



Tanya Lane  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR ROY ZARTARIAN**

## MINUTES

**NEWINGTON TOWN COUNCIL**  
**L101 – Lower Level**  
**7:00 P.M.**

**September 13, 2016**

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Mayor Zartarian called the meeting to order at 6:55 p.m.

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

### **II. ROLL CALL**

Councilor Anest  
Councilor Budrejko  
Councilor DelBuono  
Councilor Klett - absent  
Councilor Manke  
Councilor Marocchini  
Councilor Nagel  
Councilor Serra  
Mayor Zartarian

### **Staff Attendees:**

Tanya Lane, Town Manager  
Ben Ancona, Town Attorney  
Chris Schroeder, Fire Chief  
Lou Jachimowicz, Chief Finance and Operations Officer  
Jaime Trevethan, Asst. to the Town Manager – Administration  
Linda Irish-Simpson, Clerk of the Council

### **III. APPROVAL OF AGENDA**

Councilor DelBuono moved to accept the agenda and was seconded by Councilor Marocchini. The motion passed 8 – 0 (Councilor Klett – absent).

### **IV. AWARDS/PROCLAMATIONS**

#### **A. James Kravontka – CT American History Teacher of the Year**

Councilor DelBuono read the following:

**WHEREAS, the Gilder Lehrman Institute of American History annually recognizes an educator from each state for exemplary teaching in American History; and**

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**WHEREAS, the Institute has named Mr. James Kravontka, a teacher of AP US History and War and the Human Condition Classes at Newington High School as Connecticut’s American History Teacher of the Year; and**

**WHEREAS, this highly competitive award is given to an educator that is not only a master of their craft, but instills a passion for US history in their students and uses their teaching skills and creativity to leave a memorable impression on their students; and**

**WHEREAS, Mr. Kravontka, a UConn graduate, has been teaching at Newington High School for nearly 10 years and credits his development as an educator to his numerous trips and research across the world, including travel to the Mississippi Delta to study the civil rights movement among many others; and**

**WHEREAS, Mr. Kravontka’s interest lies in how everyday people write and shape history and his passion is telling the stories of grassroots people; and**

**WHEREAS, Mr. Kravontka believes that empathy, understanding, humility, passion, respect, humor and dedication all play an integral role in the development of an educator and uses his unique teaching style to “catch students off guard, have them pause; stumble and recover, then evaluate what is presented as they work to draw complex and often disparate conclusions”;**

**NOW, THEREFORE BE IT RESOLVED, that the Newington Town Council hereby congratulates Connecticut’s American History Teacher of the Year James Kravontka, recognizes his exemplary efforts and skill in teaching Newington’s youth and wishes him continued success in his career.**

Mr. Kravontka was grateful for the honor and thanked the student who nominated him for doing so especially since he had had the student five years ago.

Councilor Nagel appreciated what he had done and thought it was well deserved especially since it was initiated by a student. Councilor Manke congratulated him on the award and indicated the job was a 24 hour job. Councilor Anest said her son had never had him but had thought he was a very good teacher. Councilor Budrejko said it was quite an honor for Mr. Kravontka and that history could be one of the duller subjects or one of the most exciting. She congratulated him on his ability. Mayor Zartarian agreed with the comments of the Councilors and thought having a student nominate him was very special.

Councilor Marocchini moved to accept the resolution and was seconded by Councilor Serra. The motion passed 8 – 0 (Councilor Klett – absent).

**V. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)**

John Slusarski, 40 Grandview Drive: He commented on 1) Town Hall Renovation – there had never been a space study done as to how much space was really needed per department and hoped whatever would be done would make it more efficient and not heating wide hallways 2) as a member of the Standing Insurance Committee and Employee Insurance and Pensions, he thought they would meet periodically but since the current council had taken over, there had been no meetings 3) He hoped that Mrs. Lane negotiated with the unions as well as she negotiated for her own personal contract.

Michael J. Fox, 1901 Main Street: He thought the changes to the Environmental Quality Commission was something that should have been done a long time ago. He was concerned they needed members and that had been his complaint for years.

## **VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION**

Mayor Zartarian asked the Town Manager to find out why the committees mentioned by Mr. Slusarski had not met.

