



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

*****L-101 (Lower Level)*** – Town Hall
131 Cedar Street**

AGENDA

September 13, 2016

7:00 p.m. or Immediately Following Public Hearing

-
- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. APPROVAL OF AGENDA
 - IV. AWARDS/PROCLAMATIONS
 - A. James Kravontka – CT American History Teacher of the Year
 - V. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
 - VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
 - VII. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)
 - A. Indian Hill Country Club Agreement
 - B. Ordinance Amendment: Chapter 182, Blighted Premises Code
 - C. Ordinance Amendment: Chapter 8, Article VI, Environmental Quality Commission
 1. Introduce Ordinance
 2. Set Public Hearing Date
 - VIII. CONSIDERATION OF NEW BUSINESS (**Action May Be Taken by Waiving the Rules**)
 - A. Introduction: James Krupienski, Town Clerk
 - B. Discussion: Bid Waiver – Fire Apparatus Engine 1
 - C. Economic Development Updates
 1. Streetscape Phase VI
 2. 690 Cedar Street (former National Welding site)
 - D. Discussion: Anna Reynolds Renovation Project
 - E. Update: John Wallace Middle School Gym Floor
 - IX. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Zoning Board of Appeals
 1. Accept the Resignation of Paul Plavcan
 2. Appoint a Replacement

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

- B. Appointments to Boards and Commissions
 - 1. Affordable Housing Monitoring Agency
 - 2. Board of Education – Liaison
 - 3. Commission on Aging and Disabled
 - 4. Balf-Town Committee
 - 5. Building Code Board of Appeals
 - 6. Capitol Region Council of Governments (CRCOG)
 - 7. Central Connecticut Health District Board of Directors (CCHD)
 - 8. Capital Improvements Committee
 - 9. Committee on Community Safety
 - 10. Conservation/Inland Wetlands Commission
 - 11. Development Commission
 - 12. Employee Insurance & Pension Benefits Committee
 - 13. Environmental Quality Commission
 - 14. Board of Ethics
 - 15. Fair Rent Commission
 - 16. Newington Housing Authority
 - 17. Human Rights Commission
 - 18. John Wallace Wing Reconfiguration Project Building Committee**
 - 19. Library Board of Directors
 - 20. Newington CATV Advisory Council
 - 21. Newington School Career Technical Program Renovation Project Building Committee
 - 22. Open Space Committee
 - 23. Standing Insurance Committee
 - 24. STEM Academy PBC
 - 25. Town Hall Renovations Project Building Committee
 - 26. Town Plan & Zoning Commission
 - 27. Tri-Town Community Cable Access
 - 28. Vehicle Appeals Board
 - 29. Zoning Board of Appeals

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

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

- A. Regular Meeting, August 9, 2016

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

XIII. COUNCIL LIAISON/COMMITTEE REPORTS

XIV. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

XV. REMARKS BY COUNCILORS

XVI. ADJOURNMENT

AGENDA ITEM: IV.

DATE: 9-13-16

RESOLUTION NO.: _____

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

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.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Tanya D. Lane, Town Manager
Date: September 09, 2016
Re: Indian Hill Country Club Agreement

Recently, the Town Council discussed the terms of the attached agreement to extend the June, 2015 lease between the Indian Hill Country Club and the Town. The attached extension will be in effect through June 30, 2017.

A resolution approving the agreement is attached for Council consideration.

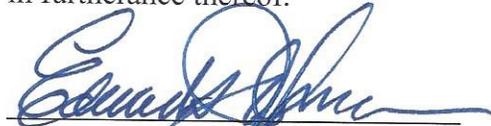
Attach.

Town of Newington and Indian Hill Country Club, Inc.

Agreement to Extend
The June 19, 2015 Modification
To The Parties' October 16, 2001 Lease

The parties hereby agree to extend their June 19, 2015 Agreement for one year commencing July 1, 2016 and terminating June 30, 2017 with the only modification being that the Lessee will make monthly instalments of \$500.00 toward the \$10,334.40 arrearage.

I, Edward Johnson, President of Indian Hill Country Club, Inc. hereby agree to this extension and the accompanying terms of the June 19, 2015 temporary modification and with full authority sign in furtherance thereof.


Edward Johnson, President
Indian Hill Country Club, Inc.

5. 19. 16
Date

I, Benjamin Ancona Jr., Counsel to the Town of Newington. hereby agree to this extension and the accompanying terms of the June 19, 2015 temporary modification and with full authority sign in furtherance thereof.


Benjamin Ancona Jr.
Newington Town Attorney

05.19.2016
Date

AGENDA ITEM: V.I.A.

DATE: 9-13-16

RESOLUTION NO. _____

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".

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)

Date: September 08, 2016

Re: Code of Ordinances Chapter 182, Blighted Premises.

Recently, the Town Council discussed proposed amendments to the Newington Code of Ordinances Chapter 182, Blighted Premises. Please see the attached document dated July 7, 2016 with an explanation of the proposed changes.

The attached amended ordinance has been reviewed and approved by the Blight Ordinance Subcommittee and Assistant Town Attorney Tony Palermino. The Town Council introduced the ordinance on August 9, 2016 and pursuant to §C-405 of the Newington Charter a Public Hearing will be held regarding the ordinance at 6:50 p.m. on September 13, 2016. A legal notice regarding the Public Hearing was published on September 1, 2016. The Council may consider and take action on the amendments during the September 13 regular Council meeting.

Please note that if approved, the amended ordinance will go into effect 15 days after publication.

Attach.

Summary of Proposed Amendments

Newington Code of Ordinances Chapter 182: Blighted Premises

July 7, 2016

§1. Title

- No changes

§2. Intent and Authority

- Incorporates amendments to the Connecticut General Statutes that have been made since the current ordinance went into effect in August, 2012

§3. Scope of Provisions

- No changes

§4. Definitions

- Includes numerous new definitions to better define blighted conditions and protect the Town in the event of litigation
- Adds a provision that overgrown grass or weeds must remain at a height of 12" or more for a period of seven days
- Adds a provision for dilapidated swimming pools
- Removes active farms as an exemption from the code
- Replaces "public property" with "Municipal, State and Federal property" as an exemption from the code

§5. Signs, Awnings and Marquees

- No changes

§6. Removal of Weeds and Similar Vegetation

- No changes

§7. Solid Waste, Storage and Littering

- Adds a provision for storage requirements not to exceed 60 days

§8. Blighted Premises List (current ordinance)

- Moved to §14 to organize the ordinance in the same order as the actual enforcement and appeals process

§8. Complaints – Notice of Violation Warning Letter (proposed ordinance)

- Indicates that verbal complaints shall be reduced to writing by staff.
- Adds language requiring that warning letters shall include the action(s) necessary to remedy the violation(s)

§9. Enforcement by Citation (proposed ordinance)

- Moved from to §11 to organize the ordinance in the same order as the actual enforcement and appeals process

§10. Hearing (proposed ordinance)

- Moved from to §12 to organize the ordinance in the same order as the actual enforcement and appeals process
- Adds language pertaining to the property owner's right to admit liability and agree to perform all remediation work.
- Adds language to require that the Citation Hearing Officer provides a decision within fourteen days following the completion of a citation hearing.

§11. Appointment of Citation Hearing Officers

- Moved from to §13 to organize the ordinance in the same order as the actual enforcement and appeals process
- Includes a term length of two years for appointed Citation Hearing Officers

§12. Penalties for Offences – Prejudgment Lien

- Moved from to §14 to organize the ordinance in the same order as the actual enforcement and appeals process
- Changes the term “real estate” to “property”

§13. Appeals – Special Consideration

- Moved from to §15 to organize the ordinance in the same order as the actual enforcement and appeals process

§14. Blighted Premises List

- Moved from to §8 to organize the ordinance in the same order as the actual enforcement and appeals process

Note: non-substantive changes such as corrections to formatting or typographical errors are not included on this list.

AGENDA ITEM: VI.B.

DATE: 9-13-16

RESOLUTION NO. _____

RESOLVED:

That the Newington Town Council hereby repeals and replaces the Newington Code of Ordinances Chapter 182, "Blighted Premises", a copy of said ordinance is attached to the resolution.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

CLEAN DRAFT 7-7-16

The Newington Town Council repealed Chapter 182 of the Code and adopted the Blighted Premises Code on 7/24/12.

**TOWN OF NEWINGTON
BLIGHTED PREMISES CODE**

§ 1. Title

This chapter shall be known as the “Blighted Premises Code of the Town of Newington” (“the code”) and the standards established by this code shall be referred to as and constitute the minimum property standards of the Town of Newington (“Town”).

