require any additional information, please do not hesitate to contact this office at 203-924-1555 x1333.

Sincerely,

William H. Gaffney, Assessor



Exhibit C

Property Information

Property Location	784 RIVER RD
Mailing Address	784 RIVER RD SHELTON CT 06484
Land Use	Golf Course - Private
Zoning Code	PDD2
Neighborhood	21000

Owner	MIRA DISSOLUTION AUTHORITY
Co-Owner	
Book / Page	4233/1124
Land Class	Commercial
Census Tract	
Acreage	6.49

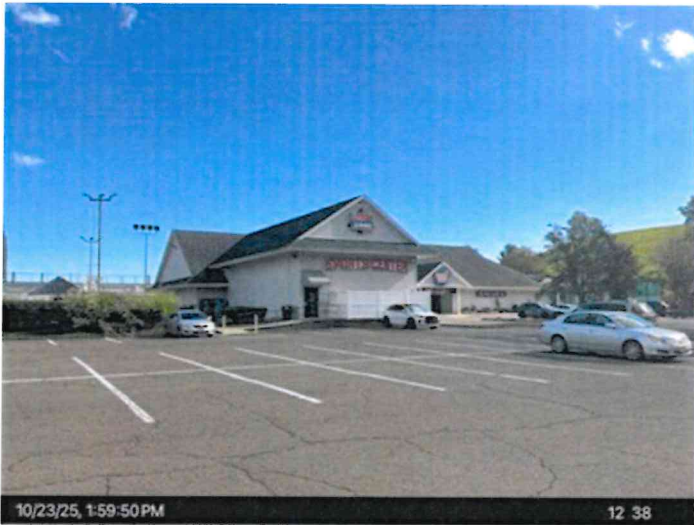
Valuation Summary

(Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed
Buildings	1027800	719460
Outbuildings	216700	151690
Land	1133200	793240
Total	2377700	1664390

Utility Information

Electric	NA
Gas	NA
Sewer	NA
Public Water	NA
Well	NA

Primary Construction Details

Year Built	1999
Building Desc.	Commercial
Building Style	
Stories	1
Exterior Walls	Wood Frame
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	0
Full Bathrooms	0
Half Bathrooms	0
Extra Fixtures	0
Total Rooms	0
Bath Style	NA
Kitchen Style	
Occupancy	0

Building Use	Club House
Building Condition	Average
Frame Type	3
Fireplaces	0
Bsmt Gar	0
Fin Bsmt Area	0
Fin Bsmt Quality	
Building Grade	0
Roof Style	Gable
Roof Cover	Arch Shingles

Town of Shelton, CT

Property Listing Report

Map Block Lot 12 38

Building # 1 Unique Identifier 12 38

Detached Outbuildings

Type	Description	Area (sq ft)	Condition	Year Built
Paving	Paving	14580	Average	1999
Golf	Range	150000	Average	1999
Golf	Range	225000	Average	1999

Attached Extra Features

Type	Description	Area (sq ft)	Condition	Year Built

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
MIRA DISSOLUTION AUTHORITY	4233_1124	5/10/2024	0
MATERIALS INNOVATION AND	3506_0227	9/11/2014	0
CONNECTICUT RESOURCES	1334_0139	2/28/1996	230000
CRUMP MARJORIE L	0251_0053	11/19/1971	0

City of Shelton

Geographic Information System (GIS)



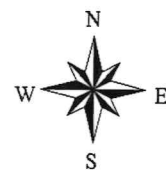
Date Printed: 7/15/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

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0 200
Feet



8. EVERSOURCE AGREEMENT FOR GAS MAIN - CONSTITUTION BLVD.
EXTENSION

Move to approve the agreement between City of Shelton and Eversource Energy to provide a natural gas main at an extension of Constitution Boulevard westward from Bridgeport Avenue to serve future tenants and property owners.

Further appropriate an amount of \$143,828 for project costs related to the installation with funding to come from _____.

