



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR STEPHEN WOODS

MINUTES

NEWINGTON TOWN COUNCIL
Conference Room L-101 Lower Level – Town Hall
7:00 P.M.

December 10, 2013

The meeting was called to order by Mayor Woods at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Baume
Councilor Borjeson
Councilor Castelle
Councilor Cohen
Councilor Dinunzio
Councilor Klett
Councilor Marocchini
Councilor Nagel
Mayor Woods

Staff Attendees:

John Salomone, Town Manager
Andy Brecher, - Director of Economic Development
Jamie Trevethan, Executive Assistant
Linda Irish-Simpson, Clerk of the Council

III. PUBLIC PARTICIPATION

Anna Eddy, 41 Churchill Way: Stated her concern regarding the purchase of State land on Main Street and the possibility of how development would affect the condos in the area. The area provided a buffer from the Berlin Turnpike and was a sanctuary for many types of wild life.

Mike Dehaas, 589 Churchill Drive: He stated Churchill Bridge was on the northeast side of the condo complex with waterways on three corners. A study was done regarding the silt buildup and it was determined one of the waterways was almost completely blocked not allowing water to flow freely. He hoped something would be done in the future.

Dave Reynolds, 132 Pfister Drive: He wanted to publicly thank the Mayor and Town Council for taking up the issue of naming rights for his father, William Reynolds. His father and family were grateful for the recognition and honor.

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov

James Jennings, 11 Francis Avenue: He wanted to encourage everyone at the Council and listening to the meeting to attend a fundraiser for his father who was diagnosed with bladder cancer. The event is scheduled to be held on January 11 at the VFW in West Hartford.

Rose Lyons, 46 Elton Drive: She encouraged residents to stop putting bulk items on the street without calling the Highway Department for a pickup of the items. The pickups could be scheduled for Tuesday or Thursday and would prevent unsightly situations throughout the Town. Mrs. Lyons had attended meetings on the Main Street property and said the State had gone to the TPZ for a zone change and thought the TPZ had changed the area back to residential which it had been prior to the State taking over the land. She expressed concern for the residents of the condo complex and felt that once restrictions were put in place there had to be a way to follow up to ensure the restrictions were being held to.

IV. REMARKS BY COUNCILORS

Councilor Cohen made the comment that if anyone could not make the fundraiser in January for bladder cancer they could send a check to help the family.

Councilor Nagel agreed there had been confusion over the sale of State land on Main Street and hoped it would be resolved later during the discussion on the topic. He also had attended the Victory Gardens official ribbon cutting ceremony, which was a long ceremony but a great day for Newington and the veterans who were now living in the complex.

Councilor Klett appreciated the clarification on the purchase of the Main Street property and was concerned that in talking to the residents of Hopkins Village, they were not aware of the item being on the current agenda. She hoped no action would be taken by the Council without input from the residents. She also wanted to know if the 45 days notice from the State were work days or included weekends as well since she did not feel there would be enough time for the Council to act if it included weekends since the Council would not meet until January.

Councilor Dinunzio indicated the property for sale by the State had a notice posted on it indicating "final notice."

V. CONSIDERATION OF OLD BUSINESS

A. 8-24 Report Referral: State Easement at Routes 175 and 176 (Town Center Green)

John Salomone stated it was a referral that would go to the Planning and Zoning Commission and would be on the agenda after they acted on it.

Councilor Borjeson moved the following:

RESOLVED:

That the Town Manager is hereby directed and authorized to submit to the Town Plan and Zoning Commission for its report in accordance with Section 8-24 of the Connecticut General Statutes, a property acquisition easement in favor of the State of Connecticut at the intersection of Main Street and East Cedar Street, as indicated in the attached plan entitled "Town of Newington, Map Showing easement Acquired from Town of Newington by The State of Connecticut, Department of Transportation, Route 175 (East Cedar Street) at Route 176 (Main Street), Scale 1"=10, May 2013)."

The motion was seconded by Councilor Castelle and the motion passed 9 – 0.

VI. CONSIDERATION OF NEW BUSINESS

A. Landfill Closure Grant Funding

John Salomone stated there was an application to formalize the grant process administered by the DEEP for the closure of the landfill amounting to approximately \$460k. The proposal for closure would be done in phases over the next four years.

Councilor Cohen asked about the 10% retainer by the State and wanted to know if Newington would have to do the same, and Mr. Salomone said no depending on how the contract was bid since some of the work might be done in house.

Councilor Castelle asked if there was a deadline for the closure and Mr. Salomone indicated the goal was set but there was no deadline for the process. The item would be included in the January Council agenda.

