

# New Haven Register

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**SHELTON**

## Developer proposes 11-home subdivision

By **Brian Gioiele**  
STAFF WRITER

**SHELTON** — A Shelton development group is looking to build 11 single-family homes on open space between Jonathan Lane and Beardsley Road.

Hidden Meadow Estates LLC, headed by John Pawlowski, is seeking a subdivision for two properties — listed as 21 Jonathan Lane and 6 Beardsley Road — totaling some 25 acres, primarily open space.

If approved, the plan, dubbed Hidden Meadow Estates, calls for 12 single-family homes along a new roadway connecting Jonathan Lane and Beech Tree Hill Road. Eleven new homes would be constructed and one residence on Jonathan Lane would remain.

The request is currently under review by the Planning and Zoning and Inland Wetlands commissions.

According to the application, 21 Jonathan Lane would remain a standalone lot, with modified acreage. Twelve of the new lots would be standard parcels and would meet all minimum zoning requirements, the application reads.

The plans show one new residential lot would be an interior lot, and this area would be maintained as existing farmland to be developed at a future date.

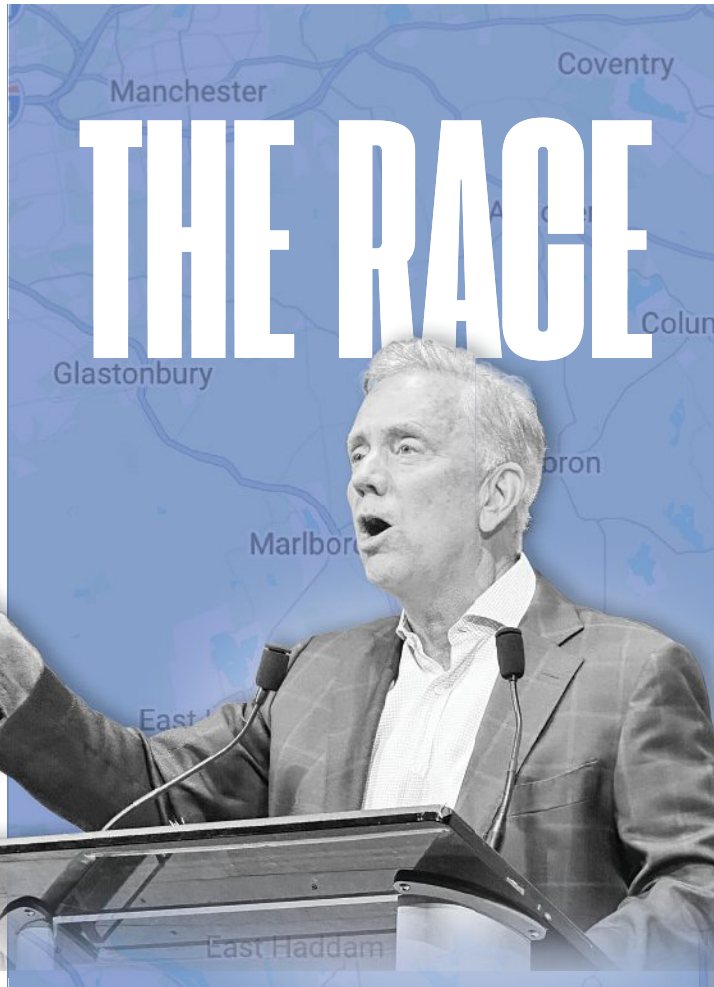
According to the plans, the new lots would be accessed via a new roadway which would connect Jonathan Lane — which is presently a cul-de-sac — with nearby Beech Tree Hill Road.

The property has existing residential development to the east, north and west and Jones Family Farms to the south, as well as city open space in the immediate vicinity. The site currently exists as a developed single-family residential parcel on 21 Jonathan Lane, with the remaining land consisting of a hay field and wooded area.

If approved, the plans call for construction to begin this summer, with an estimated completion of fall 2027.