§ 2. Intent and Authority

A. This code is intended to protect, preserve and promote public health, safety and welfare; to prevent and control the incidence of communicable disease; and to reduce environmental hazards to health, safety and welfare, insofar as they are affected by the maintenance of residential and non-residential structures, equipment and premises as provided by this code. This code is further intended to provide minimum standards governing the condition, occupancy and maintenance of occupied and unoccupied premises and establish reasonable safeguards for the health, safety and welfare of the occupants and users of said premises, the community and the general public. This code is intended to maintain and preserve the beauty of the neighborhoods and to allow for control of blighted premises.

B. This code shall establish minimum standards and responsibilities for the maintenance of all premises and delegates administrative responsibility and enforcement powers and creates enforcement procedures.

C. This code is adopted in accordance with the provisions of Connecticut General Statutes §7-148 (c)(7)(H)(XV), § 7-148aa, 7-148ff, 7-148gg and 7-152c and further incorporates all authority and power that currently or in the future is conferred under Connecticut General Statutes

§ 3. Scope of Provisions

A. Applicability.

1. This code shall apply uniformly to the maintenance, use and occupancy of all premises now in existence or hereafter constructed, maintained or modified and shall include:

- a. Dwellings or dwelling units, including one-family and two-family dwellings and buildings with multiple-unit dwellings;
- b. Lots, plots or parcels of land whether vacant or occupied;
- c. Buildings of non-dwelling use, including commercial properties and mixed use properties that may include one or more dwelling units;
- d. Accessory structures to any building;
- e. All apartments, boarding houses, group homes, lodging houses, rooming houses, tenement houses and unrelated family units.

2. This code shall not apply to public property.

§ 4. Definitions

The following definitions apply to this chapter.

1. **Accessory structure** shall mean a structure, the use of which is customarily incidental and subordinate to that of principal building, structure or use on the same lot.
2. **Abandon** shall mean to give up control, cease to maintain, for vehicles the physical condition, the length of time since it was last used on the public highway, whether or not it is registered, for vehicles and/or other things not required to be registered or not normally used on the public highways, the physical condition, the length of time since it was last used for the purpose intended.
3. **Blighted premises** shall mean:
 - A. Any building or structure, or any part of a structure that is a separate unit, or a parcel of land or premises, or any necessary structure, or fence, where at least one of the following conditions exists:
 1. The Blighted Premises Enforcement Officer determines that existing conditions pose a serious threat to the health, safety and welfare of town citizenry;
 2. It is not being maintained, as evidenced by the existence, to a significant degree, of one or more of the following conditions:
 - a. Missing, broken or boarded windows or doors;
 - b. Collapsing or deteriorating exterior walls, shutters, roofs, stairs, porches, handrails, railings, basement hatchways, chimneys, flues, or floors;
 - c. Exterior walls which contain holes, breaks, loose or rotting materials or which are not properly surface coated to prevent deterioration;
 - d. Foundation walls which contain open cracks and breaks;
 - e. Overhang extensions, including but not limited to canopies, marquees, signs, awnings, stairways, fire escapes, standpipes and exhaust ducts which contain rust or other decay;
 - f. Chimneys and similar appurtenances which are in a state of disrepair;
 - g. Insect screens which contain tears or ragged edges;

- h. Refuse, rubbish, trash or debris improperly stored or accumulated on the premises, or vehicles, machinery and/or watercraft on the premises. Overgrown grass or weeds allowed to reach and remain at a height of 12” (one foot) or more for a period of 7 days.
 - i. Vermin and/or animal infestations;
 - j. In the case of a fence, broken or rotted sections or in an otherwise dilapidated condition; or
 - k. In ground or above ground swimming pools with standing water and/or which are in a state of disrepair.
 - 3. Any other exterior condition reflecting a level of maintenance which is not in keeping with community standards or which constitutes a blighting factor for adjacent property owners or occupiers or which is an element leading to the progressive deterioration of the neighborhood.
 - 4. It is attracting illegal activity as documented in Police Department records;
 - 5. It is a fire hazard as determined by the Fire Marshal or as documented in the Fire Department records; and/or
 - 6. It is a factor creating a substantial and unreasonable interference with the use and enjoyment of other premises within the surrounding area as documented by neighborhood complaints, police reports, the cancellation of insurance on proximate properties; or similar circumstances.
- B. Blighted premises shall not include any such building, structure or parcel of land located on Municipal, State and Federal property.
- 4. **Blighted Premises Enforcement Officer** shall mean an individual or individuals appointed by the Town Manager to inspect and re-inspect blighted premises, issue notice of violation warning letters in accordance with § 10 of this Code, and issue citations for violations of this Code in accordance with § 11 of this Code. Said individual shall not be the Town Manager or a Citation Hearing Officer.
 - 5. **Citation Hearing Officer** shall mean an individual or individuals appointed by the Town Manager to conduct hearings authorized by this chapter.
 - 6. **Community standard** shall mean a judgment by a reasonable member of the community.
 - 7. **Connecticut General Statutes** shall include any applicable amendments.
 - 8. **Days** shall mean calendar days and shall not include the day of receipt of the notice.
 - 9. **Debris** shall mean material which is incapable of immediately performing the function for which it was designed including, but not limited to abandoned, discarded or unused objects, parts of automobiles, furniture, appliances, cans, boxes, bags, scrap metal, tires, batteries, containers, garbage, rubbish, refuse, machinery and vehicles.

10. **Inoperable** shall mean a motor vehicle which is incapable of being legally operated on public roads w/o major work or modification. Missing parts, broken or severely damaged components shall be prima facie evidence of inoperability.
11. **Junked** shall mean a motor vehicle located on the premises which is inoperable, this definition shall also include parts of motor vehicles or iron, metal, glass, paper, cordage or other or waste or discarded or secondhanded materials which have been a part or intended to be a part of any motor vehicle.
12. **Machinery** shall mean an assemblage of parts that transmits forces, motor and energy, one to another in a predetermined maneuver; a mechanically, electrically or electronically operated device for performing a task; an instrument designed to transmit or modify the application of force, power or motion.
13. **Motorcycle** shall mean a motor vehicle, with or without a side car, having not more than three wheels in contact with the ground and a saddle or seat on which the rider sits or a platform on which the rider stands, including motor scooters or bicycles with an attached motor.
14. **Motor Home** shall mean a vehicular unit designed to provide living quarters and necessary amenities which are built into an integral part of, or permanently attached to, a truck or van chassis, including campers and conveyor trailers.
15. **Motor Vehicle** shall mean any vehicle propelled or drawn by any power other than muscular, any device suitable for the conveyance of, drawing or other transportation of persons or property, whether operated on wheels, runners a cushion of air or by any other means.
16. **Legal occupancy** shall mean occupancy in accordance with state building and fire codes, local zoning regulations, local housing ordinances and all other pertinent codes.
17. **Neighborhood** shall mean an area of the Town comprising all premises or parcels of land, any part of which is within a radius of 1,000 feet of any part of another parcel or lot within the Town.
18. **Owner/occupier** shall mean any person, institution, foundation, entity or authority which owns, leases, rents, possesses, or is responsible for property within the Town.
19. **Person** shall include any individual, corporation, limited liability company, association, copartner ship, company, form, business trust or other aggregation of individuals but does not include the state or any political subdivision thereof, unless the context clearly states or requires.

20. **Premises** shall mean any building, structure, land or portion thereof, including all appurtenances, owned or controlled by a person.
21. **Proximate property** shall mean any premises or parcel of land within one thousand (1,000) feet of the boundary of a blighted premise.
22. **Recreational Vehicle** shall mean a motor vehicle of the type designed for off the road uses for recreation, entertainment or pleasure and which is not authorized by State to be operated on public streets and highways, including but not limited to minibikes, ATV's, trail bikes, dune buggies, snowmobiles and swamp buggies.
23. **Refuse** shall mean all putrescible and non-putrescible solids including garbage, rubbish, ashes and dead animals. These terms shall include paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings and other combustible waste materials.
24. **Rubbish** shall mean non putrescible solid wastes consisting of both (a) combustible wastes such as batteries, paint scrapings, paper, cardboard, plastic containers, yard clippings and wood; and (b) noncombustible wastes such as tin cans, tires, glass, crockery, metal and used automotive parts, cold ashes, junk, discarded containers, dust, sweepings, wastepaper, boxes, crates, rags, clothing, textiles, glass, crockery and similar waste materials ordinarily accumulated in and around residential premises.
25. **Snowmobile** shall mean a vehicle for traveling on ice or snow.
26. **Trailer** shall mean any rubber-tired vehicle without motive power drawn or propelled by a motor vehicle.
27. **Truck** shall mean a motor vehicle designed, used or maintained primarily for the transportation of property; a motor vehicle with an enclosed forward passenger compartment and an open rearward compartment used for the transportation of property.
28. **Utility Trailer** shall mean a trailer designed and used to transport personal property materials or equipment, whether or not permanently affixed to the bed of the trailer.
29. **Waste** shall mean land clearing debris and waste resulting directly from demolition activities other than clean fill, household items including but not limited to sofas, mattresses, furniture, machinery and/or appliances.
30. **Watercraft** shall mean a ship, vessel boat or craft capable of being used for water transport with or without a motor.
31. **Yard Vegetation** shall mean grass, weeds, garden plants, shrubs, leaves, branches, limbs, brush and similar materials grown on and/or emanating from the premises.

