



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.

**August 13, 2013**

---

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

### **I. PLEDGE OF ALLEGIANCE**

### **II. ROLL CALL**

Councilor Borjeson  
Councilor Bottalico  
Councilor Castelle  
Councilor Cohen  
Councilor DelBuono  
Councilor Klett  
Councilor McBride  
Councilor Nagel  
Mayor Woods

### **Staff Attendees:**

John Salomone, Town Manager  
Dianne Stone, Director Senior and Disabled Center  
Jamie Trevethan, Executive Assistant  
Linda Irish-Simpson, Clerk of the Council

### **III. PUBLIC PARTICIPATION – IN GENERAL**

Rose Lyons, 46 Elton Drive: She remarked on the poor condition the State owned lot was in at the corner of Chapman Street near the Busway. Mrs. Lyons had been told by the State it would not take care of the lot until the Busway was constructed. She stated you could not see any traffic around the curve and thought the Town or State should take care of the situation for safety and pride in the Town.

#### **IV. REMARKS BY COUNCILORS**

Councilor Bottalico asked Mr. Salomone about the roof for the Transition Academy and when it would be started and what was the holdup in the project. He was concerned the delay would cause the project to increase in cost. Mr. Salomone indicated the State Board of Education was still reviewing the project and the Town had to wait until the review was completed. Councilor Bottalico stated that Market Square was not completed yet and wondered if the bond had been pulled for the contractor. Mr. Salomone said there were several small items to be finished, the contractor had shown no willingness to complete them and the Town was getting close to pulling the bond and completing the project.

Councilor Bottalico asked Mr. Salomone about the landfill grant, where it started from, and who put in for it. Mr. Salomone stated the project was in the CIP for the past three years and money put in the budget each year to show the State the progress on it since it was a State regulation the landfill had to be closed. He indicated the transfer station would not be closed but only the bulky waste landfill. Mr. Salomone said the transfer station might get an upgrade to aid in traffic flow and ease of use after the closing. Councilor Bottalico stated the State was giving \$460k to the project and Mr. Salomone indicated it was not a 50/50 match and the Town would not need to put up \$460k. He would not know the full extent of the money until the grant was received.

Councilor Bottalico asked Mr. Salomone about the Library Automated Management system and why \$89k was scheduled for next year since he thought the \$65k put in last year would be duplicated next year. Mr. Salomone thought approximately half was funded this year, was unsure of the exact split but would go back to review his notes on the project.

Councilor Klett stated she was surprised the Town received another grant through the State as noted in a press release by the Mayor. She felt the Council should have been notified of the pending grant for closing the landfill. Councilor Klett asked Mr. Salomone for information on the DEEP rules and regulations for using a closed landfill in the future. He indicated he informally talked to the Town's State representatives on what the Town might be looking for in the way of State money to improve Newington. He was always happy to pass along any suggestions to the representatives for their help. Mr. Salomone said he was glad the State was giving the Town \$460k which was money the Town would not have to spend on their own. Mr. Salomone hoped the State legislators would not in the future look at these funds for Newington negatively due to the Council's discussion on it.

Councilor Cohen wanted the State legislators to have the opportunity to help the Town since they have a close relationship with Newington and did not want them to feel they had to go to the Council every time money might be available. Councilor DelBuono indicated the Mayor had mentioned to her that something was going to be announced and was not able to give her the details. After doing research, the item was found online which is why the question came up that if the Mayor knew about it, why didn't the Council know as well.

Councilor Borjeson thanked the legislators for helping Newington and hoped the discussion would not make them hesitate in the future for other opportunities. Councilor Nagel stated the discussion cleared up where the money came from and it would have been nice for the Council to know about it. He felt the Council should be notified of the safety issues regarding the landfill when it was covered and what the space could be used for in the future.

#### **V. CONSIDERATION OF OLD BUSINESS (Action May be Taken)** **A. Town Hall/Community Center Architect Selection**

Councilor Castelle moved the following:

#### **RESOLVED:**

**Pursuant to the recommendation of the Town Hall Renovation Project Building Committee, the firm of Kaestle Boos Associates of New Britain, CT is hereby selected to provide architectural**

services for the Town Hall/Community Center project, said services to be provided based on their fee proposal of \$51,067 for pre-referendum architectural services.