B. Discussion: Housing Connections of Connecticut Program

Pat Spring, Director of Community Development, gave an overview of the program, which was funded through CHFA to assist local towns to meet affordable housing needs. They work with new organizations and town committees, they work to assess the housing needs and work directly on projects to identify development partners or consultants to carry out specific projects.

Councilor Borjeson stated that HUD had in the past indicated the Town could not restrict the project to seniors but was intrigued by the Housing Connections presentation. A survey could be done to identify the specific needs of seniors via a survey. One of the issues to be resolved would be to determine what organization would do this project. He suggested the possibility of an enterprise zone which would enable the Town to maintain control over what went in and could bring in money for developers to work for the Town in those areas.

John Salomone asked what the common denominator was for the towns that were considered ineligible, and Mrs. Spring indicated that entitlement communities were not eligible and the town closest to Newington demographics she had worked with was Manchester. She also stated you could not restrict the housing to Newington residents only. In response to Councilor Dinunzio's question she stated that the response from surveys varied but that over 150 responses had been received in Franklin.

C. Economic Development Update

Andy Brecher, Director of Economic Development listed his top ten sites in Town he was working on. There was a challenge with a stagnant grand list and a possible declining grand list. Economic development would bring more jobs and add to the vibrancy of Newington while increasing the tax rolls.

10. Cedar Crest Hospital – there had not been, in the past, any interest in the State doing anything but thought that there might a chance for that to change eventually.

9. Twin City Plaza – Was currently filled except for three empty spots. They were working on bringing a national retailer to the plaza and would then see an overhaul of facades, etc.

8. Hunter Development Project: There will be a ground breaking in 2014 and hoped to have significant leases signed as well.

7. 549 Cedar Street: This property was Atlantic Tool in the past and was currently occupied by Beacon Industries. The company was unsure whether they would move to the location, consolidate the facility in Bloomfield and so far the current plan was to take more space than currently but without consolidation.

6. Stanwell Road: This property was off Willard Avenue and was seeking to acquire the private road by the Town so redevelopment could take place.

5. Reopen talks about adding a signal light at Alumni Road and Cedar Street: Discussions fell apart in the past but a light would make it a safer intersection. It would also make the existing industrial businesses more marketable and would open the ten vacant acres to development. Advances on technology would enable the DOT to install the light without closing any roads or building new ones.

4. Berlin Turnpike: Redevelopment of existing parcels would continue along with existing motels which could be reborn as retail enterprises. He hoped there would be significant growth North of McDonald's with a large conference and hotel built.

3. Newington Junction: A study of the area had not been completed and was interested in seeing the consultant's view of bringing new access to the area and how to jump the tracks.

2. National Welding: The \$2 million will be used for demo and pursuing redevelopment, which will make the property a high value one.

1. Town Center: At the Best Market site a broker has been hired to work on renting the rest of the plaza. New signs are starting to be installed and hoped to complete that by the end of the year. There are over 75 acres in the center which could be available for mixed use development. He felt a master plan was needed for the area to determine the best use of the acreage.

Mayor Woods thanked him for the presentation and stated the Town needed to start somewhere and the items Mr. Brecher listed were good starting points. Councilor Borjeson stated there was a meeting on Newington Junction on December 17. He stated that sidewalks would be put in by CCSU and DOT on the left side of the entrance of the busway and had no plans to build on the right side at this time. Councilor Borjeson mentioned a consultant had asked if the Town had done a saturation survey to determine if there were enough daycare centers, restaurants, etc. since there was concern about putting more shopping on Cedar Street. There might be others things the Town could look at putting there.

Mr. Brecher, in response to a question from Councilor Klett (inaudible), indicated that as an advocate for the Town he also represented individuals who were at seemingly cross purposes with the Town. Councilor Klett mentioned the applications of a distributor and producer for marijuana and the possible issues that might arise from them being in Town.

Councilor Klett expressed concern about CRDA which was an agency created by the Governor and the individuals being political appointments. The rest of her comments were inaudible. Mr. Brecher stated that he would pass on the actions of the TPZ regarding medical marijuana. He said that a large part of his job was to keep businesses from hiring attorneys since that would force the Town to hire and pay for additional attorneys. Questions regarding signs, light poles, etc. would be directed to him for resolution. He would not recruit pawn shops but stated they had the right to be in Newington. CRDA takes the place of the Town having a development agency. Part of the mission of CRDA was to provide an eight town area with development agency services. The agency would work for the Town and not the other way around.