§ 5. Signs, Awnings and Marquees

- A. Signs. All permanent signs and billboards exposed to public view permitted by reason of other ordinances or laws shall be maintained in good repair. Any signs which have excessively weathered or faded or those upon which the paint has excessively peeled or cracked or whose supporting members have deteriorated shall be removed forthwith or put into a good state of repair by the owner/occupier.
- B. Awnings and marquees. Any awning or marquee and its accompanying structural member which extends over any street, sidewalk or other portion of the premises shall be maintained in good repair and shall not constitute a nuisance or a safety hazard. In the event that such awnings or marquees are not properly maintained in accordance with the foregoing, they shall, together with their supporting members, be removed forthwith. In the event that said awnings or marquees are made of cloth, plastic or of similar materials, said cloth or plastic where exposed to public view shall be maintained in good condition and shall not show evidence of excessive weathering, ripping, tearing or other holes. Nothing herein shall be construed to authorize any encroachment on streets, sidewalks or other parts of the public domain.

§ 6. Removal of Weeds and Similar Vegetation

- A. Every owner/occupier of properties upon which a building exists, or who is in possession of a vacant lot in an approved subdivision which fronts on a paved public road and to which a public water and/or public sewer lateral has been provided, shall cut, to a height of not more than one foot, all grass, weeds and similar vegetation not planted as a crop to be harvested or for ornamental purposes.
- B. Every owner/occupier of property shall keep his property free from vegetation of any type which, based on the reasonable opinion of the Blighted Premises Enforcement Officer, is injurious to public health.
- C. Any violation of § 6A or 6B shall constitute a nuisance which may be abated by the town at the expense of the owner/occupier or any one or more of them to whom the Blighted Premises Enforcement Officer has given not less than 10 days written notice of intention to abate such nuisance. Such expense may be collected by the Town in a civil action against any one or more of the above-named persons responsible thereof.

§ 7. Solid Waste, Storage and Littering

- A. Accumulation restricted. It shall be unlawful for an owner/occupier to allow solid waste to accumulate on premises in the town in such a manner as to create an offensive, unsightly or unsanitary condition.
- B. Storage requirements. In the event that property usage would result in the stacking or piling of materials, including equipment and appliances, even if wanted and useful, they must be so arranged as to prohibit the creation of a blighting factor to their neighbors. Furthermore, all useful, wanted material, including equipment and appliances, stored out

of doors shall be stored in an orderly fashion and, to the extent reasonably feasible, shall be located in the rear yard and not visible from the adjacent public street for no longer than 60 days.

§ 8. Complaints - - Notice of Violation Warning Letter

- A. Any person or legal entity, including but not limited to a civic organization, municipal agency, or town employee may report a complaint of violation of this ordinance with the Town Manager's Office. Verbal complaints shall be reduced to writing by the Town Manager's Office.. The Blighted Premises Enforcement Officer, upon his or her determination that there is a violation of this code, shall forward a notice of violation warning letter to the owner/occupier at the time such determination has been made and shall include the property for consideration of inclusion on the Blighted Premises List. Such a notice of violation warning letter from the Blighted Premises Enforcement Officer shall be issued prior to issuing a citation. Such notice of violation warning letter shall include:
 - 1. A description of the real estate sufficient for identification, specifying the violation(s) alleged to exist and the remedial action required;
 - 2. A due date, for the performance of any act required to remedy the violation; and what action needs to be taken to remedy the violation;
 - 3. The amount of the civil penalties/fines, liens, special assessments, costs or fees that may be imposed for noncompliance.
 - 4. Contact information for the Town Director of Human Services for the purpose of encouraging social work assistance to those in need.
- B. The owner/occupier may not contest a notice of violation warning letter before a Citation Hearing Officer.
- C. Delivery of a notice of violation warning letter or citation to the owner/occupier shall be by one or more of the following methods:
 - 1. By personal delivery to the owner/occupier or by leaving the notice of violation warning letter or citation at the usual place of abode of the owner/occupier with a person of suitable age and discretion;
 - 2. By certified, registered or regular mail addressed to the owner/occupier at his last known address, with postage prepared thereon; or
 - 3. By posting and keeping posted for 24 hours a copy of the notice of violation warning letter or citation in placard form in a conspicuous place on the premises.

§ 9. Enforcement by Citation

- A. If the corrective actions specified in the notice of violation warning letter are not taken the Blighted Premises Enforcement Officer or his/her designee shall issue a written citation to the owner/occupier.
- B. A citation shall be in writing and include:
 - 1. A description of the real estate sufficient for identification, specifying the violation(s) alleged to exist and the remedial action required;

2. Detailed information regarding the contents of the notice of violation warning letter (which may be a copy of such notice of violation warning letter) and the failure of the owner/occupier to take the corrective actions specified therein;
 3. Notice of potential liens that may be asserted by the Town pursuant to § 14 of this Code.
 4. The amount of the civil penalties/fines, special assessments, costs or fees due for noncompliance; and
 5. Contact information for the Town Director of Human Services for the purpose of encouraging social work assistance to those in need.
 6. A statement that the owner/occupier may contest his liability and request a hearing before the Citation Hearing Officer by delivering in person or by mail written notice of objection within ten (10) days of the date of receipt of the citation.
- C. Delivery of the citation shall be by the manner provided in § 8 D.

§ 10. Hearing

- A. An owner/occupier may request a hearing after receiving a citation. Said owner/occupier must make his/her request for a hearing within ten (10) days of his/her receipt of the citation.
- B. The Citation Hearing Officer is designated to conduct hearings in accordance with Conn. Gen. Stat. Sec. 7-152c when requested by an owner/occupier who has been cited under this chapter.
- C. If the owner/occupier who was sent a written citation pursuant to § 11 of this Code wishes to admit liability and agree to perform all remediation work for any alleged violation(s), he/she may, without requesting a hearing, pay the full amount of the assessed civil penalties/fines, special assessments, costs or fees in person or by mail to the Town Manager. Such payment shall be inadmissible in any proceeding, civil or criminal, to establish the conduct of such person or other person making the payment. Any owner/occupier who does not deliver or mail written demand for a hearing within ten days of the date of receipt of the citation shall be deemed to have admitted liability, and the Town Manager shall certify such person's failure to respond to the Citation Hearing Officer. The Citation Hearing Officer shall thereupon enter and affirm the civil penalties/fines, special assessments, costs or fees provided for by the code and shall follow the procedures set forth in Conn. Gen. Stat. Sec. 7-152c (f).
- D. Any owner/occupier who requests a hearing shall be given written notice of the date, time and place for the hearing. Such hearing shall be held not less than fifteen days nor more than thirty days from the date of the mailing of notice, provided the Citation Hearing Officer shall grant upon good cause shown any reasonable request by any interested party for postponement or continuance. An original or certified copy of the initial notice of violation issued by the Blighted Premises Enforcement Officer shall be filed and retained by the Town, and shall be deemed to be a business record within the scope of Conn. Gen. Stat. Sec. 52-180 and evidence of the facts contained therein. The presence of the Blighted Premises Enforcement Officer shall be required at the hearing if such

person so requests. A person wishing to contest his/her liability shall appear at the hearing and shall present evidence. A designated Town official, other than the Citation Hearing Officer, shall present evidence on behalf of the Town. If the owner/occupier who requested the hearing fails to appear, the Citation Hearing Officer may enter a default against him/her upon a finding of proper notice and liability under this ordinance. At the hearing the Citation Hearing Officer shall accept relevant evidence that may include copies of police reports, investigatory and citation reports, and other documents. The Citation Hearing Officer shall conduct the hearing in the order and form and with such methods of proof as is fair, reasonable and appropriate. The rules regarding the admissibility of evidence shall not be strictly applied, but all testimony shall be given under oath or affirmation. The Citation Hearing Officer shall provide a decision within fourteen (14) days following the completion of the hearing. If the Citation Hearing Officer determines that the person is not liable under the citation, the Citation Hearing Officer shall dismiss the matter and enter his/her determination in writing accordingly. If the Citation Hearing Officer determines that the person is liable under the violation, the Citation Hearing Officer shall enter his/her determination in writing accordingly and include any assessment of civil penalties/fines, special assessments, costs or fees against such person as apply, and shall further provide a copy of his written decision to the Town Manager for his review under Section 8B of this Code.