## **VII. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)**

### **A. Indian Hill Country Club Agreement**

Mr. Ancona explained the history of the agreement and IHCC would be paying \$500 a month towards the existing arrearage. Councilor DelBuono was pleased with the enhancements offered by Indian Hill Country Club and was glad the Town would now be getting some of the arrearage owed.

Mayor Zartarian appreciated having the Country Club in Newington, which was an asset when marketing the Town.

Councilor Budrejko moved the following:

### **RESOLVED:**

**That the Newington Town Council hereby approves the attached document entitled “Agreement to Extend the June 19, 2015 Modification to the Parties’ October 16, 2001 Lease between the Town of Newington and the Indian Hill Country Club”.**

The motion was seconded by Councilor Marocchini and passed 8 – 0 (Councilor Klett – absent).

### **B. Ordinance Amendment: Chapter 182, Blighted Premises Code**

Councilor Budrejko asked Jamie Trevethan about some confusion regarding replacing public property with municipal, state and federal in definitions and thought it should be consistent with the section Applicability. After review Jamie Trevethan indicated she did not have the answer and would have to check with the attorney. The Councilor asked about who had access to the blight list and it was explained

the document is open to the public when it had gone through the entire process. Mayor Zartarian indicated it would be better to table the resolution until Councilor Budrejko’s question had been answered.

Councilor Manke moved to table the amendment until the next meeting. The motion was seconded by Councilor Anest and passed 8 – 0 (Councilor Klett – absent).

### **C. Ordinance Amendment: Chapter 8, Article VI, Environmental Quality Commission**

- 1. Introduce Ordinance**
- 2. Set Public Hearing Date**

Mayor Zartarian explained some of the changes involved reducing the membership from 11 to seven and reducing some of the functions of the commission since some required professional or technical training.

Councilor Budrejko said she liked the changes and felt it gave the residents more of a chance to have an impact on the Commission. She asked how the industry representative was chosen and what industries were involved. Jamie Trevethan explained the ordinance defined what industries were involved and though not political appointees they would have to go through the same process of being appointed.

Councilor Anest said they were not necessarily a voter but would be appointed by a political party which was similar to the Fire Department members and emergency services.

Councilor Nagel moved the following:

**INTRODUCTION:**

**I hereby introduce for the Town Council's consideration proposed amendments to the Town of Newington Code of Ordinances, Chapter 8, Article VI, Environmental Quality Commission, a copy of which has been filed with the Clerk of the Council.**

**Introduced by: Councilor Nagel**

**RESOLVED:**

**That a Public Hearing be held on September 27, 2016, at 6:50 p.m. in consideration of proposed amendments to the Town of Newington Code of Ordinances, Chapter 8, Article VI, Environmental Quality Commission.**

The motion was seconded by Councilor Budrejko and passed 8 – 0 (Councilor Klett – absent).

**VIII. CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)**

**A. Introduction: James Krupienski, Town Clerk**

Tanya Lane introduced Mr. Krupienski and gave a brief description of his past experience. He started on August 22. Mr. Krupienski thanked the Council for their welcome and indicated he had been on a Town Council so could appreciate the job they did and was enjoying meeting the people and learning where everything was.

Mayor Zartarian welcomed him to Newington and wished him well.

**B. Discussion: Bid Waiver – Fire Apparatus Engine 1**

Chief Schroeder gave an overview of the request. He indicated that Engine 1 would be moved to Engine 5 to make the entire fleet Pierce vehicles, which was a quality product. The price of the truck would be approximately \$700k and parts were available in Rocky Hill. He indicated it would take up to a year to get the truck integrated into the fleet.

Councilor Marocchini indicated it was a no brainer and was in support of the bid waiver. He felt it was a positive to have the fleet all the same brand. Councilors Budrejko and Nagel agreed and thought it was a wise decision and would be more efficient.

Councilor DelBuono understood the need for this and was in support of it and appreciated all the support around the table. Mayor Zartarian thought it was a win win situation and would be placed on the next meeting's agenda.

### **C. Economic Development Updates**

- 1. Streetscape Phase VI**
- 2. 690 Cedar Street (former National Welding site)**

Mr. Brecher gave an overview of what was proposed for Constance Leigh Drive as well as what was happening and projected for the National Welding site. His presentation is attached. There are issues with obtaining space from the nearby apartments and a cable that will be dug up by Eversource. Easements need to be secured before the Town can hire a surveyor.

