



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR STEPHEN WOODS**

## MINUTES

### NEWINGTON TOWN COUNCIL MEETING 7:00 P.M.

August 14, 2012

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**THIS DOCUMENT IS A SUMMARY OF ITEMS DISCUSSED AT THE AUGUST 14, 2012 TOWN COUNCIL MEETING. FULL RECORDING OF THE MEETING IS AVAILABLE FOR REVIEW IN THE TOWN CLERK'S OFFICE.**

Mayor Woods called the meeting to order at 7:03 p.m. in the Council Chambers, Town Hall.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

Staff Present:

John Salomone, Town Manager  
Ann Harter, Finance Director  
Andy Brecher – Economic Development Director  
Jaime Trevethan, Executive Assistant

III. PUBLIC PARTICIPATION

Lynn Gavrilis, 234 Church Street: Ms. Gavrilis indicated that she lives next to the nursing home on Church Street, and gave a timeline of the events that have occurred in front of her property since the nursing home strike began in July. She expressed her concerns regarding the issues she was having with the strikers near her property every day. She indicated that while the strikers were friendly at first, the atmosphere has changed and she has since had issues with people harassing her with chants, interfering with her life and felt that the Police have not been as responsive and involved as they should be. Ms. Gavrilis indicated that the noise level from the strikers has been unacceptable at times and stated that one morning her daughter yelled at the strikers, causing a change in their attitude towards her. She also stated that she has been told that there is no way to measure the noise. She remarked that she has spoken to the Town Manager and Assessor and she feels that the value of her home has decreased due to this situation and she stated that this situation has caused issues with her neighbors, as she no longer wants to have the brunt of the strikers in front of her home. She asked the Council to look at the noise ordinance and to protect the resident's health and safety.

(Name unknown) – Resident of Church Street spoke about the strike situation and how it has affected her family and her neighbors. She indicated that it has been difficult to back out of her driveway with the strikers on the sidewalk blocking her view. She noted that the homeowner and possibly the Town could be responsible in the event of an accident. She also indicated that the noise has been a nuisance and that she hasn't been able to enjoy her yard or take her dogs out as often as she'd like since the strike began.

Henry Mendez, 246 Church Street: Resident indicated that he lives next to the nursing home and expressed that he is upset with Ms. Gavrilis for allowing the strikers in front of her home and then changing her mind and asking them to move in front of his house. He also noted that noise issue with the strikers and the car horns. He stated that he understands that the law is what it is, and recommended that the Council consider passing a short-term ordinance in which homeowners can lease the property in front of their homes for \$1.00 per month, thereby making it private property and he also asked that the Town revalue his home to account for loss of value due to this situation, and to reduce his taxes to account for the expenses and inconvenience. He indicated that his teenager is afraid to stay home alone, and he has had to run his air-conditioner constantly since the strike began in July 3.

(Name unknown, Manchester, CT) – The speaker is a striking worker at the nursing home on Church Street. He expressed sympathy for the residents, but stated that the strikers are also facing serious hardship due to the strike. He indicated that the strikers are not trying to disturb the neighbors, but that they are angry because they don't have a job; they were forced to strike and now striking is their job. He indicated that he has a family and a home and expenses that he is having a hard time paying due to this situation. He also indicated that none of the workers want to be in this situation, none of them want to be off the job. They care for the residents and they don't want to be a burden. He stated that the workers are fighting for quality care. He stated that he has worked for the company for 15 years and asked for understanding.

#### IV. CONSIDERATION OF OLD BUSINESS

##### A. Accept Bid: Newington High School Tennis Courts

The Council discussed and agreed with the recommendation of the High School Code Compliance Project Building Committee to reject all bids received and to authorize staff to re-bid the item with amended specifications. This was done due to the bids coming in over budget, and also due to some grant funding that would allow different line striping to be painted to allow for use by various ages. This would also require amended specifications.