§ 11. Appointment of Citation Hearing Officers

The Town Manager shall appoint three residents to serve as Citation Hearing Officers pursuant to § 182-5 of Newington Code of Ordinances. Said residents shall not be the Town Manager, a police officer or employee or person who issues citations, zoning enforcement officer, or blighted premises enforcement officer or other code compliance authority. Said appointment shall be for a term of two (2) years.

§ 12. Penalties for Offenses - - Prejudgment Lien

- A. The owner/occupier of premises where a violation of any of the provisions of this code shall exist or who shall maintain any building or premises in which such violation exist may:
 - 1. Be assessed a civil penalty/fine of not more than \$100 for each violation. Each day that a violation exists after a citation as described in § 11 is given to the owner/occupier shall constitute a new violation and a civil penalty may be imposed for such violation; and/or
 - 2. Be required to abate the violation at the owner/occupier's expense
 - 3. Be subject to the town's remediation of the blighted condition and assessing the costs of said remediation against the subject property by levying a lien on the subject property.
 - 4. Be subject to special assessment pursuant to Conn. Gen. Stat. Sec. 7-148ff.
- B. Once a finding by the Citation Hearing Officer is made that a person is in violation as provided by Section 12 above, a prejudgment lien on the real property that is the subject

of the violation may be imposed by the Town for any unpaid civil penalty imposed by the Town pursuant to the provisions of this code which is adopted pursuant to Conn. Gen. Stat. Sec. 7-148 (c)(7)(H)(xv) and shall constitute a lien upon the real estate against which the civil penalty was imposed from the date of such civil penalty. Each such lien shall be continued, recorded and released in the manner provided by the general statutes for continuing, recording and releasing property tax liens. Each such lien may be enforced in the same manner as property tax liens, including foreclosure of the real property.

- C. Where the Blighted Enforcement Officer has determined that a blighted condition exists as defined by this code, the Town Manager may order the remediation of the blighted condition and assess the costs against the subject property in the form of lien which shall be recorded in the land records in the same manner as provided in § 12 B.
- D. In addition to all other remedies and any civil penalties/fine, special assessments or lien imposed herein, the provisions of this code may be enforced by injunctive proceedings in the superior court. The Town may recover from such owner/occupier any and all costs and fees, including reasonable attorney's fees, expended by the Town in enforcing the provisions of this code.

§ 13. Appeals - - Special Consideration

- A. Any person aggrieved by any order, requirement or decision of the Citation Hearing Officer may take an appeal in accordance with Conn. Gen. Stat. § 7-152c (g).
- B. Notwithstanding anything herein to the contrary, special consideration may be given to individuals who demonstrate that the violation results from an inability to maintain an owner-occupied residence and no person with that ability resides therein. Such special consideration shall be limited to the reduction or elimination of civil penalties/fines, special assessments and/or an agreement that the Town or its agents may perform the necessary work and place a lien against the premises for the cost thereof in accordance with the provisions of this code.

§ 14. Blighted Premises List

- A. No owner/occupier of real property within the Town shall cause or allow blighted premises to be created nor shall any owner/occupier allow the continued existence of blighted premises.
- B. Blighted Premises List
 1. The Town Manager shall use all available relevant information to complete a list of blighted properties to be known as the Blighted Premises List.
 2. The Town Manager shall maintain and update the Blighted Premises List.
 3. At least ten days prior to placing a property on the Blighted Premises List, the Town Manager shall provide written notice to the owner/occupier of the subject property of the intended placement. Said written notice shall indicate the conditions on said property that shall cause placement on the Blighted Premises List, unless corrected, and the steps necessary for removal from said List.

- C. For the purpose of documenting continuous blighted conditions, the Blighted Premises Enforcement Officer shall undertake regular inspections of all properties that are:
- 1 on the Blighted Premises List, or
 - 2 actively under a Notice of Violation of Warning Letter in accordance with § 8 of this Code, or
 - 3 actively under a Citation in accordance with § 9 of this Code.

The Blighted Premises Enforcement Officer shall have all power and authority prescribed by Connecticut General Statutes to enter a suspected Blighted Premises or a designated Blighted Premises for purposes of performing his duties hereunder.

§15. Removal from Blighted Premises List

- A. If the owner/occupier of a property that is included on the Blighted Premises List has remedied the conditions that caused the property to be placed on the Blighted Premises List, and no other blighted condition exists on the property, the owner/occupier may make written request to the Blighted Premises Enforcement Officer requesting inspection of the property. The Blighted Premises Enforcement Officer shall inspect the property within five days of receipt of the written request for the purpose of determining whether the blighted conditions on the property no longer exist. Within ten (10) days of the inspection, the Blighted Premises Enforcement Officer shall provide a copy of the written report of his/her inspection of the property to the owner/occupier.
- B. If after inspection of a property that is on the Blighted Premises List, the Blighted Premises Enforcement Officer determines that the conditions that caused the premises to be placed on the List have been remedied, and that no other blighted condition exists on the premises, then the Blighted Premises Enforcement Officer shall provide written notice to the Town Manager that the premises is no longer a Blighted premises along with a copy of his/her written report of inspection of the premises. Upon receipt of a determination that a premises is no longer a Blighted premises, the Town Manager shall remove the premises from the Blighted Premises List, with written confirmation to the owner/occupier

§ 16. Report to Town Council

The Town Manager shall report, at least annually, to the Council on the Blighted Premises List and the civil penalties/fines, special assessments, liens or any other remedies imposed herein.

§ 17. Severability

In the event that any part or portion of this code is declared invalid for any reason, all the other provisions of this code shall remain in full force and effect.

§ 18. Terms and Provisions

- A. Where terms are specifically defined or the meaning of such terms are clearly indicated by their context, that meaning is to be used in the interpretation of this code.
- B. Where terms are not specifically defined and such terms are defined in the Charter and Municipal Code of the Town of Newington, such terms shall have the same meaning for the interpretation and enforcement of this chapter.
- C. Where terms are not specifically defined in this chapter, they shall have their ordinarily accepted meaning or such meaning as the context may imply.
- D. The provisions of this code shall not be construed to prevent the enforcement of other codes, ordinances or regulations of the Town of Newington.
- E. In any case where a provision of this code is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other provision of the Charter and Municipal Code of the Town of Newington or the State of Connecticut, the provision which establishes the higher standard for the promotion and protection of the health and safety of the people of the Town of Newington shall prevail.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane, Town Manager)

Date: September 8, 2016

Re: Ordinance Introduction & Public Hearing: Environmental Quality Commission

At the August 9, 2016 meeting, the Town Council discussed proposed amendments to the Newington Code of Ordinances **Chapter 8, Article VI, Environmental Quality Commission**. At the August 9 meeting Councilors suggested that staff review the charge to the Commission and add language to create staggered terms. Please see the attached document with information regarding these changes.

The process for amending Town Ordinances is dictated by §C-405 and §C-406 of the Town Charter. The process generally spans over at least three Council meetings. If the Council concurs, a resolution will appear on the September 13, 2016 Town Council meeting agenda for the second step of the process as follows:

- 1) To introduce the amended ordinance, and
- 2) To set a Public Hearing date (typically scheduled for immediately prior to the next Council meeting)

Please be advised that this is the only action to be taken on this item at the September 13 meeting. The Council may consider whether to approve the amendments at the regular Council meeting immediately following the Public Hearing. If approved, the changes will go into effect 15 days after publication.

Attached, please see the following documents related to the proposed amendments:

- 1) Additional background/research regarding the ordinance
- 2) Newington Code of Ordinances **Chapter 8, Article VI, Environmental Quality Commission**, with proposed amendments
- 3) A resolution to introduce the ordinance amendments and set a public hearing date.

Attach.

AGENDA ITEM: VII.B.

DATE: 9-13-16

RESOLUTION NO. _____

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: _____

RESOLVED:

That a Public Hearing be held on _____ 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.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

Trevethan, Jaime

Subject: Updates to the EQC Ordinance Revision

From: Trevethan, Jaime

Sent: Thursday, August 18, 2016 4:09 PM

To: benancona@cox.net; Tanya D. Lane (tlane@newingtonct.gov) <tlane@newingtonct.gov>

Subject: Updates to the EQC Ordinance Revision

Good Afternoon,

At the August 9 meeting the Council directed us to look into the charge of the Environmental Quality Commission as part of the ordinance amendment. Specifically, they felt that responsibilities charged to the EQC are already handled by various commissions and/or Town staff. I've done some additional research on the current charge, which is as follows:

The Commission shall be responsible for responding to and making appropriate recommendations or referrals to the Town Council and Town Manager affecting environmental concerns and the quality of life in the Town of Newington, including but not limited to hazardous materials in the community, ordinances involving hazardous materials, hazardous materials collection day, landfill, underground storage tanks, and development policies affecting the environment of Newington. A report shall be made to the Council annually.