The original parcel size was more than 55 acres, of which more than 11 acres were given as

*Shelton continues on A5*



Dan Haar/Hearst Connecticut Media

**Ned Lamont speaks during the Connecticut Democratic Convention Saturday at the Bushnell in Hartford, after earning the party's endorsement. Josh Elliott, below, won the right to a primary challenge against Lamont.**

## Dems endorse Lamont as Elliott forces primary

By **Paul Hughes**  
STAFF WRITER

**HARTFORD** — Gov. Ned Lamont prevailed Saturday in a state convention battle for the Democratic endorsement for governor, but Hamden state Rep. Josh Elliott won the right to a primary challenge, capping a tumultuous week in Connecticut politics for both Democrats and Republicans.

A quarter of the 1,969 delegates to the Democratic

State Convention backed Elliott over Lamont when the voting at the Bushnell Center for the Performing Arts in Hartford wrapped up early Saturday afternoon.

The convention vote reflects the feelings of party insiders after nearly eight years of Lamont's leadership. In a primary election Aug. 11,

*Democrats continues on A4*



Jim Shannon/Hearst Connecticut Media

**Ryan Fazio thanks supporters as he accepts the GOP gubernatorial nomination at the Republican State Convention on Saturday at the Mohegan Sun Expo Center in Uncasville.**

## Republicans nominate Ryan Fazio for governor

By **Ken Dixon**  
STAFF WRITER

**UNCASVILLE** — Delegates at the Republican State Convention on Saturday morning quickly moved past the problems of former front-runner

Erin Stewart and embraced state Sen. Ryan Fazio of Greenwich in a first-ballot nomination for governor.

The more than 1,100 delegat-

es picked Fazio to lead the Republican ticket to challenge the Democrats, presumably to be led by Gov. Ned Lamont, in the fall election. Matt Corey, a Manchester business owner, won the nomination for lieutenant governor after state Rep. Tim Ackert of Coventry withdrew in a late-morning roll call vote.

The vote in the gubernatorial race — 92% for Fazio — left candidate Betsy McCaughey, the former lieutenant governor

*GOP continues on A4*

## Amid primary, Dems disagree on disagreeing

**HARTFORD** — As Democratic Party leaders from 168 Connecticut towns (Canterbury was a no-show) shouted out their delegate count for Gov. Ned Lamont or state Rep. Josh Elliott at the convention Saturday to endorse a candidate for governor, two side remarks said a lot about the state of the party, and about politics in Connecticut.

It was a given that Lamont, seeking a third, 4-year term as one of the more popular governors in the nation, would take home his own party's endorsement. He did, polling 75 percent of the delegates at The Bushnell, a gem of a concert hall that's poorly suited for political conventions.

It was also clear from the energy

in the room for Elliott, a Hamden Democrat challenging Lamont from the left with a tax-the-rich platform, would easily qualify for a spot on the Aug. 11 primary ballot. He did, fetching 501 delegate votes, or 25 percent — well more than the 15 percent he needed to qualify.

Less clear: what this primary, *Haar continues on A5*



**Dan Haar**

COMMENTARY

## New Haven police confirm arrest warrant for developer

A vacant, graffiti-covered building at Whalley Avenue and Fitch Street in New Haven in January 2025.



Arnold Gold/Hearst Connecticut Media file photo

Tied to blighted Westville building

By **Brian Zahn**  
STAFF WRITER

**NEW HAVEN** — City police confirmed they have an arrest warrant for a local developer who owns a blighted Westville building that is covered

with graffiti and plywood.

For over a decade, residential and commercial neighbors along Whalley Avenue have sought answers and action on the former Community Action Agency of New Haven property at 781 Whal-

ley Ave. and 50 Fitch St. Developer Sim Levenhartz purchased the property in 2019 for \$3.1 million, according to public land records.

According to reporting by the New Haven Independent, Levenhartz failed to show to a Thursday morning Livable City Initiative hearing during

which \$200,000 in anti-blight fines were levied against the property. The Independent reported Levenhartz's attorney Ken Rozich announced at the hearing that Levenhartz had learned of an active warrant for his arrest as he was arriving.

Rozich did not respond *Warrant continues on A5*

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**Weather:** Very warm, with sunshine and a few clouds. High: 74. Low: 60.. **Page A10**

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