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

ADJOURNMENT

Draft

NATURAL GAS INSTALLATION AGREEMENT – MAIN ONLY

THIS AGREEMENT (“Agreement”) is made and is effective as of this _____ day of _____, 2026 (“Effective Date”) by and between **YANKEE GAS SERVICES COMPANY d/b/a EVERSOURCE ENERGY**, a specially-chartered corporation organized and existing under the laws of the state of Connecticut with its principal place of business at 107 Selden Street, Berlin, Connecticut 06037 (the “Company”), and the **CITY OF SHELTON**, a municipal corporation organized and existing under the laws of the State of Connecticut, with offices located at 54 Hill Street, Shelton, Connecticut 06484 (the “City”), (collectively, the “Parties” and individually, each “Party”).

WHEREAS, the Company is a local gas distribution company that owns and operates a gas distribution system in the State of Connecticut including in the City of Shelton;

WHEREAS, the City proposes to develop a commercial and industrial business park (the “Project”) via an extension of Constitution Boulevard westward from Bridgeport Avenue (the “Property”) located in Shelton, Connecticut;

WHEREAS, the City has requested that the Company provide a natural gas main on the Property to serve future tenants and/or property owners within the Project;

WHEREAS, in response to said request and in accordance with the Terms and Conditions contained in this Agreement, the Company agrees to provide a natural gas main described in this Agreement (the “Main”) and the City agrees to purchase the Main for its Project which is or is to be located at the Property in accordance with the Terms and Conditions contained in this Agreement;

WHEREAS, the Company must construct, modify and/or install, at its expense, the Main to connect the Project to the natural gas distribution facilities of the Company (collectively, all costs incurred by the Company in connection with the Main – including installation, modifications, and connection costs – are hereinafter the “Project Costs”);

WHEREAS, the Company may be subject to certain regulatory requirements imposed by the Connecticut Public Utilities Regulatory Authority (“PURA”) with respect to such construction, modification, and/or installation and the Company shall have no obligation to commence or to continue such work until such requirements have been met; and

WHEREAS, this Agreement as such may be amended from time to time, are subject to all of the terms, conditions, and requirements imposed by PURA.

NOW, THEREFORE, in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and, subject to the Terms and Conditions contained in this Agreement, the Parties agree as follows:

1. MAIN PROVISIONS

1.1 MAIN INSTALLATION AND CITY CONTRIBUTION

(a) On or before the Effective Date and subject to the other provisions of this Agreement, the City shall pay to the Company ONE HUNDRED FORTY-THREE-EIGHT HUNDRED

TWENTY-EIGHT DOLLARS AND ZERO CENTS (\$143,828.00) toward the Project Costs as a contribution in aid of construction (the “Contribution Amount”). The Company shall have no obligation to perform under this Agreement, including, without limitation, the furnishing and installation of the Main, unless and until the Company has received any Contribution Amount (including those arising under Section 1.5) or other payment required under this Agreement in good and collectible funds. Subject to other provisions of this Agreement, the Company shall furnish and install the Main. The City agrees to provide all trenching, sand padding, and backfill for the above installation within the Property, in accordance with the standards contained in Attachment A to this Agreement. The Main shall at all times remain the property of the Company even after the expiration or termination of this Agreement, regardless of the manner of termination.

1.2 ADDITIONAL MAIN INSTALLATION PROVISIONS

(a) The Company shall serve the Property from Bridgeport Avenue, and the Main shall enter the property near its eastern border at a point to be mutually agreed upon by the Parties in the field. The Main shall terminate at a mutually agreed upon location on the Property that is suitable based on the location of the Project within the Property. The City shall provide all trenching, sand padding, and backfill within the Property for the above installations in accordance with Attachment A to this Agreement. The City, at its expense, shall provide temporary and permanent paving over the requisite Main installation areas within the Property.