Among the items on that list, hazardous materials would be handled by Town departments such as the FMO, the landfill is managed by public works, Hazardous Materials Collection Day is managed by the MDC, underground storage tanks are managed by the Fire Marshal's Office (by request only) and development policies are managed by a number of Town departments and commissions. In recent years, the EQC has primarily been involved with various litter and park cleanups, awareness of Earth Day initiatives, etc.

My research indicates that there are no State statutes that require or charge a municipal EQC. I researched West Hartford, Berlin, Rocky Hill, Wethersfield, Cromwell, Southington and Plainville's boards and commissions and found that only Berlin has an environmental quality commission similar to Newington's. Berlin's commission is charged with looking for opportunities to institute policies and procedures to improve environmental quality for the residents, promote environmentally friendly policies and practices, monitor changes in state and federal environmental regulations that impact the town and to advocate for enactment and enforcement of laws to protect the environment in Berlin. (Sec. 2-143, Berlin Code of Ordinances).

Given this information, lack of available history about Newington's 1987 EQC ordinance and the EQC's current duties, I submit the following amended charge for your review:

Proposed Charge to the Newington EQC (Purpose)

The Commission shall be responsible for responding to and making appropriate recommendations or referrals to the Town Council and Town Manager affecting environmental concerns and the quality of life in the Town of Newington, including but not limited to: ~~hazardous materials in the community, ordinances involving hazardous materials, hazardous materials collection day, landfill, underground storage tanks, and development policies affecting the environment of Newington.~~ To research opportunities and recommend policies and procedures that will improve the quality of the environment in Town; to promote environmentally friendly practices for residents, businesses and Town operations; to plan and promote programs and events related to environmental quality including but not limited to litter pickup events, park cleanup and Earth Day recognition; to monitor and report to the Town Council and Town Manager changes in environmental laws that may impact the Town. A report shall be made to the Council annually.

In addition, the Council recommended that we stagger the proposed 4-year membership terms so that they don't all expire at the same time. As such, I submit the following amendment to the membership section of the ordinance:

The Commission shall consist of 7 individuals of the Town, appointed by the Town Council. As of the effective date of this ordinance, the Council shall appoint members in the following manner: 2 public members shall be appointed to serve until November 30, 2017 and 3 public members shall be appointed to serve until November 30, 2019. One industry member shall be appointed to serve until November 30, 2017 and 1 industry member shall be appointed to serve until November 30, 2019. Thereafter, all members shall be appointed for four-year terms. Terms shall expire November 30 of odd-numbered years.

Please let me know if these changes are acceptable to bring back to the Council along with the other amendments they received at the August 9 meeting.

Thank you,
Jaime

Jaime Trevethan
Asst. to the Town Manager
Town of Newington
(P) 860-665-8512
(F) 860-665-8507

www.newingtonct.gov

ARTICLE VI

Environmental Quality Commission

DRAFT 9-8-16 (Clean Version)

§ 8-19 Establishment.

There is hereby established an Environmental Quality Commission (hereafter referred to as "the Commission") for the purposes stated herein, which shall be appointed and organized and shall have the duties and powers as hereinafter set forth.

§ 8-20 Purpose.

The Commission shall be responsible for responding to and making appropriate recommendations or referrals to the Town Council and Town Manager affecting environmental concerns and the quality of life in the Town of Newington, including but not limited to: To research opportunities and recommend policies and procedures that will improve the quality of the environment in Town; to promote environmentally friendly practices for residents, businesses and Town operations; to plan and promote programs and events related to environmental quality including but not limited to litter pickup events, park cleanup and Earth Day recognition; to monitor and report to the Town Council and Town Manager changes in environmental laws that may impact the Town. A report shall be made to the Council annually.

§ 8-21 Definitions.

Industry shall mean organizations and businesses with hazardous chemicals above certain quantities, which are required by the US Environmental Protection Agency to submit Emergency and Hazardous Chemical Inventory Forms annually to local fire departments, Local Emergency Planning Committees (LEPC) and State Emergency Response Commissions (SERCs) to help those agencies plan for and respond to chemical emergencies, pursuant to, 42 U.S.C.

§ 8-22 Membership.

A.

The Commission shall consist of 7 individuals of the Town, appointed by the Town Council. As of the effective date of this ordinance, the Council shall appoint members in the following manner: 2 public members shall be appointed to serve until November 30, 2017 and 3 public members shall be appointed to serve until November 30, 2019. One industry member shall be appointed to serve until November 30, 2017 and 1 industry member shall be appointed to serve until November 30, 2019. Thereafter, all members shall be appointed for four-year terms. Terms shall expire November 30 of odd-numbered years.

B.

The Commission shall be comprised of the following: two representatives from industry who work or reside in Town; five representatives from the public and two representatives from the Town Council shall serve as liaisons. The Town Manager or his/her designee shall serve as the staff member for this Commission.

§ 8-23 Meetings.

This Commission shall meet at least once a year. Meetings may be called by the Chairman or by petition of any three members.

ARTICLE VI

Environmental Quality Commission

DRAFT ~~7-14-16~~ 9-8-16

§ 8-19 Establishment.

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The Commission shall be responsible for responding to and making appropriate recommendations or referrals to the Town Council and Town Manager affecting environmental concerns and the quality of life in the Town of Newington, including but not limited to: ~~hazardous materials in the community, ordinances involving hazardous materials, hazardous materials collection day, landfill, underground storage tanks, and development policies affecting the environment of Newington.~~ To research opportunities and recommend policies and procedures that will improve the quality of the environment in Town; to promote environmentally friendly practices for residents, businesses and Town operations; to plan and promote programs and events related to environmental quality including but not limited to litter pickup events, park cleanup and Earth Day recognition; to monitor and report to the Town Council and Town Manager changes in environmental laws that may impact the Town. A report shall be made to the Council annually.

§ 8-21 Membership Definitions.

Industry shall mean organizations and businesses with hazardous chemicals above certain quantities, which are required by the US Environmental Protection Agency to submit Emergency and Hazardous Chemical Inventory Forms annually to local fire departments, Local Emergency Planning Committees (LEPC) and State Emergency Response Commissions (SERCs) to help those agencies plan for and respond to chemical emergencies, pursuant to, 42 U.S.C.

§ 8-22 Membership.

A.
The Commission shall consist of ~~11~~ 7 individuals of the Town, appointed by the Town Council. ~~As of the effective date of this ordinance, the Council shall appoint members in the following manner: 2 public members shall be appointed to serve until November 30, 2017 and 3 public members shall be appointed to serve until November 30, 2019. One industry member shall be appointed to serve until November 30, 2017 and 1 industry member shall be appointed to serve until November 30, 2019. Thereafter, all members shall be appointed for four-year terms, whose terms shall expire November 30 of odd-numbered years. Said electors shall be appointed for two years thereafter.~~

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B.

The Commission shall be comprised of the following: ~~two representatives from the Newington Volunteer Fire Department; one representative from the Newington Volunteer Ambulance Corps;~~ two representatives from industry who work or reside in Town; ~~six-five~~ six representatives from the public and two ~~two~~ representatives from the Town Council shall serve as liaisons. ~~The Town Manager and a representative of the Central Connecticut Health District shall serve as ex officio members of this Commission.~~ [1]

~~Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. III).~~
The Town Manager or his/her designee shall serve as the staff member for this Commission.

§ 8-22-23 Meetings.

This Commission shall meet at least once a year. Meetings may be called by the Chairman or by petition of any three members.

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Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)
Date: September 09, 2016
Re: New Hire: Town Clerk James Krupienski

Mr. James Krupienski has been appointed to the Town Clerk position effective August 22, 2016. Mr. Krupienski comes to Newington with twelve years of experience in a Town Clerk's office. He was previously employed as the Deputy Town Clerk/Assistant Registrar of Vital Statistics in South Windsor and as the Assistant Town Clerk/Assistant Registrar of Vital Statistics in Vernon.

Mr. Krupienski is a Certified Connecticut Town Clerk and serves as a member of the Town Clerk's Association Technology Committee. He is an active member of his community who volunteers for various organizations and is a former Town Councilor for the Town of Vernon where he served as a liaison to Human Services.

Mr. Krupienski will be in attendance at the September 13, 2016 Town Council meeting for introductions.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)
Date: September 08, 2016
Re: Bid Waiver – Fire Apparatus

Please see the attached memorandum from Fire Marshal/Chief Chris Schroeder regarding the Fire Department's request for a bid waiver to purchase a replacement Engine #1 from Pierce Manufacturing. This similar to past bid waivers approved by the Council for fire apparatus. Fire Department staff has indicated that Peirce manufactures apparatus that best meets the Town's needs.