Councilor Anest asked why the changes made by the TPZ did not go back to the Council for review and what specifically those changes were. He indicated changes were made to eliminating islands, flush crosswalks, wider cross striping of lines to attempt to slow traffic, and continuous lines on the east and west side to give the impression of narrower roads. He indicated he would look into why the 8-24 did not return to the Council along with the changes.

Councilor Nagel asked if the apartment segment was not approved by the owners, would the rest of the project still be done and was told yes the other portion of the project could be done.

Mr. Brecher gave an overview of the history of the site for the new Council members. The projected cost was \$3.3 million. The Town had only \$2 million for it so the first Phase was to demo the building, abatement of the asbestos and some removal of PCB's. They also wanted to concentrate on the most serious below ground contamination, which was contaminated by chemicals and was 50'x100'x 14' deep. That was at a projected cost of \$1.3 million. The lowest bid was for \$1.4 million and had very few change orders.

The site has been demolished and Mr. Brecher showed the various stages of removal through a PowerPoint presentation. The site must be capped because of the petroleum contamination that existed. There are no wetlands on the site but are near it on the other side of the busway. Development would be subject by the Newington Conservation Commission. The DOT expressed interest in long term parking at the site in a parking structure built by a private developer. Mr. Brecher has attempted to determine what the cost of the parking spaces would be per month to get a definitive answer from the DOT since they do not charge for parking at any of the busway sites. He indicated there had been a variety of developers interested in the property. He wanted to ensure that any development at the site the community would had confidence it would actually be built, be sustainable and would be compatible to the Town of Newington. The Council in the future would be required to pass a resolution to declare the property formally surplus. Any proposal had to be brought to the Council and approved and then go to TPZ. He explained there was approximately ten percent of the money that had not been spent and have been allowed to hold onto these funds for the time being.

Councilor Budrejko asked if Mr. Brecher was just considering private developers versus public like CCSU. He explained that if it was developed by a public entity there would not be the tax benefits that Newington was looking for.

### **D. Discussion: Anna Reynolds Renovation Project**

Mr. Lou Jachimowicz explained that the school was one of the oldest and was a tired structure that needed to be renovated. The Board of Ed would need to get specs which would be brought to the Town Council for approval of a building committee, the authorization needed to outline specifications and to give the Superintendent the authority to enter into a grant request from the State. The project might require a referendum to create a large enough appropriation to handle the renovation. He hoped the approval for a building committee was done quickly so they could begin the search for an architect. Mr. Jachimowicz thought a referendum for next November might be possible. If the project was approved, the reimbursement rate would be approximately fifty-seven percent.

Councilor DelBuono expressed concern about the availability of future funding and all the current projects the Town was undertaking. She asked if the building committee was established, would the Town be required to do anything moving forward and Mr. Jachimowicz explained the only money that would be tied to the committee would be seed money for the architect. In order to get it on the next year's General Assembly schedule in December 2017, the motions would have to pass by June 30.

Mayor Zartarian stated there was concern about the recent court ruling regarding school funding and how that would affect towns in the future. Mr. Jachimowicz explained different standards were used for financial distributions and for school funding. Councilor Budrejko stated the State would be looking at construction grants more closely and Mr. Jachimowicz said they were looking into efficiencies and administration of the grants and not the money involved.

Councilor Nagel thought the grants Newington was involved in were grants that the town had to put all the money for the project up front and upon completion the reimbursement would be made. Mr. Jachimowicz explained they thought the project would be approximately \$16 million and the town through referendum would get this amount through bonding. The project would be paid on a pay-as-you-go basis and would be reimbursed on a regular basis.

Councilor Anest wanted to ensure there was no commitment if the Town Council were to pass the resolution and that it would just start the ground work to determine cost and get public input. Mr. Jachimowicz agreed. Councilor Marocchini asked what the cost of the architect would be and was told the architect cost would be close to \$50k. Mayor Zartarian asked about how the building would affect the students and it was explained the work would start in the summer to create a swing space for the next part of the project.

#### **E. Update: John Wallace Middle School Gym Floor**

Mr. Jachimowicz gave an overview on what happened with the gym floor and indicated work on the floor had begun. There are PCB's and asbestos to be removed and hoped the project would be completed by December 1, 2016.