(b) In the event that the Company and/or its contractors, during the installation of the Main, encounters toxic, contaminated, or polluted soils and other materials, or hazardous waste or material which are required by Applicable Law (as any such requirement may be reasonably interpreted by the Company) to be disposed of using specialized disposal or treatment techniques (collectively, “Environmental Materials”), the Company shall promptly notify the City. To the extent allowed by law, the Company shall stockpile the Environmental Materials in an on-site area designated by the City and shall not remove the Environmental Materials from the Property. The City shall be responsible for the removal, transportation, disposal, and treatment (collectively, “Environmental Remediation”) of the Environmental Materials in accordance with all Applicable Laws before the Company would be required to commence or continue with the installation of the Main. In no event shall the Company be deemed a “generator” of any of the Environmental Materials that it encounters in the performance of its work hereunder. In addition, the City shall indemnify, defend, and hold harmless the Company, its parent and affiliates, and their respective directors, trustees, officers, employees, and agents against any claim, fine, costs, judgments, fees, and/or any other liability arising from (or claimed to arise from) said Environmental Materials and/or Environmental Remediation.

(c) Upon reasonable notice to the Company, the City shall provide access for Company personnel and contractors to the Property for the performance of any of the Company’s construction, installation, and commissioning activities and any subsequent operation, maintenance, repair, or replacement of the Service Lines.

1.3 UNDERGROUND UTILITIES

If the conditions so warrant, the City shall notify the “Call Before You Dig” service or any successor agency to locate underground public utilities. It is the City’s responsibility to locate and mark all privately owned underground utilities (including those owned or controlled by the City or its affiliates), and/or other facilities, including but not limited to electric, water, sewer,

telecommunications, security, cable television, cooling, and steam lines located on or at the Property. Notwithstanding anything to the contrary contained in this Agreement, the Company will not be responsible for damage done by it to any privately owned underground facility on the Property where the City has not fully satisfied this marking requirement, or which has otherwise resulted from the City's negligence.

1.4 EASEMENT, LIEN SUBORDINATIONS, AND TITLE INSURANCE

Prior to the commencement of construction to install the Main, the City shall provide or secure, at no cost to the Company, any and all easements, rights and permits relating to the Project and needed by the Company for such Main and the Company's work. Accordingly and in addition to other Company requirements, for any easement and/or property rights required hereby or under, the Company shall require that the City secure, in favor of the Company, to the Company's reasonable satisfaction and at the sole expense of the City: (i) the subordination of any and all liens or other interests which encumber any part of the Property that is subject to the Company's easement or rights, or which otherwise affect the Main; and (ii) a title insurance policy, in an amount, form, and substance reasonably acceptable to the Company (which shall include affirmative coverage over prior encumbrances pursuant to standard Company language), insuring any easement required under this Agreement. In such event, the City shall satisfy the Company's request to provide title insurance, and as part of such obligation the City shall also execute and/or, if necessary, secure the execution by others of, any and all title affidavits and the like that are customarily required in the issuance/procurement of such insurance.

1.5 UNFORESEEN CIRCUMSTANCES AND DELAYS; PROJECT TRUE-UP

(a) For any delays in the Company's construction activities hereunder to the extent caused by the City, its contractors or agents, or their respective employees or representatives, there shall be an equitable adjustment in the Contribution Amount in the form of a payment by the City of a Contribution Amount (or an additional Contribution Amount, whatever the case may be) to reasonably compensate the Company for any increase in expenses attributable to such delays.

(b) In the event there occurs a change in the scope of the Company's plans to install the Main (for example, and without limitation, changes in the previously agreed-upon location of the Main at the Property) which is requested by the City, its contractors or agents, or their respective employees or representatives, or required by any and all laws governing the City or the Company and/or their respective activities – whether any such change or changes occur(s) prior to or after commencement of said installation activities – and which result(s) in an increase in the Project Cost, the Company reserves the right to reexamine the Project Cost and require a Contribution Amount from the City if the Company determines such Contribution Amount necessary.

(c) In addition, the City acknowledges and agrees that said cost estimate for bringing the Main to the Project does not include work done by or on behalf of the Company during hours outside the ordinary course (e.g., work during weekdays at night – after 4pm, during weekends and/or holidays, and work under changed legal and/or regulatory requirements/directives) would be considered "outside the ordinary course". In the event the Company is requested by City or is required by applicable law including, without limitation, permit conditions and orders of legal authorities, to perform such work (or have such work performed) outside the ordinary course, and notwithstanding the provision of subparagraph 1.9(a) above, then the Company hereby also reserves the right to charge

the City for the incremental cost of such work (e.g., overtime, extra police/flagmen, extra lighting costs, and related overheads) reasonably incurred by the Company.