**BE IT FURTHER RESOLVED:**

**That the Town Manager, John L. Salomone, on behalf of the Town of Newington, is hereby authorized to negotiate an Agreement to employ the firm of Kaestle Boos Associates of New Britain, CT to provide architectural services for this project.**

Councilor Bottalico asked about the eligibility of the two Parks and Rec Representatives to vote on this item and was told the Mayor was waiting for the Town Attorney to get back to him. Councilor Bottalico was concerned they were not allowed to vote on this and wanted to ensure the final vote was correct. Councilor McBride agreed with Councilor Bottalico but did state the representatives gave value to the committee and hoped they would continue to give input.

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

**B. Consideration of Canceling the August 27, 2013 Town Council Meeting**

Councilor Castelle moved the following:

**RESOLVED:**

**That the Newington Town Council hereby alters its meeting schedule by canceling its regular meeting scheduled for August 27, 2013.**

Councilor Borjeson seconded the motion and the motion passed 9 – 0.

**C. Grant Funding, Garfield Street Reconstruction**

Councilor McBride moved the following:

**WHEREAS, the Capital Region Council of Governments has solicited municipal projects in order to distribute \$22,500,000 million in Federal funding that is expected to be available for road improvement projects through the Federal Surface Transportation Program; and**

**WHEREAS, Garfield Street is eligible for funding under this program.**

**NOW, THEREFORE, BE IT RESOLVED that, the Newington Town Council hereby authorizes the Town Manager, John Salomone to submit an application for funding up to the amount of \$2,500,000 to the CRCOG Transportation Committee to Reconstruct Garfield Street from the Garfield Street Bridge east toward Audubon Ave; and**

**BE IT FURTHER RESOLVED that, should funding for said plan be approved, the Newington Town Council will fund 10% of the design, ROW and construction costs\_of this project of \$250,000 as required by project guidelines.**

Councilor Klett indicated according to the traffic information the Council received there were two accidents in the area they were applying for the \$2.5 million grant. She thought the site line might be worse once the road was straightened out and the issue was more about parking than safety in the area. It might become more of a cut through since traffic generally took the path of least resistance. Once the grant was approved it might force the Council to add or delete certain items in the redesign of the Town Hall renovation. Councilor Klett felt the traffic safety information did not support the need for the road to be straightened for safety and that the residents of the area should be given an opportunity to review the plan and to give input into it.

Councilor Cohen stated that when the time came for the Council to go forward with the proposal it would then be appropriate to discuss it. The Council would have to decide if they wanted to go forward or not with the project at that time and now was not the time to discuss it since no funding had been received.

Councilor Castelle stated that the cost of the Town doing it would be approximately \$500k; and if the grant was applied for, the cost to the Town would be 10% of the \$2.5 million or about \$250k. Councilor Bottalico disagreed with Councilor Castelle since the parking lot would be an additional cost. He indicated he still wanted to know what the logic was for straightening out the street and had heard no reason for it. He felt if it was for parking, they could do it for a minimal cost of about \$65k. The area would create 70 parking places on the same side as the Library and would free up the Transition Academy parking.

Councilor DelBuono stated the discussion had gone from safety to adding parking which would be at an additional cost, which would bring the figure up to almost \$400k. She felt there might be an easier way to achieve additional parking and if approved, she had never seen a Council turn away from money when it was given and approval would be a commitment to going ahead with the project at some later date. Councilor DelBuono expressed concern there were no definite Town Hall project plans in place and lastly, the cost of the entire project.

Councilor Nagel agreed the residents of the area should have input into the project since it would increase traffic in the area. He felt there would be cheaper ways of doing it and land was available in the area for some additional parking.

Councilor Borjeson seconded the motion and the motion passed on a roll call vote 5 – 4.