Chief Schroeder will be in attendance at the September 13, 2016 Council meeting to discuss this request. If the Council concurs, a resolution will appear on an upcoming agenda for consideration.

Attach.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

1485 Main Street Newington, Connecticut 06111

Newington Volunteer Fire Department



Chris R. Schroeder
Fire Chief

Memorandum

To: Tanya Lane, Town Manager
From: Chris R. Schroeder
Date: September 6, 2016
Re: Engine Replacement Bid Waiver

The Board of Fire Commissioners would like to request that the Town Council consider a bid waiver for the upcoming replacement purchase of Engine #1.

Fire and Highway Department personnel have conducted an exhaustive search of each fire apparatus manufacture and have determined that Pierce makes the apparatus that best suits the needs of the town when considering all factors, including price, quality of materials and construction and the standardization with other apparatus in our fleet.

Because of the highly specialized nature of fire apparatus, the other options would be to write a proprietary specification that precludes competition from others, or to write specifications of such a generic nature as to jeopardize the probability of a quality purchase.

Thank you for your consideration in the matter.



Tanya D. Lane
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Town Manager)
Date: September 09, 2016
Re: Economic Development Updates

Economic Development Director Andy Brecher will be in attendance at the September 13, 2016 Town Council meeting to discuss and provide updates on the following topics:

- Streetscape Phase VI
- 690 Cedar Street (former National Welding site)

DATE: September 6, 2016

TO: Mayor Roy Zartarian and Members of the Town Council

FROM: Dr. William C. Collins, Superintendent of Schools 

SUBJECT: REQUIRED TOWN COUNCIL MOTIONS FOR ANNA REYNOLDS RENOVATION PROJECT

On Wednesday, June 15, 2016, the Board of Education adopted the Education Specifications for the Anna Reynolds Elementary School renovate as new building project. The board discussed the identified needs at the Anna Reynolds Elementary School. The general consensus of the Board was that a renovation project request is needed to move forward to begin the process.

In order to secure grant commitments from the State Department of Education for the Anna Reynolds School construction project, it is necessary that both the Board of Education and Town Council pass specific motions to support this initiative. First, the Board of Education must approve the educational specifications for the proposed project. These specifications are the foundation of the grant application with the State Department of Education. The Town Council then needs to pass three specific motions that create the framework for project activities to commence. To successfully pursue a school construction grant, it is necessary that both the Board of Education and Town Council pass their respective motions and initiate the process.

The action required by the Board of Education to pursue this project includes written approval of the educational specifications. Educational specification need to identify the entire scope of the project activities.

The education specifications for the proposed project to renovate Anna Reynolds Elementary School are attached for review and action.

Now that the Board of Education passed the education specifications, it is necessary for the Town Council to complete three steps to move this request forward.

1. Pass a resolution establishing a building committee for the project.

This resolution only requires the “establishment” of the committee. Specific members do not need to be appointed at this time. In addition, the size of the committee and specific composition of its membership is not necessary at this time.

Resolved, that the **(Project Building Committee Name)** is hereby established as the building committee with regard to the Anna Reynolds “Renovate as New” Renovation Project.

2. Pass a resolution authorizing at least the preparation of schematic drawings and outline specifications for the proposed project.

This resolution does not require the appointment of a specific architect to do the work. This can be done at a later date. The scope of all project activities should be identified within the motion.

Resolved, that the Newington Town Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Anna Reynolds “Renovate as New” Renovation Project.

3. Pass a resolution authorizing the Superintendent of Schools to file a grant application with the State Department of Education for the proposed project.

This motion should identify the entire list of grant applications to be filed. Initial cost estimates need to be agreed upon (but not identified in the motion) for inclusion in the grant application.

Resolved, that the Newington Town Council authorizes the Newington Board of Education to apply to the Commissioner of Education and to accept or reject a grant for the Anna Reynolds “Renovate as New” Renovation Project.

All motions by both the Town Council and Board of Education should be passed prior to June 15th (of any year) in order for the funding request to be considered and approved by the General Assembly during the next legislative session. Beginning the process now will allow adequate time for grant application paperwork to be completed and filed with the State Department of Education School Facilities Unit by the June 30, 2017.

On Wednesday, June 15, 2016, the Board of Education passed a motion officially requesting the Town Council pass a resolution establishing a building committee, authorize the preparation of at least schematic drawings/outline specifications and authorize the submission of a grant application for expansion and renovations to the Anna Reynolds Elementary School.

We are asking that this item be placed on the Town Council’s September 13, 2016 agenda as a discussion item and on the Town Council’s September 27, 2016 agenda as an action item to pass the three motions to move the project forward. Mr. Jachimowicz and I will attend both meetings to provide greater detail to the Town Council members regarding this renovation project and to answer any questions.

Please feel free to contact the office of the Superintendent of Schools or the Board directly with any request for additional information.

WCC:skp

cc: Members of the Board of Education
Ms. Tanya Lane, Town Manager

Newington Board of Education

Education Specifications

Elementary School Expansion & Renovation Anna Reynolds Elementary School

Several years ago, the Town of Newington supported a school construction referendum that provided new construction for additional classrooms, a media center and computer lab, art and music rooms, and special education learning centers at two of the four elementary schools in the community. In addition, this referendum project addressed code compliance requirements, air quality improvements, technology infrastructure, technology equipment, furniture and fixtures, school security, site improvements for student/school bus drop off and pick up, and the renovation/conversion of selected areas within the school buildings to other uses. The schools that received these improvements were Ruth Chaffee and Elizabeth Green. This work was completed in 2005.

It is determined that the same type of renovations and improvements are necessary at the Anna Reynolds Elementary School to address the long term needs at this facility. Significant needs are identified in the areas of heating/plumbing/electrical infrastructure, traffic flow management/parking/site work, hazardous material abatement, ventilation, and the interior/exterior conditions of the building. In addition, these improvements will provide Anna Reynolds School with comparable facilities and resources to Ruth Chaffee and Elizabeth Green.

Incentives available to Newington through the State Department of Education school construction reimbursement formula were considered during the development of these Education Specifications.

The scope of these Education Specifications contemplates that the grant applications for this work will be filed as "Renovate as New" project rather than an "Alteration" project. By submitting this project as "Renovate as New", the scope of this project will be slightly larger and gross cost will be higher, however, the net cost to the Town of Newington will be lower.

Anna Reynolds Elementary School:

- Attain full handicap accessibility throughout facility
- Site improvements for improved Parent/Student/Bus Drop Off and Pick Up, and Parking
- Replace core building infrastructure elements; power plant, heat distribution system, electrical service, lighting, plumbing fixtures, clock & paging system
- New exterior lighting
- Gymnasium improvements
- Air handling & exchange system (entire building)
- New Music Room
- New Special Education resource center
- Building security system improvements
- Conference rooms
- A new stage
- Lavatories (new and renovated)
- Code compliance including hazardous material abatement
- Utilization of Construction Management company/clerk of the works
- Playground equipment
- Air conditioning throughout the school
- Decommission below grade teaching areas within building
- Renovation of administrative offices
- Furniture and fixtures to outfit new and renovated spaces
- All necessary related renovations/code compliance activities to achieve "Renovate as New" status to maximize state grant reimbursements
- Technology infrastructure improvements (as needed)
- Energy Management System
- Renovations to building envelope; window systems, insulated panels, brick repair/replacement, concrete balconies/stairs/walkways; railing systems, roofing, canopy systems, exterior doors
- Interior facelift to the facility; new flooring, carpeting, painting, lockers, storage cabinetry, blackboards, whiteboards, bulletin boards, ceilings, acoustic treatments

- Expand pre-school facilities
- New kitchen and cafeteria

DATE: September 8, 2016

TO: Tanya Lane, Town Manager

FROM: Lou Jachimowicz, Chief Finance and Operations Officer

SUBJECT: **John Wallace Middle School Gym Floor Restoration**

In late July, the underground drain system in the John Wallace Gymnasium failed during a major thunderstorm. This resulted in the wood floor of the gymnasium being flooded and damaged beyond repair. The floor buckled and heaved as a result of the rain water that was absorbed. The underlying floor support system was permanently compromised because of this as well. As the school was originally constructed in 1972, common elements of the floor system contained both asbestos and PCB's; therefore; it became necessary to do a full replacement of the floor to comply with HAZMAT regulations and to accomplish proper restoration of the gymnasium.