(d) Upon completion of the Company's scope to install the Main, the Company shall calculate the difference between the original cost estimate used by the Company to determine the City's Contribution Amount and the actual, reasonable, and documented Project Costs incurred and/or paid by the Company. The Company shall use the updated Project Costs to determine the updated Contribution Amount owed by the City. The Company shall send such calculation to the City for the City's review along with documentation supporting such actual, reasonable, and documented Project Costs. Within thirty (30) days after receipt of such calculation and all supporting documentation, the City shall confirm or object thereto and provide its reasons in the case of objection, and the Parties shall attempt to resolve any such disputes in good faith.

(e) In the event the City does not pay to the Company the additional sum required under pursuant to subparagraphs 1.9(a) and/or 1.9(b) above within ten (10) days of the Company's request therefor, the Company shall have right, without liability, to suspend its performance hereunder, terminate the Service, and/or terminate the Agreement.

2. IN-SERVICE, TERM, AND TERMINATION

2.1 The Company shall endeavor to energize the Main and make it available for service under the terms of this Agreement on or before December 31, 2026. The City, or any property owners and/or tenants occupying the Project shall sign Service Agreements with the Company on or before December 31, 2027 (the "Service Deadline").

2.2 In the event that no Service Agreements have been signed with the Company on the Service Deadline, the Company reserves the right to terminate this Agreement, disconnect and abandon the Main, with all costs incurred for disconnection and abandonment to be paid by the City.

2.3 The Company may also, at its sole option, terminate this Agreement, suspend the Company's performance hereunder (including, without limitation, the installation and/or energizing of the Main), and/or exercise and/or pursue any other remedy available under this Agreement and/or under the law, including the City's rights (but not the City's obligations) under this Agreement, in the event that the City fails to pay any charge or bill when due under this Agreement.

2.4 In the event the Company terminates this Agreement in accordance with Section 2.2 or any other provisions of this Agreement, or otherwise in accordance with any applicable laws, the Company shall then be entitled to all remedies available under this Agreement and/or under the law, including, without limitation, any and all of the following: (a) termination of any work provided hereunder; (b) payment by the City of all reasonable sums expended or incurred by the Company in connection with any action or suit to collect payment or remedy a default under this Agreement, including reasonable attorneys' fees and court costs; (c) payment by the City of any amounts due and payable under this Agreement including, without limitation, its agreement hereby to reimburse the Company for any and all reasonable costs incurred by the Company to provide the Main (such as the costs to procure, construct, install, and commission the Main); and (d) notwithstanding any other provision found in this Agreement, any and all other damages available under this Agreement and/or under the law. The City hereby acknowledges and agrees: (i) that no single or partial exercise by the Company of any right or remedy available to it under this Agreement and/or under the law shall

preclude any other or further exercise thereof or of any other right or remedy; and (ii) any right and remedy available to the Company under this Agreement and/or otherwise under the law shall survive any termination or expiration of this Agreement.

3. INDEMNIFICATION

3.1 The City agrees to indemnify, defend, and hold harmless the Company, its parent and affiliates, and their respective directors, trustees, officers, employees, and agents against any liability arising from (or claimed to arise from) or caused by the negligent acts or willful misconduct of the City, its employees, representatives, contractors, or agents. This agreement to indemnify includes the City's agreement to pay reasonable attorneys' fees and court costs. The obligations hereunder shall survive the termination or expiration of the Agreement.

4. INSURANCE

4.1 Each Party shall maintain, at all times, comprehensive general liability and casualty insurance in amounts of coverage commensurate with the activities contemplated herein and worker's compensation insurance within statutory limits. The Company shall maintain insurance for the Main. The Company may self-insure for any or all of its obligations under this Section. Each Party can require satisfactory proof of the required insurance as described herein from the other Party.