Councilor Nagel moved the following:

#### **RESOLVED:**

**That the Newington Town Council, pursuant to Chapter 8, Article X, Project Building Committees, of the Newington Code of Ordinances; and upon the recommendation of the School Code Compliance Project Building Committee; hereby rejects all bids received for Bid No. 1, 2012-13, Newington High School Tennis Court Reconstruction.**

#### **BE IT FURTHER RESOLVED:**

**That the Town Manager is authorized to re-bid the Newington High School Tennis Court Reconstruction project with amended specifications as recommended by the project consultant.**

The motion was seconded by Councilor Cohen and passed 8 – 0 (Councilor Bottalico-absent)

##### A. National Welding Site Grading Rights

Councilor DelBuono moved the following:

#### **RESOLVED:**

**That the Newington Town Council hereby refers to the Town Plan and Zoning Commission for an 8-24 Report the proposed easement/acceptance of grading rights at 690 Cedar Street in accordance with Connecticut General Statutes §8-24.**

The motion was seconded by Councilor Cohen and passed 8 – 0 (Councilor Bottalico-absent)

V. CONSIDERATION OF NEW BUSINESS  
A. Economic Development Update

Economic Development Director Andy Brecher updated the Council on various economic development items. (Refer to recording for complete discussion). The following areas were discussed:

Former National Welding Site

- Mr. Brecher's priority is to move along with the demolition and redevelopment of the site.
- Is working with various State agencies to apply for Brownfield grant funding to defray the cost to demolish the site.
- The Town is reaching out to CROCOG or other regional entities as a partner on the application in order strengthen the application and to obtain additional funding.
- An RFP will be posted in the near future for site redevelopment, with housing discouraged
- The town will hire a consultant to assist with the grant application and to assist with spending any funding received.

Newington Junction

- Mr. Brecher expressed concern with the small number of parking spots planned for the station, and stated that he will be in close contact with the proper State agencies going forward.

The Town Council discussed the busway and transit oriented development, and how to look out for the best interests of the Town residents.

B. Job Description, Animal Control Officer

Town Manager Salomone explained that this is a vacant position that has been reworked, with the consensus of the IBPO union, to be a part-time position. The duties of the position will also be shared with the Town of Wethersfield. Since the position is vacant and has changed, the Council will be asked to consider a resolution at the next meeting, approving changes to the job description.

VI. RESIGNATIONS/APPOINTMENTS – none

VII. MINUTES OF PREVIOUS MEETINGS

Councilor Nagel moved to accept the minutes of the July 24, 2012 Council meeting and the two public hearings held on July 24. Motion seconded by Councilor Castelle. Motion passed 8-0 (Councilor Bottalico absent)

VIII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC - none

IX. COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nagel reported on the School Code Compliance Committee – an issue with a subcontractor removing materials is being addressed.

Councilor Klett requested a Town Manager Evaluation Subcommittee meeting to be scheduled for August 28, 2012 at 5:00.

X. PUBLIC PARTICIPATION – IN GENERAL

Rose Lyons, 46 Elton Drive: thanked Mr. Brecher for speaking to the Council and public with updates. She asked that the Council and TPZ work together to keep the public informed on the busway and other issues by holding a meeting with residents, and that residents should be informed of such a meeting via mail.

XI. REMARKS BY COUNCILORS

Councilor Nagel expressed well wishes to Council Bottalico for a speedy recovery.

Mayor Woods also wished Councilor Bottalico a speedy recovery. He also inquired whether the Healthbridge officials, police department and nursing home union can meet with the Town Manager to work out a compromise for the strike situation. Mayor Woods stated that while the strikers have a right to be there, it does affect the residents and stated that the strike has the potential to continue for a long time. Town Manager Salomone stated that he will do what he can to keep the lines of communication open and stated that he has been in close contact with the police department and the neighborhood to keep on top of this difficult and awkward situation.

Councilor Klett stated that she doesn't feel that the two sides would be willing to get together to discuss the situation and noted the resident's suggestion for temporary deeds to the property affected by the strikers.

Councilor McBride noted that that the strikers have a right to be on the Town right-of-ways, and applauded the strikers for standing up for themselves, however, he stated that he questioned whether setting up chairs and tents are part of the right to strike, and stated that a right to strike doesn't mean that they have a right to disturb the neighbors.

## XII. ADJOURNMENT

Councilor Borjeson moved to adjourn at 8:35 p.m. and the motion was seconded by Councilor DeIBuono. The motion passed 8 – 0 (Councilor Bottalico – absent).

Respectfully Submitted,

Jaime Trevethan  
Executive Assistant to the Town Manager

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