Yes: Councilors Borjeson, Castelle, Cohen, McBride, Mayor Woods

No: Councilors Bottalico, DelBuono, Klett, Nagel

## **VI. CONSIDERATION OF NEW BUSINESS**

### **A. Senior and Disabled Center Roof Replacement/Canopy Project (Action Requested)**

#### **1. Approve Final Plans and Cost Estimates**

John Salomone indicated the committee was asking for the Council to waive the rules for action on the proposal since they would like to start the process so it could be completed before the weather changed. Dianne Stone stated the canopy would give the Center a better outside appearance and would increase safety with curb cuts, handrail, heated walkway and the ability of Dial-A-Ride to drive under it. Councilor Castelle stated the committee had met recently and reviewed the architect's proposed budget. With the cancellation of the 2<sup>nd</sup> Council meeting in August he felt by waiving the rules, the committee could move forward with the project with minimal delay.

Councilor Cohen stated the project was very attractive, safe and the committee was pleased with the plans. The handrail was very important for going in and out of the building and curb cuts would aid in safety. Councilor Nagel indicated the cost was under the amount budgeted, was a worthwhile project, and should be done before the weather changed.

Councilor Nagel moved to waive the rules to vote on the final plans and cost estimates for the Senior & Disabled Center Roof Replacement Project and to proceed with the bidding process. Councilor Castelle seconded the motion and the motion passed 9 – 0.

Councilor Castelle moved the following:

**RESOLVED:**

**Pursuant to Chapter 8, Article X, Section 8-45 (H), Project Building Committees, of the Newington Code of Ordinances, the Newington Town Council hereby approves the final plans and cost estimates for the Senior and Disabled Center Roof Replacement Project for the Newington Senior and Disabled Center building as reviewed by the Town Council and as approved by Senior and Disabled Center Roof Replacement Project Building Committee.**

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

**2. Authorize the Project to Proceed to Bid**

Councilor Castelle moved the following:

**RESOLVED:**

**That the Newington Town Council hereby authorizes the Town Manager to proceed with the bidding process for construction services related to the Senior and Disabled Center Roof Replacement Project.**

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

**B. Senior and Disabled Center Economic Security Screening Program**

Dianne Stone reviewed the program from the National Council on Aging that would allow Newington to use their economic security screening tool for 100 low income residents. It would identify economic risk and make recommendations for the management of it. The average amount saved per individual was about \$200 a month. There would be no cost to the Town and the Center would use their available resources. The amount involved would be approximately \$1000 Mrs. Stone stated. The item will be on the next agenda for the Council.

**C. Discussion: Blight Ordinance Protocol and Update**

Jamie Trevethan gave a review and update of the blighted properties in Town. Attached is a copy of the information she provided. The Councilors thanked Jamie for a thorough and complete report which gave them a better understanding of the ordinance and how it was intended to work.

Councilor Castelle asked if the ordinance needed to be amended to accommodate a ten day notification period. Mrs. Trevethan explained the ten day notice was written into the ordinance but what needed clarification was whether or not the notice could run concurrently to the citation or if the citation period had to expire. The Town Attorney determined it was best to wait until the citation period expired.

Councilor Klett expressed her belief that this was a very important ordinance and the developing of it took a lot of work on the committee's part. She appreciated the work the Town staff did, especially Jamie, to ensure the ordinance was successful. Councilor Nagel agreed with Councilor Klett regarding the hard work done by the Town staff and Jamie. Mayor Woods also thanked Jamie and felt Mr. Salomone could not have picked a better administrator for the task.

Mr. Salomone indicated that going forward the Town would be dealing with property owners who were to date non-responsive. The Town might have to fine the owners but could also place liens on the property if non-responsive and clean up the property so a resolution would be possible.

**VII. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)**

**A. Town Plan and Zoning Commission**

**1. Accept Resignation of David Lenares – Full Member**

Councilor DelBuono moved the following:

**RESOLVED:**

**That the Newington Town Council hereby accepts the resignation of David Lenares as a member of the Town Plan and Zoning Commission, in accordance with correspondence dated July 24, 2013**

Councilor Klett seconded the motion and the motion passed 9 – 0.

**2. Accept Resignation of Frank Aieta – Alternate**

Councilor DelBuono moved the following:

**RESOLVED:**

**That the Newington Town Council hereby accepts the resignation of Frank Aieta as an alternate member of the Town Plan and Zoning Commission, in accordance with correspondence dated July 18, 2013.**

Councilor Bottalico seconded the motion and the motion passed 9 – 0.