Councilor Borjeson stated CRDA was one of the alternatives and the Governor had put together a task force to work on some of the issues around the busway. CRDA and the government agencies have been invited to attend the January meeting on the busway. There were recent meetings in Newington with the DOT, Fastrak with national speakers and several Councilors attended the meetings. It will be important to have informed individuals to determine what would be the best decision for the Town.

Councilor Nagel commented on the following:

1. Twin City Plaza: He asked what tenants were interested in the vacant space and was told a tool consignment company was interested in the old New Britain Appliance space.

2. Beacon site specifics: Mr. Brecher indicated it could not be used for housing and would search for a retail tenant. They were searching for a street level retail establishment and a commercial/industrial tenant for the back of property.

3. How to change Stanwell Road from private to a Town road? Mr. Brecher indicated it was a long process with many steps and assistance would be needed from the State.

4. There were past discussions on moving the North end of Maple Hill Road to opposite where the light at Alumni Road was being proposed and asked Mr. Brecher if that was included in the project or a separate issue. Mr. Brecher said the hope was to hire a traffic engineer to show improvements could be made to Cedar Street and not have to realign Maple Hill.

5. Newington Junction – there was a concern by residents as to what would happen there. Mr. Brecher stated it was important to begin a dialogue with the community so that the Town would drive what happened to the site and not the market.

6. National Welding – He asked where the money was, when would it be taken down and what could ease the fear of taking down an ugly building and put up another ugly building or parking garage. Mr. Brecher indicated he did not know when the money would be received since once an announcement was made to the public it then had to go through the administrative process, which could delay it.

7. Town Center – He asked about the property being privately held and had to be considered when development was discussed. Mr. Brecher indicated that the administration at Hartford Hospital had changed and when it was discussed, they seemed agreeable to the discussion.

Councilor Marocchini thanked him for attending the meeting and wanted to remind everyone the presentation was a preliminary guide. It was Mr. Brecher's job to bring ideas to the Council for decisions to be made on what was right for Newington. Councilor Castelle agreed with Councilor Marocchini's comments and thanked Mr. Brecher for the presentation.

Mr. Salomone commented that several of the top ten sites were very complicated with multiple layers. An example was Alumni Road since it involved economic development as well as DOT, grant funding, and design. Most of the items would go beyond the two year term of the current Council, but Andy would be attending the goal setting session in January to get into more depth for some of the projects. Mayor Woods thanked Andy for his presentation but cautioned that as exciting as some of the projects were, if the market was not there they would not happen. He stated the meeting with CRDA was interesting and captured the attention of Mark Freedman. He was hoping to demo National Welding and develop a nice piece of property on the site with tax benefits to the Town.

D. Facilities Naming – Former Mayor William Reynolds

Councilor Cohen said she was pleased it was brought to their attention since not only was Mr. Reynolds the first mayor but was the person who designed the Town Manager/Mayor/Council form of government. He was involved in the Charter in Newington as well as other towns. Mr. Reynolds was very involved as a veteran and participated in the semi-annual ceremonies and many times carried the flag of honor. Councilor Cohen indicated it was a fitting honor for Mr. Reynolds.

Mayor Woods said it was brought to his attention by John Jacko and was happy to take his idea and move it forward. Mr. Reynolds did a lot for the Town including giving him advise when first elected and was a wonderful man as well as a key player in Newington in developing the Town constitution.

Councilor Klett thought the honor was long overdue and remembered Mr. Reynolds as Mayor when she was young. Even though he worked in Greenwich for years he chose to retire to Newington when he could have gone anywhere. The Councilor thought this spoke to his commitment to Newington.

Mr. Salomone indicated he had worked for Mr. Reynolds in Greenwich and considered him his mentor at his first job in Connecticut. Mr. Reynolds still would stop into his office occasionally to give him advice and was pleased he was being honored.

E. Purchase of State Land – Main Street

Mayor Woods indicated the address of the house was 2116 Main Street and was directly north of Bonefish. It had been taken by eminent domain for Rt. 291 and the State used the property for years for the State Police. The property was originally residential, zoned commercial recently reverted back to residential. The Town of Newington had the right of first refusal and the amount being asked was \$174,265. Mr. Salomone indicated it was a routine process used by the State and was a good one. The piece of property was approximately 43,600 square feet or just over an acre. He stated if the Town was interested he could ask for an extension of the 45 days from the State.

Councilor Borjeson asked why the Town would be interested in buying a residential piece of property and Mr. Salomone said they could purchase it and use it as an additional buffer to the North. Councilor Castelle asked where the money would come from to purchase the house and if open space funds could be used for it. Mr. Salomone indicated he was only trying to get a consensus from the Council and did not have those answers. Councilor Dinunzio asked why the State was interested in selling the property at this time and was told the State was looking at all excess property for budget and maintenance reasons.