5. FORCE MAJEURE

5.1 The Company shall not be responsible for any failure or delay in the performance of any obligation hereunder if such failure or delay is due to a cause beyond the Company's reasonable control, including, but not limited to: acts of God, labor disputes, riots, terrorism, pandemic, war, or compliance with any applicable law adopted or enacted after the Effective Date. The Company, in claiming such force majeure, shall give timely notice to the City and shall use due diligence to remedy the situation. Such force majeure shall not relieve the Company in the event of its concurrent negligence or in the event of its failure to use due diligence and remove the cause of the force majeure in an adequate manner and with all reasonable dispatch. Moreover, nothing in this Agreement (including this Section) however shall relieve the City of its obligations to pay any charge or charges under this Agreement including charges under the Tariff such as those for delivery service, and, if applicable, for commodity service.

6. NOTICE

6.1 Any and all notices or other communications required or permitted by this Agreement or by law to be served on or given to the Company or the City by the other Party to this Agreement, shall be via one or more of the following methods: (i) hand delivered; (ii) sent postage prepaid by first-class mail; or (iii) sent by electronic mail, the receipt of which is acknowledged by the recipient:

<u>if to the Company:</u> Melissa Fuller	<u>if to the Customer:</u> Mark A. Lauretti
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Senior Account Executive, Customer Thermal Solutions Yankee Gas Services Company 47 Eagle Street Waterbury, CT 06708 Phone No: (203) 596-3093 Email: melissa.fuller@eversource.com	Mayor City of Shelton 54 Hill Street Shelton, CT 06484 Phone No: (203) 924-1555 ext.1337X Email: shelton01@cityofshelton.org
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7. ASSIGNMENT

7.1 Subject to other provisions in this Agreement that are applicable, this Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, and the words “Company” and “City”, respectively, shall be construed to include their respective successors and permitted assigns.

7.2 The Company may assign this Agreement or any rights or obligations hereunder, subject to any applicable provisions of any law or regulation, or an order of PURA.

7.3 The City may not assign this Agreement or any rights or obligations hereunder (although no partial assignments by City are permitted under any circumstance) at any time without the prior written consent of the Company, which consent shall be within the sole and absolute discretion of the Company.

7.4 Any consent to assignment granted by the Company under the terms of this Article 7 may be subject to certain conditions, such as the creditworthiness of the proposed assignee and other conditions reasonably required by the Company. Any such consent would be detailed in a definitive written consent and assumption agreement that would require execution by the Company, the City, and City’s assignee. Any assignment or attempt to assign this Agreement or any such right or obligation by the City in violation of the provisions contained in this Article 7 shall, at the option of the Company, be null and void and shall constitute a default under this Agreement.

8. APPLICABLE LAW AND JURISDICTION

8.1 This Agreement shall be governed and construed in accordance with the laws of the State of Connecticut without giving effect to any choice or conflict of law provision or rule (whether of Connecticut or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than Connecticut. Without diminishing any applicable and competent jurisdiction of PURA relating to this Agreement or the service provided hereunder, each Party hereto consents to the jurisdiction and venue of the federal and state courts of competent jurisdiction located in Connecticut.

9. SEVERABILITY

9.1 The invalidity of one or more of the phrases, sentences, or clauses contained in this Agreement shall not affect the validity or enforceability of the remaining portions so long as the material purposes of this Agreement can be determined and effectuated. If any portion of this

Agreement may be interpreted in two or more ways, one of which would render the portion invalid or inconsistent with the rest of this Agreement, it shall be interpreted to render such portion valid or consistent.

10. PREJUDGMENT WAIVER

10.1 THE CITY HEREBY REPRESENTS, CONVENANTS, AND AGREES THAT THE TRANSACTION OF WHICH THIS AGREEMENT IS A PART IS A “COMMERCIAL TRANSACTION” AS DEFINED BY THE STATUTES OF THE STATE OF CONNECTICUT. THE CITY HEREBY WAIVES ALL RIGHTS TO NOTICE AND PRIOR COURT HEARING OR COURT ORDER UNDER CONNECTICUT GENERAL STATUTES, SECTIONS 52-278a, *ET SEQ.*, AS AMENDED, OR UNDER ANY OTHER STATE OR FEDERAL LAW WITH RESPECT TO ANY AND ALL PREJUDGMENT REMEDIES THE COMPANY MAY EMPLOY TO ENFORCE ITS RIGHTS AND REMEDIES HEREUNDER. THE CITY FURTHER HEREBY WAIVES ANY REQUIREMENT OR OBLIGATION OF THE COMPANY TO POST A BOND OR OTHER SECURITY IN CONNECTION WITH ANY PREJUDGMENT REMEDY OBTAINED BY THE COMPANY.