He stated the asbestos should be removed by September 30, 2016 depending on testing. They received an emergency grant waiver for the project and hired an architect to design the floor.

Councilor DelBuono and Councilor Marocchini congratulated him on responding so quickly to get the State involved and appreciated everyone's efforts.

### **IX. RESIGNATIONS/APPOINTMENTS**

#### **A. Zoning Board of Appeals**

##### **1. Accept the Resignation of Paul Plavcan and N. Pane**

Councilor Anest moved the following:

#### **RESOLVED:**

**That the Newington Town Council hereby accepts the resignation of Paul Plavcan as a member of the Zoning Board of Appeals, in accordance with a communication dated September 6, 2016.**

Councilor Manke seconded the motion and it passed 8 – 0 (Councilor Klett – absent).

Councilor DelBuono moved the following:

#### **RESOLVED:**

That the Newington Town Council hereby accepts the resignation of Nicole Pane as an alternate member of the Zoning Board of Appeals, in accordance with a communication dated September 9, 2016.

Councilor Nagel seconded the motion and the motion passed 8 – 0 (Councilor Klett-absent).

**2. Appoint a Replacement**

Councilor DelBuono moved the following:

**RESOLVED:**

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

**Zoning Board of Appeals**

Name	Address	Party	Term	Replaces
Full Member Nicole Pane	98 Pickens Drive	R	Immed. – 11/30/16	P. Plavcan (res. 9/2016)

The motion was seconded by Councilor Manke and passed 8 – 0 (Councilor Klett – absent).

**B. Appointments to Boards and Commissions**

**1. John Wallace Wing Reconfiguration Project Building Committee**

Councilor DelBuono moved the following:

**RESOLVED:**

**That the Newington Town Council hereby makes the following appointment(s):**

**18. John Wallace Wing Reconfiguration Project Building Committee**

Name	Address	Party	Term	Replaces
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	N/A
NTC Rep: Tim Manke	65 Rosewood Drive	R	NTC Term	N/A

The motion was seconded by Councilor Nagel and the motion passed 8 – 0 (Councilor Klett – absent).

**X. TAX REFUNDS (Action Requested)**

Councilor Anest moved the following:

**RESOLVED:**

**That property tax refunds in the amount of \$18,153.31 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 Manke and the motion passed 8 – 0 (Councilor Klett – absent).

**XI. MINUTES OF PREVIOUS MEETINGS (Action Requested)  
A. Regular Meeting, August 9, 2016**

Councilor Nagel moved to accept the meeting minutes and the motion was seconded by Councilor Serra. The motion passed 8 – 0 (Councilor Klett – absent).

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

Tanya Lane explained the Indian Hill Country Club wall was being repaired and the project was moving forward.

**XIII. COUNCIL LIAISON/COMMITTEE REPORTS**

Councilor Nagel gave reports on 1) Library Board: A concert would be held on Sunday in Town Hall at 6:30 p.m. The Library will be connected with the schools' Chromebooks shortly and Library Solutions would be reporting back to the committee in September. The Library Board held their annual meeting recently 2) Fire Commission: repairs had been made to compressors, a report was given on the 9/11 ceremony and the annual awards night would be held on November 5. 3) Town Hall Renovation: there were two suggestions made. One was renovation as is and the other renovation with modifications.

There will be a meeting on September 21 at 7 p.m. and hoped the public would give their input. 4) Code Compliance Committee: They met to initiate the next phase of an on-going project to make the high school ADA compliant. 5) NCTV: They bought a new truck from Nutmeg TV for \$10k and will be insured by the Town.

Councilor Budrejko said the region would be doing an annual count of bicycle and pedestrians. The counts are used on a national level and there would be five locations chosen in Newington. She also urged residents to attend the next TPZ meeting regarding Newington Junction development.

**XIV. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)**

Casey Lord, 1076 Main Street: He wanted to introduce himself as a new business owner in Town.

**XV. REMARKS BY COUNCILORS**

Councilor Manke thanked the Fire Department for their quick response on Saturday and congratulated them for a wonderful 9/11 ceremony. He reminded everyone the Waterfall Festival would be held on Saturday.

Councilor Nagel commended the Chamber of Commerce on their Chocolate and Wine Fund raiser they held recently. He also congratulated the Mayor on successfully tapping the keg at the recent Beerfest.