Councilor Cohen asked Mr. Salomone that if the Council decided not to go ahead with the purchase would the item die at that point and was told if there was no interest, it would go no further. Councilor Klett asked if a zone change could be requested from TPZ when purchased and Mr. Salomone that was correct. She agreed with Councilor Borjeson as to questioning what benefit the property would be to the Town if purchased. Mayor Woods indicated the Town could rent it, raze it and would have to maintain it in the future. The consensus of the Council was not to pursue the purchase of the property.

F. High School Code Compliance

Councilor Nagel indicated there was a meeting scheduled on Thursday. It was an on-going project to bring the High School up to code and accessibility for the disabled. The next phase would involve air conditioning in the auditorium, and reconfiguring space to accommodate activities in the music area. Storage was to be eliminated to allow for the reconfiguration which led to another grant to add an addition onto the music wing. Approval by the Council would be needed for the next phase for already approved money to be used. During the January meeting he would want the Council to vote on going forward with the next phase, which would allow the lengthy process to go forward for work to be done during the summer.

G. Town Council 2014 Regular Meeting Schedule

See attached schedule of dates.

The Town Council will consider a resolution to adopt the attached schedule at the next meeting.

H. Consideration of Canceling the December 17, 2013 Regular Meeting (Action Requested)

Councilor Borjeson moved to suspend the rules to allow a vote on the consideration of canceling the December 17, 2013, meeting. The motion was seconded by Councilor Klett and passed 9 – 0.

Councilor Borjeson moved the following:

RESOLVED:

That the Newington Town Council hereby alters its meeting schedule by canceling its regular meeting scheduled for December 17, 2013.

The motion was seconded by Councilor Klett and the motion passed 9 – 0.

VII. RESIGNATIONS AND APPOINTMENTS

See attached resolutions for appointments made.

Councilor Klett asked for information on the background and training of Mr. Casasanta for the Conservation Commission since it was such an important position. Mr. Salomone indicated he would have the Town Engineer get her the required information.

VIII. TAX REFUNDS

Councilor Castelle moved the following:

RESOLVED:

That property tax refunds in the amount of \$1,136.78 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

The motion was seconded by Councilor Cohen and the motion passed 9 – 0.

IX. MINUTES OF PREVIOUS MEETINGS (Action Requested)

- A. Organizational Meeting: November 12, 2013**
- B. Regular Meeting: November 26, 2013**

A. Councilor Borjeson moved to accept the Organizational Meeting Minutes from November 12, 2013, and was seconded by Councilor Marocchini. The motion passed 9 – 0.

B. Councilor Dinunzio moved to accept the Regular Meeting Minutes from November 26, 2013, and was seconded by Councilor Borjeson. The motion passed 8 – 0 (Councilor Klett-Abstained)

X. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

None

XI. COUNCIL LIAISON/COMMITTEE REPORTS

None

XII. PUBLIC PARTICIPATION – IN GENERAL

Rose Lyons, 46 Elton Drive: She asked for clarification on the action the Council decided on for the Main Street property. Mrs. Lyons said the property had been on the market before and had gone to the Planning and Zoning Committee several times. Mrs. Lyons wondered if the property was ready for sale after such a long time and why it took so long to get before the Council.

XIII. REMARKS BY COUNCILORS

Councilor Klett asked if the email from October 8 regarding Forest Drive had been resolved and was told it had. Councilor Castelle indicated there had been a Senior and Disabled Center Roof Replacement meeting and it was substantially complete with a punch list still to be done. The project was \$858 under budget.

Councilor Dinunzio indicated there was a special meeting of the Town Hall Renovation Committee on Monday at 5 p.m.

Mayor Woods wanted to thank the men and women of the Newington Police Department for their work in stuffing the cruiser with toys and money for the disadvantaged in Newington. He wanted to also thank the people who supported the effort. He said he had also attended the Victory Gardens ceremonies and it was one of the most moving ceremonies he had attended, which was very well attended. Mayor Woods stated there were 74 veteran families living there and could double the number of units with the need that was out there.

XIV: ADJOURNMENT

Councilor Borjeson moved to adjourn the meeting at 9:45 p.m. and the motion was seconded by Councilor Castelle. The motion passed 9 – 0.

Respectfully Submitted,

Linda Irish-Simpson
(Jr)
Linda Irish-Simpson
Clerk of the Council

Attach.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

In compliance with the Freedom of Information Act, the following is a list of meeting dates of the Town Council for 2014.