11. WAIVER OF JURY TRIAL

11.1 THE COMPANY AND THE CITY EACH HEREBY WAIVES TRIAL BY JURY IN ANY COURT IN ANY SUIT, ACTION, OR PROCEEDING ON ANY MATTER ARISING IN CONNECTION WITH OR IN ANY WAY RELATED TO THIS AGREEMENT AND/OR THE DEFENSE OR ENFORCEMENT OF ANY OF SAID PARTIES’ RESPECTIVE RIGHTS AND REMEDIES, INCLUDING, WITHOUT LIMITATION, TORT CLAIMS. EACH PARTY HEREBY ACKNOWLEDGES THAT IT MAKES THIS WAIVER KNOWINGLY, VOLUNTARILY, AND ONLY AFTER EXTENSIVE CONSIDERATION OF THE RAMIFICATIONS OF THIS WAIVER WITH ITS ATTORNEYS.

12. ADVERSE GOVERNMENTAL ACTIONS

12.1 Notwithstanding anything to the contrary contained in this Agreement, if at any time during the Term of this Agreement, PURA or any other governmental agency or body having competent jurisdiction over the Company, the City, the Main, or this Agreement, takes an action whereby this Agreement or any material term hereof is prohibited or made subject to terms and conditions that would, in the reasonable opinion of the Company, render the performance of this Agreement impossible or would frustrate the purpose of this Agreement for the Company (“Adverse Governmental Action”), then the Company shall immediately attempt to renegotiate in good faith with the City such terms of the Agreement as are reasonably necessary to: (i) eliminate the effect of the Adverse Governmental Action; and (ii) mitigate or otherwise remedy the adverse effect so as to carry out the intent of this Agreement, if possible. If the Company and the City are unable to reach, after thirty (30) days following the commencement of such renegotiations, mutual agreement on the renegotiated terms, then either Party shall have the right (but not the obligation) to terminate this Agreement. Such termination shall be effective on the first of the month immediately following the

Adverse Governmental Action. Such termination shall in no way relieve the City of any of its obligations under this Agreement that have been incurred on or before the effective date of such cancellation or termination, including, without limitation, accrued charges for Service.

13. MISCELLANEOUS

13.1 This Agreement signed by both Parties constitutes the entire agreement between the Parties and can only be amended or modified in a writing signed by authorized representatives of each Party. This Agreement supersedes all prior and contemporaneous agreements, understandings, negotiations, and discussions, whether oral or written of the Parties, including agreements made by any of its predecessors in interest, which concern gas service supplied to the Project except that no obligation or liability incurred by the City under any existing and/or prior agreement with the Company with respect to gas service to the Property shall be affected by this Agreement. Any and all representations, promises, warranties, or statements by the Company's employees or agents that differ in any way from the terms of this written Agreement shall be given no force or effect.

13.2 Technical terms used in this Agreement which are not defined either herein have the meaning customarily accorded them in the natural gas industry.

13.3 The submission by Company to City of this Agreement in unsigned form shall be deemed to be a submission solely for City's consideration and not for acceptance and execution. Such submission shall have no binding force and effect, shall not constitute an option or offer, and shall not confer any rights upon City or impose any obligations on Company irrespective of any reliance thereon, change of position, or partial performance. The explicit submission by Company of this Agreement for execution by City, and the actual execution and delivery thereof by City to Company shall similarly have no binding force and effect on the Company unless and until the Company's Manager of Strategic Sales and Account Management, or an officer of the Company, shall have executed this Agreement. The Company, at its option, may require proof of the authority of the City's signatory.