Mayor Zartarian urged people to support the upcoming road race in support of ALS research. He appreciated the Fire Department's ceremony on 9/11 and all who made the memorial a possibility.

Councilor Budrejko offered condolences to Councilor Klett on the death of her mother.

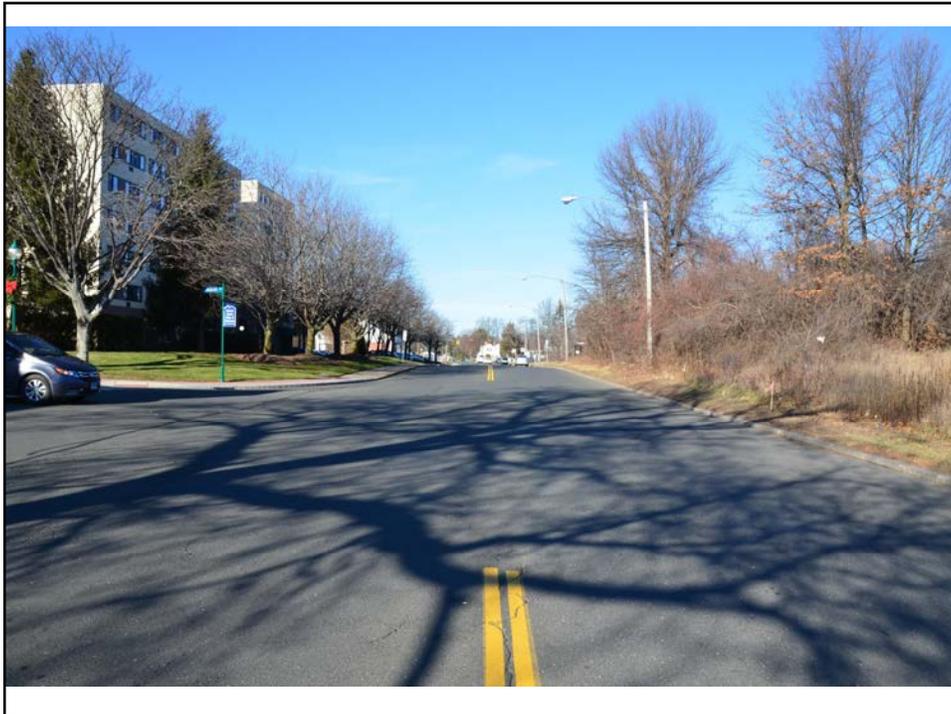
## **XVI. ADJOURNMENT**

Councilor Marocchini moved to adjourn at 9 p.m. and the motion was seconded by Councilor Anest. The motion passed 8 – 0 (Councilor Klett – absent).

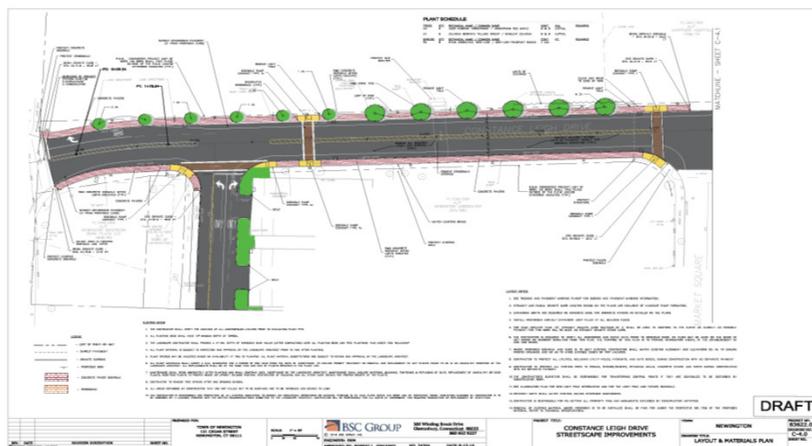
Respectfully Submitted,

Linda Irish-Simpson  
Clerk of the Council

Cc: J. Krupienski, Town Clerk  
Att.



# CONSTANCE LEIGH DRIVE STREETSCAPE PHASE VI "SEGMENTAL OPTION"



# CONSTANCE LEIGH DRIVE STREETSCAPE PHASE VI

- "SEGMENTAL PROFILE"