Subsequent to the incident, the Board/Town administrative staff took two actions to begin the work necessary. The actions and accompanying responses are as follows:

1. An insurance claim was filed with CIRMA for the damages. CIRMA responded to the Town with a letter outlining available coverages for this incident (see attached CIRMA letter),
2. A special request was submitted to the Connecticut State Department of Education Department of Construction Services to extend the John Wallace Classroom Wing Renovation project to include a second phase for the emergency restoration of the gymnasium floor system. The State of Connecticut has approved the request to add a second phase to the John Wallace Classroom Wing Renovation project construction grant (approximately 50%). The State also recognized that time is of the essence for this project and fully supported a schedule that the work would be complete prior to the start of the Winter Season (December 1st). The State waived all competitive bidding requirements for the John Wallace Middle School Gymnasium Floor Restoration work to help Newington achieve that December 1st date (see attached State of CT letter).

The restoration activities have four distinct aspects to the work:

- Preliminary investigation and immediate repair activities to the drain system (completed)
- Hazardous material abatement and testing of the gymnasium floor system (in process) (anticipated early to mid-October completion)
- Hiring of an architect to design new floor system (same architect that did NHS in 2011/2012)
- Restoration of gymnasium floor (CIRMA involvement) (currently in the design phase) (anticipated November installation)

The restoration work is being accomplished in the following way:

- Through the use of two (2) joint Town/BOE competitively awarded contracts. One is for HAZMAT consulting services while the other is for HAZMAT abatement services.
- Anticipated use of State of Connecticut Contract Award program for the acquisition and installation of the new gymnasium flooring system (in conjunction with CIRMA's administration and approvals during the claim resolution process).
- All other services needed for the restoration work were below any bidding requirements.

As the restoration process is unfolding, additional formal bidding will not be needed. All aspects of the work are available either through Town awarded contracts, through the DAS State Contract program, or through CIRMA's administration and oversight of the claims process. This will ensure timely completion of this work.

A building committee also does not appear to be necessary for this project. Preliminary cost estimates for the HAZMAT abatement work are approximately \$125,000. The floor restoration work will be done as part of the insurance claim process. CIRMA will direct pay the authorized contractor for the rebuilding of the gym floor net of the deductible.

Expenditures associated with the restoration of the John Wallace Gymnasium Floor will be tracked in the BOE - General Property Improvement Account within the Town CIP.

Please feel free to call me if you have any questions.

cc: Jeff Baron
Ann Harter
William C. Collins
Board of Education Members

Attachments - 2



August 19, 2016

165 Capitol Avenue
Hartford, CT 06106-1658

Dr. William C. Collins
Superintendent of Schools
Newington Public Schools
131 Cedar Street
Newington, CT 06111-2698

RE: John Wallace Middle School – Project No. 094-0106 A

Dear Dr. Collins:

This letter is in response to your request dated August 16, 2016 for expedited processing of emergency status for the above referenced project number. The circumstances described in your letter qualify for the emergency bid waiver provisions of Connecticut General Statutes (C.G.S.) Section 10-287(b)(1). The determination permitted by Section 10-287(b)(1), if approved by the Commissioner, allows a school district to select contractors and vendors by negotiation rather than competitive bidding.

To qualify as an emergency, we expect the project to be immediately necessary to address extreme unforeseen circumstances: something the district was not expecting, unprepared for, and required to be executed as expeditiously as possible in order to avoid further complications from the emergency situation. A review of the information provided in your correspondence indicates that these are the circumstances for John Wallace Middle School's asbestos containing gymnasium floor assembly. Therefore, in accordance with C.G.S. Section 10-287, I approve the designation of this situation as an emergency. The requirement to competitively bid this work described above is hereby waived; the contractor or vendor may be selected by negotiation provided no local fiscal regulations, ordinances or charter provisions conflict.

If you have any questions, please call Kosta Diamantis, Director, Office of School Construction Grants and Review at (860) 713-6467.

Sincerely,

A handwritten signature in blue ink that reads 'Melody A. Currey'.

Melody A. Currey
Commissioner

Cc: Kosta Diamantis
Michelle Dixon
Bob Celmer
Lou Jachimowicz



**CONNECTICUT
INTERLOCAL
RISK
MANAGEMENT
AGENCY**

P.O. Box 9558
New Haven, CT 06535-0558
Telephone (203) 946-3751
Fax (203) 497-2424
bgillis@ccm-ct.org

CLAIMS DEPARTMENT

September 2, 2016

Newington Board of Education
3rd Floor, Town Hall
131 Cedar Street
Newington, CT 06111

Attention: Lou Jachimowicz, Chief Finance and Operations Officer

RE: Insured: Town of Newington & Newington Board of Education
Our Claim #: 0132856
Date of Loss: 7/22/2016
Loss Location: John Wallace Middle School

Dear Mr. Baron:

We acknowledge receipt of the above stated claim which was submitted by the Newington Board of Education. This claim involves the John Wallace Middle School located at 76 Halleran Drive in Newington, CT that experience extensive water damage to the gymnasium floor. We were advised that the plumber's investigation determined that the storm drain pipe dropped off the leader pipe at the 90 degree elbow at the foundation level resulting in water backing up onto the gym floor and that the roof drain leader failure occurred below ground level. CIRMA provides first party Property Coverage to the Town of Newington and Newington Board of Education for those claims arising July 1, 2016 through June 30, 2017, subject to a \$10,000.00 deductible if applicable.

Based on our review of this claim, and the Connecticut Interlocal Risk Management Agency ("CIRMA") coverage certificate (the "policy"), we will investigate this matter under a **reservation of rights**.

As you are aware, CIRMA has retained the services of Municom Claim Service LLC to assist in the investigation and adjustment of the water damage loss to the Town Hall. Additionally, a test was conducted by ATC Group Services LLC to determine if any materials contained asbestos and unfortunately the test results for asbestos came back positive. The CIRMA Coverage Certificate contains the following:

**B. PROPERTY COVERAGE SECTION B
PROPERTY COVERAGE (ALL RISK)**

2. Perils Insured

Unless otherwise indicated in the Declarations, this coverage certificate covers all risks of direct physical loss of, or damage to, property described herein including general average, salvage, and all other charges on shipments covered hereunder, except as hereinafter excluded.

Physical loss or damage shall include any destruction, distortion, or corruption to any computer data, coding, program, or software, except as hereinafter excluded.

3. Perils Excluded

This coverage certificate does not insure:

1. Loss or expense resulting from:

- (1) Asbestos material removal unless the asbestos is itself damaged by fire, lightning, aircraft impact, explosion, riot, civil commotion, smoke, vehicle impact, windstorm or hail, vandalism, malicious mischief, or leakage or accidental discharge from automatic fire protective systems.
- (2) Demolition or increased cost of reconstruction, repair, debris removal, or loss of use necessitated by the enforcement of any law or ordinance regulating asbestos material.
- (3) Any governmental direction or request declaring that asbestos material present in or part of or utilized on any undamaged portion of the "member's" property can no longer be used for the purpose for which it was intended or installed and must be removed or modified.

The total amount recoverable for both loss to property and asbestos removal expense shall be a part of and not in addition to the limit of liability.

Based on the above policy language, there is no coverage for the removal/remediation/abatement of the asbestos, nor any expenses incurred as a result of the removal. However we are providing coverage for the resulting water damage.

This letter is to be construed as formal notice that any action taken by CIRMA OR MUNICOM Claim Service, LLC on behalf of CIRMA, in investigating the cause of loss, ascertaining the amount of sound value, or amount of loss, shall not waive or invalidate any of the terms and conditions of your Certificate Coverage.

Our intent is to reserve the rights of all parties and to permit a prompt investigation of the cause of loss, amount of sound value and the amount of loss and damage without regard to liability on behalf of the CIRMA.

Sincerely,



Brenda Gillis *(dm)*
Sr. Property Claim Representative

cc: Alex Suprin, MUNICOM Claims Service, LLC

Sept 6 2014

I hereby resign membership from
the Zoning Board of Appeals, Human Rights
Commission, or any other board or
commission in the town of
Newington.

Thank You
Paul E. Plavcan
Paul E. Plavcan

RECEIVED & RECORDED IN
NEWINGTON LAND RECORDS

2016 SEP -9 AM 11:44

Paul E. Plavcan

AGENDA ITEM: IX.A.1.

DATE: 9-13-16

RESOLUTION NO. _____

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.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: IX.A.2.