13.4 It is the City's responsibility to notify its contractors, architects, engineers, construction managers, and any of its other agents about the construction, engineering, and other technical requirements contained in this Agreement.

13.5 EACH PARTY ACKNOWLEDGES AND AGREES THAT, UNDER NO CIRCUMSTANCE, SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, PUNITIVE, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, INCLUDING, BUT NOT LIMITED TO: PERSONAL INJURY, PROPERTY DAMAGE, DAMAGE TO OR LOSS OF EQUIPMENT, LOST PROFITS OR REVENUE, COST OF REPLACEMENT ENERGY OR FUEL, AND OTHER ADDITIONAL EXPENSES, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES – IT BEING THE INTENTION OF THIS PROVISION TO LIMIT LIABILITY TO DIRECT DAMAGES ONLY.

13.6 All recitals found on Page 1 hereof are incorporated herein and made a part of this Agreement.

13.7 In order to secure in part the obligations of the City under this Agreement, the Company may require that the City pay a security deposit and deliver same with the Company before

the commencement or continuation of service under this Agreement. The amount of such deposit shall be determined by the Company and calculated in accordance with PURA regulations and any applicable deposit policies of the Company.

13.8 Whenever the Company determines that reasonable grounds for insecurity arise with respect to the performance of the City during the period under this Agreement prior to the commission of the Main, the Company shall have the right to demand, in writing, reasonable adequate assurance of due performance hereunder by the City, and, until the Company receives such assurance in writing from the City, and with such assurance being adequate and provided with reasonable detail as reasonably determined by the Company, the Company may suspend its performance under this Agreement without owing any liability to the City. Failure by the City to provide such adequate assurance in accordance with the above within thirty (30) days of the date of such demand shall give rise to a default by the City under this Agreement.

13.9 This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute but one and the same agreement.

13.10 The undersigned officer of the City, on his/her own behalf and on behalf of the City, hereby represents and warrants that s/he is a duly authorized officer of the City and that his/her execution and delivery of this Agreement is within the scope of his/her actual authority as such officer of the City.

[Signature Page follows]

IN WITNESS WHEREOF, the Company and the City have caused this Agreement to be signed in their names and on their behalf, respectively, by the persons duly authorized as of the Effective Date.

**YANKEE GAS SERVICES COMPANY
d/b/a EVERSOURCE ENERGY**

Witness: _____

By: _____

Its: _____

Date: _____
Duly Authorized

CITY OF SHELTON

Witness: _____

By: _____

Its: _____

Date: _____
Duly Authorized

ATTACHMENT A

SPECIFICATIONS

(Adapted from Eversource Gas Construction Standards)

1. MAINS & SERVICES

1.1 Location & Identification

1.1.1 A minimum vertical clearance of 1' shall be maintained between the gas facilities and any other underground facility.

1.1.2 A minimum horizontal clearance of 12 inches shall be maintained between the gas facilities and any other underground facilities and/or aboveground facilities.

1.1.3 Where practical, services should run straight from main to meter location. Diagonal installations which wander should be avoided. Facilities will be installed in straight lines with right angle corners.

1.1.4 If a sleeve is to be installed, tracing wire (provided by the Company) shall be installed along the *outside* of the sleeve.

1.1.5 An identification tape shall be buried a minimum of one foot below grade or deeper and a minimum of one foot above the top of all gas mains, services, and sleeves.

1.1.6 The contractor/excavator shall endeavor to provide multiple service openings per/day and have the opening(s) completed prior to the arrival of the Company installation crew or as directed by the Company representative.

1.2 Trenching (Excavating)

1.2.1 All excavation work will be in accordance with the direction of the Company and in compliance with the regulations of the authorities having jurisdiction over the streets, alleys, rights-of-way, or properties where the work is to be executed.

1.2.2 The gas main trench shall be a minimum of 18" wide.

1.2.3 The gas service trench shall be a minimum of 1' wide and 30" deep.

1.2.4 The bottom of the trench shall be free of clods, rocks or other sharp objects.

1.2.5 Prior to the installation of the pipe, sand padding shall be installed, a minimum of 4" (measured after compaction.)