**3. Appoint Frank Aieta as a Full Member**

Councilor DelBuono moved the following:

**RESOLVED:**

**That the Newington Town Council hereby makes the following appointment:**

**Town Planning and Zoning Commission**

**7 members/ 3 alternates  
4 yr term**

<b>Name</b>	<b>Address</b>	<b>Party</b>	<b>Term</b>	<b>Replaces</b>
<b>MEMBER: Frank Aieta</b>	<b>595 Church Street</b>	<b>R</b>	<b>Immed. – 11/30/15</b>	<b>D. Lenares (resigned)</b>

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

**4. Appoint Domenic Pane as an Alternate**

Councilor DelBuono moved the following:

**RESOLVED:**

**That the Newington Town Council hereby makes the following appointment:**

**Town Planning and Zoning Commission**

**7 members/ 3 alternates  
4 yr term**

<b>Name</b>	<b>Address</b>	<b>Party</b>	<b>Term</b>	<b>Replaces</b>
<b>ALTERNATE: Domenic Pane</b>	<b>638 Church Street</b>	<b>R</b>	<b>Immed. – 11/30/15</b>	<b>F. Aieta (Appointed to Full Member 8- 13-13)</b>

The motion was seconded by Councilor Klett.

Councilor Cohen stated that it was the Council’s responsibility to approve appointments to commissions and needed to ensure the appointees were capable and qualified since the TPZ was one of the most important commissions. She felt based on Mr. Pane’s past service on the TPZ, including the position of Chairman, she could not support the appointment. Councilor Castelle indicated he read the TPZ minutes beginning in January 14, 2009 through September 23, 2009, and after reading the minutes, agreed with Councilor Cohen. Councilor Klett stated there had been a gentlemen’s agreement to accept the appointments of opposing parties in the past and felt the Council was setting precedent in rejecting the appointment. She said the Republican Town Committee had approved him and personal feelings should not be part of the process. Councilor Klett felt he had the knowledge and qualifications for the commission, understood the regulations and would interpret them for the good of the community. Mayor Woods stated the Council did normally approve opposing parties’ appointments, but was not always the case. Councilor DelBuono was disappointed in the opposition to the appointment and agreed with Councilor Klett. She stated that if the Council was going to read past minutes of all past meetings for all nominees, the Council should then be allowed the time to do that research.

The motion failed on a roll call vote 4 – 5.

No: Councilors Borjeson, Castelle, Cohen, McBride, Mayor Woods

Yes: Councilors Bottalico, DelBuono, Klett, Nagel

**VIII. TAX REFUNDS**

Councilor McBride moved the following:

**RESOLVED:**

**That property tax refunds in the amount of \$5,845.67 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 Borjeson and the motion passed 9 – 0.

**IX. MINUTES OF PREVIOUS MEETINGS (Action Requested)**

**A. Regular Meeting, July 9, 2013**

Councilor Cohen moved to accept the Regular Meeting Minutes of July 9, 2013, as submitted and the motion was seconded by Councilor Borjeson. The motion passed 9 – 0.

**B. Regular Meeting, July 23, 2013**

Councilor Cohen moved to accept the Regular Meeting Minutes of July 23, 2013, as submitted and the motion was seconded by Councilor Borjeson. The motion passed 9 – 0.

**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**

Councilor Nagel attended a recent NCTV meeting and indicated:

1. A \$10,000 donation was received from the BOE to begin the process of installing cables, camera purchases and obtaining an outside contractor.
2. The website was in the process of being updated
3. Review of grants that in the future will be hard to get since State funding has been cut. A grant for additional lighting in the studio was requested so different areas in the studio could be utilized.
4. An open house was scheduled for September 15 from 1 – 5 p.m. and urged residents to attend.

**XII. PUBLIC PARTICIPATION – IN GENERAL**

Dan Dinunzio, 153 Superior Avenue: He stated he 1) was disappointed with the Council's rejection of Mr. Pane's appointment since he was knowledgeable about the regulations and as a former member, would be an asset to the Commission. 2) The Landfill issue was listed on the website and was surprised nobody on the Council had heard about it 3) Chilling of relations with legislators: he felt nobody wanted to do that since they worked hard securing funding for the Town. 4) Garfield Street application: he congratulated the Councilors for asking about specifics on the straightening of the 1,000 feet of road.