All meeting times are 7:00 pm.

<u>Date</u>	<u>Date</u>
January 14, 2014	August 12, 2014
January 28, 2014	August 26, 2014
February 11, 2014	September 9, 2014
February 25, 2014	September 23, 2014
March 11, 2014	October 14, 2014
March 25, 2014	October 28, 2014
April 8, 2014	November 4, 2014 (November 11 is Veterans Day)
April 22, 2014	November 25, 2014
May 13, 2014	December 9, 2014
May 27, 2014	December 23, 2014
June 10, 2014	January 13, 2015
June 24, 2014	January 27, 2015
July 8, 2014	
July 22, 2014	

Cc Facilities Department
IT Department
Superintendent's Office, Board of Education

AMENDED RESOLUTIONAGENDA ITEM: VIIDATE: 12-10-13RESOLUTION NO.: 2013-104**3. Balf-Town Committee**

7 members, 2 NTC, 1 Env. Comm., 2 residents, 2 Balf Reps
 3 alternates
 Party Max: 5 regular, 2 alternates
 Remaining members (residents) 1 Dem., 1 Rep.
 Remaining alternates: 1 Dem., 1 Rep.

Name	Address	Party	Term	Replaces
Env. Comm Rep:			Env. Comm Term	M. Fox (term exp. 11/30/13)
Balf Rep:			Immed. – 1/1/2050	Vacant
Alternate: Mary Udice	26 Dalewood Road	D	Immed. – 1/1/2050	Vacant

Motion: Councilor Borjeson Seconded by: Councilor Marocchini Vote: 9 – 0

4. Board of Education Roof Replacement PBC

5 Members, 3. NTC., 2 BOE.
 Party Max: 4

Name	Address	Party	Term	Replaces
NTC Rep:			NTC Term	Vacant
NTC Rep: C. Castelle	167 Connecticut Avenue	D	NTC Term	C. Castelle (term expired)
NTC Rep: M. Cohen	42 Jeffrey Lane	D	NTC Term	M. Cohen (term expired)
BOE Rep:			BOE Term	D. Carson (term expired)
BOE Rep:			BOE Term	D. Tatem (term expired)

Motion: Councilor Cohen Seconded by: Councilor Castelle Vote: 9 – 0

8. Conservation Commission

7 Members, 3 Alternates
 4 year term - staggered
 Party Max.: 5 members, 2 alternates
 Remaining regular members: 2 Dem., 2 Rep.
 Remaining alternates: 1 Dem

Name	Address	Party	Term	Replaces
Phillip Block	58 Fleetwood Road	D	Immed – 11/30/17	P. Block (Term exp. 11/30/13)
John Igielski	23 Old Musket Drive	D	Immed – 11/30/17	J. Igielski (Term exp. 11/30/13)
John Casasanta	86 Indian Hill Road	D	Immed – 11/30/17	P. Shapiro (Term exp. 11/30/13)
Alternate:			Immed – 11/30/17	A. Paskewich (term exp. 11/30/13)
Alternate:			Immed. – 11/30/15	Vacant

Motion: Councilor Borjeson Seconded by: Councilor Marocchini Vote: 9 – 0

Conservation Comm Rep:			Cons. Comm. Term	P. Block (term expires 11/30/13)
TPZ Rep:			TPZ Term	Vacant

Motion: Councilor Dinunzio Seconded by: Councilor Borjeson Vote: 9 – 0

24. Senior & Disabled Center Roof Replacement PBC

5 Members, 3. NTC., Comm. On Aging & Disabled.
Party Max: 4

Name	Address	Party	Term	Replaces
NTC Rep: C. Castelle	167 Connecticut Avenue	D	NTC Term	C. Castelle (term expired)
NTC Rep: M. Cohen	42 Jeffrey Lane	D	NTC Term	M. Cohen (term expired)

Motion: Councilor Cohen Seconded by: Councilor Castelle Vote: 9 – 0

30. Zoning Board of Appeals

5 Members, 3 Alternates
Party Max: 4 Regular, 2 Alternates
5 year term
Remaining regular members: 4. Dem, 1 Rep.
Remaining alternates: 1 Rep.

Name	Address	Party	Term	Replaces
Alternate:			Immed. – 11/30/15	Vacant
Alternate: Judith C. Igielski	23 Old Musket Drive	D	Immed. – 11/30/17	P. Vessella (res. 11/12/13)

Motion: Councilor Borjeson Seconded by: Councilor Marocchini Vote: 9 – 0