DATE: 9-13-16

RESOLUTION NO. _____

RESOLVED:

That the Newington Town Council hereby makes the following appointment:

Zoning Board of Appeals

Name	Address	Party	Term	Replaces
			Immed. – 11/30/17	P. Plavcan (res. 9/2016)

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: IX.B

DATE: 9-13-16

RESOLUTION NO. _____

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

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: X

DATE: 9-13-16

RESOLUTION NO. _____

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.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

TAX REFUNDS – SEPTEMBER 13, 2016

Ally Financial Louisville PPC P.O. Box 9001951 Louisville, KY 40290-1951	\$1,193.52
Marek Bankowski 168 Brookside Road Newington, CT 06111	\$45.41
Frank Bruskey 4 Carriage Hill Drive Newington, CT 06111	\$60.67
Exec. Computer Sys. Inc. 365 Willard Avenue Newington, CT 06111	\$318.73
David Finer 8 8 th Street Newington, CT 06111	\$106.96
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040	\$3,033.10
Hann Auto Trust One Centre Drive Jamesburg, NJ 08831	\$113.15
Hyundai Lease Titling Trust Attn: Property Tax Refunds 3161 Michelson Drive, Ste. 1900 Irvine, CA 92612	\$265.41
Elizabeth Jones 150 Phoenix Street Vernon Rockville, CT 06066	\$211.72
Miroslaw Krzewski 66 Styles Avenue Newington, CT 06111	\$5.94
Thomas Leone 295 Cedar Street Newington, CT 06111	\$18.09
Theodore Linger 208 Churchill Drive Newington, CT 06111	\$21.45
Nissan Infiniti-LT Tax Operations P.O. Box 650214 Dallas, TX 75265-0214	\$209.68
Nissan Infiniti-LT Tax Operations P.O. Box 650214 Dallas, TX 75265-0214	\$34.53

TAX REFUNDS – SEPTEMBER 13, 2016

Nissan Infiniti-LT Tax Operations P.O. Box 650214 Dallas, TX 75265-0214	\$1,178.81
Thomas Psillas 29 Pheasant Hill Drive Enfield, CT 06082	\$21.28
Karl Schweiger 18 Woods Way Newington, CT 06111	\$5.94
Thomas or Natalie Sullivan 35 Brookside Drive Southington, CT 06489	\$355.12
Catherine Vumback 10 Pheasant Run Newington, CT 06111	\$37.61
VW Credit Leasing LTD 1401 Franklin Blvd. Libertyville, IL 60048	\$76.72
Tatyana Zelena 204 Cherry Hill Drive Newington, CT 06111	\$33.75
Marco Correia 900 Highland Avenue Cheshire, CT 06410	\$90.99
Sharon LeBlanc 500 Mill Street Ext. Apt. 202 Newington, CT 06111	\$12.94
USB Leasing LT Attn: Tax Servicing Oshkosh, WI 54902	\$402.73
Florence Redekas 910 Willard Avenue Newington, CT 06111	\$144.43
Ann Brown 195 Marlborough Street Newington, CT 06111	\$8.65
Edward Krawiec Jr. 42 Partridge Drive Newington, CT 06111	\$14.27
Fausto or Lola Jara 72 Ledgecrest Drive Newington, CT 06111	\$10.41

TAX REFUNDS – SEPTEMBER 13, 2016

Beata Klimek 14 Bridgewalk Lane Newington, CT 06111	\$20.70
Winder Luna 212 Reservoir Road Newington, CT 06111	\$12.76
Michael or Maureen Manus 3345 Glade Creek Blvd., N.E. Apt. #5 Roanoke, VA 24012	\$56.60
Kendall or Sabra Forsberg 75 Starr Ave. Newington, CT 06111	\$17.09
Kelly Byrnes 24 Pepper Bush Lane Newington, CT 06111	\$10.87
Frank Accarpio 15 Barn Hill Lane Newington, CT 06111	\$6.54
Amy Kelleher 60 Pfister Drive Newington, CT 06111	\$8.79
Peter or Doris Rubasky 3304 E. 44 th Ave., Apt. 240 Spokane, WA 99223	\$41.54
Kirtiben Patel 736 Church Street, #4 Newington, CT 06111	\$58.49
Lynn Bushey Seaburgh P.O. Box 1724 Naugatuck, CT 06770	\$38.86
William Breault 271 Hampton CT Newington, CT 06111	\$13.29
Arnoldas Zenkevicius 1390 East St., Apt. 303 New Britain, CT 06053	\$99.78
Michael Snyder 227 Lucille Street Newington, CT 06111	\$28.42
Joshua Brunet 79 Hawley Street Newington, CT 06111	\$151.79

TAX REFUNDS – SEPTEMBER 13, 2016

Viking Electrical Company Inc. c/o Chris Haggart 31 Lavender Road Barkhamsted, CT 06063	\$1,024.66
Lucyna Szmolda or Anna or Marek Szmolda 18 Mallard Lane Newington, CT 06111	\$671.71
Nissan Infiniti LT Tax Operations P.O. Box 650214 Dallas, TX 75265-0214	\$104.82
Jadwiga Koziura 33 Jeffrey Lane Newington, CT 06111	\$13.19
Denise Siano or William Liebler 42 Pickens Drive Newington, CT 06111	\$17.38
Nicholas DiCioccio 331 Tremont Street Newington, CT 06111	\$67.66
Mariusz or Monika Skubisz 23 Lydall Road Newington, CT 06111	\$22.67
Ashif or Nazneen Jethava 73 O'Donnell Avenue Shrewbury, MA 01545	\$44.19
M. Frank Higgins & Co. Inc. 780 No. Mountain Road Newington, CT 06111	\$466.65
Jacquelien or Joseph Egan 408 Main Street Newington, CT 06111	\$337.30
Anthony or Jacqueline Booth 182 Eagle Drive Newington, CT 06111	\$24.67
Talia Horta 294 Orchard Avenue Newington, CT 06111	\$121.07
Tamara Hyde 281 Back Lane Newington, CT 06111	\$8.38
Carlino Dondero 69 Liberty Street Newington, CT 06111	\$29.50

TAX REFUNDS – SEPTEMBER 13, 2016

Michael or Erika Ambruso 65 Theodore Street Newington, CT 06111	\$13.80
Cemach or Judith Goldsmith 73 Lamp Lighter Lane Newington, CT 06111	\$348.33
Bill V. Ho 295 Cherry Hill Drive Newington, CT 06111	\$53.56
Nicholas Giansanti 79 Hawley Street Newington, CT 06111	\$157.16
Suzanne Karpuc 2400 El Cid Court Henderson, NV 89014	\$22.99
Christina Szwez Zajac 26 Ivy Lane Newington, CT 06111	\$59.99
George or Luisa Balducci 28 Michael Lane Newington, CT 06111	\$236.67
Sherri Gagliardi McKirdy 83 Northwood Road Newington, CT 06111	\$57.74
Irene Smith 2 Breen Avenue Old Lyme, CT 06371	\$107.65
LDJ Enterprises Inc. 11 Progress Circle Newington, CT 06111	\$12.55
John Gieras 140 Richard Street Newington, CT 06111	\$41.83
Francesco Conaci 66 Clifford Street Newington, CT 06111	\$109.61
CAB East LLC Ford Credit Personal Property Tax P.O. Box 67000 Dept. 231601 Detroit, MI 48267-2316	\$1,248.99
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040	\$1,936.12

TAX REFUNDS – SEPTEMBER 13, 2016

Wheels LT 666 Garland Place Des Plaines, IL 60016	\$203.92
BMW Financial Services 5550 Britton Pkwy. Attn: Tax Hilliard, OH 43026	\$523.78
Drew Callahan 25 Deer Path Newington, CT 06111	\$85.44
Darrin Gudrian 18 Edmund Street Newington, CT 06111	\$14.87
Edmund or Linda Swirzewski 9 Liberty Street Newington, CT 06111	\$8.44
Toyota Motor Credit Corp. 19001 S. Western Ave. Attn: Product Operations WF 21 Torrance, CA 90509	\$109.85
Romana Boltruczyk 85 High Gate Rd., Apt. B-3 Newington, CT 06111	\$11.98
Robin Parker 81 Partridge Drive Newington, CT 06111	\$7.22
Ambalal Patel 163 Barkledge Drive Newington, CT 06111	\$9.55
Brian or Dale Osborn 66 Patriot Lane Newington, CT 06111	\$16.59
John Guedes 145 Glenview Drive Newington, CT 06111	\$10.87
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040	\$416.38
John or Lucille Namnoum 15 Porter Drive West Hartford, CT 06117	\$19.99
Malcolm Sagherian 72 Pfister Drive Newington, CT 06111	\$26.03

TAX REFUNDS – SEPTEMBER 13, 2016

Brian or Kathleen Royce 132 Knollwood Road Newington, CT 06111	\$15.38
McLain Electric Co., Inc. 263 Stamm Road Newington, CT 06111	\$9.91
Hann Auto Trust One Centre Drive Jamesburg, NJ 08831	\$668.56
Patricia Raymond 63 Taft Avenue Newington, CT 06111	\$16.48
Rich Kingsbury 233 John Street Newington, CT 06111	\$5.47
Zbigniew Macniak 267 Audubon Avenue Newington, CT 06111	\$14.23
Total	\$18,153.31