1.3 Backfill

1.3.1 Sand padding above the gas pipe shall be a minimum of 8" (measured after compaction).

1.3.1.1 Sand shall consist of clean, hard, durable, uncoated particles of quartz or other rock. It shall be free of lumps of clay, loam, soft or flaky material, vegetable or other decaying substances and meet the gradation requirements of the latest edition of the State of Massachusetts Department of Transportation, Highway Division, Standard Specifications for Highways and Bridges, Section 150.40, M1.04.0 Type b, and Massachusetts DTE 98-22 Standards to be Employed by Public Utility Operators When Restoring any of the Streets, Lanes and Highways in Municipalities, Section 2.0, "Definitions".

1.3.2 Backfill to a point 2 ft over the pipe shall contain no stones larger than 3 in. in greatest dimension. If the material removed from the trench is not suitable for backfill, replacement fill shall be used.

1.3.2.1 Replacement fill shall be bank-run gravel consisting of sound, tough, durable particles of crushed gravel, free from soft, thin elongated or laminated pieces and vegetable or other decaying substances.

1.3.3 In order to reduce trench settlement, backfill shall be uniformly compacted by use of compaction equipment in lifts not to exceed 8" after compaction.

1.3.4 For excavations in roadways, the dry density after compaction of each lift above the padding shall not be less than 95% modified Proctor density of the maximum dry density for that soil in accordance with AASHTO T180.

1.3.5 Final backfilling of trench shall commence no later than one hour after the service or main installation is completed or as directed by the Company representative.

1.4 Cover

1.4.1 There shall be a minimum of 36" cover from the top of the gas main to the finished grade.

1.4.2 There shall be a minimum of 24" cover from the top of the gas service to the finished grade.

1.4.3 Any grade changes made by Builder/Developer or Builder/Developer's subcontractors after the installation of the gas service, gas main and service risers that compromise the minimum cover requirements outlined herein will be at the Builder/Developer's expense.

1.5 Exceptions to the Above

1.5.1 If the main/service cannot be installed with the stated minimum depth/cover due to rock or unexpected underground facilities encountered, the main/service may be installed with less cover if it is provided with extra protection, such as casings, to withstand anticipated external loads.

1.5.2 Exceptions shall be approved by the Company or its representative.

2. METER SETS

- 2.1 No electrical equipment shall be located within 3' of the meters, regulators and/or regulator vent terminations.
- 2.2 All gas meters, regulators and/or regulator vent terminations shall be three feet above any forced air inlet located within 10 feet.
- 2.3 Builder/Developer shall be responsible for reimbursing the Company all costs associated with the required relocation of any gas main, gas service / riser, gas meter or gas regulator resulting from code violations cause by Builder/Developer or Builder/Developer's subcontractor and as outlined herein.

3. ENVIRONMENTAL

- 3.1 Builder/Developer shall perform, at its sole cost and expense, all environmental remediation and related acts reasonably required by the Company in all areas of the Property that Company will provide Service Lines, including the following:
 - 3.1.1 Be responsible for the storage, remediation and removal of all soil excavated from any areas on the Property which are necessary for the Company to perform its obligations under this Agreement;
 - 3.1.2 Comply with all applicable federal, state and local laws, including all environmental laws;
 - 3.1.3 Remove any hazardous substances and materials from the Property so that the Company's employees and agents can install, maintain, repair, replace and remove the Service Lines in a safe environment;
 - 3.1.4 Obtain and install clean fill into all areas after the Company has installed the Service Lines;
 - 3.1.5 Install lining material or another visual indicator in all areas of the demarcation point between the clean fill and the existing soil; and
 - 3.1.6 In advance of the Company performing work under this Agreement, Builder/Developer will survey the Property and mark the areas to identify where the Company is placing its facilities;

- 3.2 The Company has no obligation to commence or continue its obligations under this Agreement unless all areas where it, its agents or contractors are working are in an environmental condition that is reasonably acceptable to the Company and is otherwise in compliance with the provisions found in Section 3.1 above.