Gail Budrejko, Isabelle Terrace: She questioned the purpose of the Garfield Street grant and what the renovation would accomplish. Mrs. Budrejko indicated there would be shuttle service throughout the neighborhoods from all the streets to the busway station and stated to benefit the Town, the Town Hall could be a regular stop for the shuttle to ensure riders, no need for parking and would save the Town the cost of reconstruction.

Madeline Kenny, 53 Crestview Drive: She thanked Dave Lenares for his past service to the Town and commended the plans for the Senior Center. Mrs. Kenny indicated her disappointment at the disrespect between Councilors and thought it was escalating. There was no reason to be rude, to raise your voice and that abrasive behavior was not an indication of strength.

Rose Lyons, 46 Elton Drive: She complimented Jamie Trevethan on her Blight presentation and found most Town employees were very responsive to requests. Mrs. Lyons suggested the Council invite the legislators to another meeting to review grants versus bonds. She went to the ground breaking at the New Samaritan and was told they had an opportunity for a \$500k Small Cities Grant, and at Constitution Square there was an announcement of a \$350k grant. Mrs. Lyons also stated she had never seen behavior between Councilors like tonight.

**XIII. REMARKS BY COUNCILORS**

Councilor DelBuono asked the Councilors who voted against the Republican appointment to speak to her privately to discuss concerns so she can share the information with the Committee. She thanked the Mayor for his reminder the minority party had voted no on another appointment earlier in the year.

Councilor Klett was disappointed with what occurred earlier in the meeting and stated if the Council looked at the composition of the TPZ, it would be found that current members had less qualifications.

Councilor McBride thanked Mr. Lenares for his service on the TPZ and who handled himself in difficult situations with grace and did an excellent job.

**XIV. EXECUTIVE SESSION RE: COLLECTIVE BARGAINING**

Councilor DelBuono made a motion to go into Executive Session at 9:03 p.m. and the motion was seconded by Councilor Castelle. The motion passed 9 – 0. All Councilors, Town Manager Salomone and Attorney Ken Plumb were in attendance at the Executive Session.

Councilor DelBuono moved to adjourn from Executive Session at 10:19 p.m. and was seconded by Councilor Borjeson. The motion passed 9 – 0.

**XV. ADJOURNMENT**

Councilor Borjeson moved to adjourn at 10:20 p.m. and was seconded by Councilor Cohen. The motion passed 9 – 0.

Respectfully Submitted,

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

### MEMORANDUM

To: Newington Town Council  
From: John Salomone, Town Manager  
Date: August 13, 2013  
Re: Blight Ordinance Statistic Update 8-13-13

---

Blight Statistics – Updated Tuesday, August 13, 2013

#### General Statistics

- Total blight complaints received since August 17, 2012 (effective date of Ordinance): 69
- Number of complaints received since May 1, 2013: 39
- Number of complaints currently active: 32
- Number of complaints closed: 37

#### Closed Complaints (37)

- Number of complaints inspected and found not to be blight: 10
- Number of complaints enforced under zoning code: 5
- Number of complaints in which the blighted condition has been rectified: 22

#### Open Complaints (32)

- Number of complaints inspected and found not to be blight but are being monitored for potential issues in the future: 4
- Number of complaints that have been inspected and received a written warning: 20
- Number of the 20 warned properties that are in the process of rectifying the blighted condition and are in regular contact with the Blight Enforcement Officer: 9
- Number of properties in which the warnings have expired and are being cited and fined for violation of the Blight Ordinance: 7
- Number of new complaints awaiting initial inspection (since August 12, 2013): 2
  
- Number of open complaints for overgrown grass and vegetation only: 13 (4 in citation)
- Number of open complaints for junk or debris only: 2
- Number of open complaints for structural issues only: 3
- Number of open complaints for a combination of overgrown vegetation and/or junk and/or structural issues: 14 (3 in citation)

(Statistics current as of 8/13/13)

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