



John L. Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

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

AGENDA

November 24, 2015

7:00 p.m.

-
- I. PLEDGE OF ALLEGIANCE
 - II. ROLL CALL
 - III. PUBLIC PARTICIPATION – IN GENERAL (In Person/Via Telephone: 860-665-8736)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
 - IV. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)
 - A. Town Hall/Community Center Project Discussion
 - V. CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)
 - A. Newington Police Department Updates
 - B. Rules and Procedures Subcommittee
 - C. Revaluation Process
 - D. Discussion of I-84 Hartford Project
 - E. CT State Budget Deficit
 - F. Consideration of Canceling the December 22, 2015 Town Council Meeting
 - VI. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)
 - A. Appointments to Boards and Commissions
 1. Affordable Housing Monitoring Agency
 2. Commission on Aging and Disabled
 3. Balf-Town Committee
 4. Board of Education Roof Replacement Project Building Committee
 5. Board of Ethics
 6. Capitol Region Council of Governments
 7. Central Connecticut Health District Board of Directors
 8. Committee on Community Safety
 9. Conservation Commission
 10. Development Commission
 11. Downtown Revitalization Committee
 12. Employee Insurance & Pension Benefits Committee
 13. Environmental Quality Commission

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www.newingtonct.gov

14. Board of Ethics
15. Fair Rent Commission
16. Newington Housing Authority
17. Human Rights Commission
18. Library Renovations/Addition Project Building Committee
19. Newington School Career Technical Program Renovation Project Building Committee
20. Open Space Committee
21. Board of Parks and Recreation
22. School Improvements Project Building Committee
23. STEM Academy PBC
24. Senior & Disabled Center Roof Replacement Project Building Committee
25. Standing Insurance Committee
26. Town Hall Renovations Project Building Committee
27. Town Plan & Zoning Commission
28. Tri-Town Community Cable Access
29. Vehicle Appeals Board
30. West Meadow Cemetery Expansion Project Building Committee
31. Zoning Board of Appeals

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

VIII. MINUTES OF PREVIOUS MEETING (**Action Requested**)

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

X. COUNCIL LIAISON/COMMITTEE REPORTS

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

XII. REMARKS BY COUNCILORS

XIII. EXECUTIVE SESSION RE: Pending Contract & Pending Lease

XIV. ADJOURNMENT



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Town Hall/Community Center Project Discussion

This item has been placed on the Town Council agenda to continue the discussion on the Town Hall/Community Center Project.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Newington Police Department Updates

Stephen Clark, Chief of Police, will be attending the Tuesday, November 24, 2015 Town Council meeting to brief the Council on various issues within the Police Department.

Chief Clark will address specifically traffic enforcement issues, over time in the department, police activity on the Berlin Turnpike and an update on the regional dispatching.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Rules of Procedure Subcommittee

At the beginning of each new Town Council term, a Rules of Procedure subcommittee can be appointed to review any rules or procedures that might be altered.

At the next Town Council meeting, a resolution will be submitted to establish a subcommittee.



TOWN COUNCIL RULES OF PROCEDURE

***ADOPTED
April 8, 2014***

§1. Adoption of standards.

The Town Council adopts Roberts Rules of Order as a general guide for the conduct of all regular, special and work session meetings.

§2. General

The following sections of the Town Charter are hereby incorporated into these rules:

- § C-403. Organization.
- § C-404. Procedures.
- § C-405. Introduction of ordinances.
- § C-406. Public hearings and passage of ordinance.
- § C-805. Duties of the council on the budget
- § C-906. Conflict of Interest.

These rules may be amended or suspended by a majority vote of the full Council.

§3. Town Manager

The Town Manager shall attend all meetings of the Council unless his/her absence is excused in advance by the Mayor or his/her designee.

§4. Regular Meeting.

Regular meetings of the Town Council shall be held in the Town Hall at 7:00 p.m. on each second and fourth Tuesday of each month unless otherwise determined by majority vote of the Council.

§5. Quorum.

The presence of five members shall constitute a quorum, and no ordinance, resolution or vote, except a vote to adjourn or to fix the time and place of the next meeting, shall be adopted by less than five affirmative votes (Charter, Section §-404).

§6. Placement of items on agenda.

A member of the Town Council will have an item placed on the next agenda or future agenda by contacting the Town Manager, Majority or Minority Leader of the Town Council or one of their designees prior to the agenda setting meeting.

§7. Inclusion of items on agenda.

When possible, the agenda along with relevant resource material will be distributed to the Town Council members three (3) days prior to the meeting. Items not specifically included on the agenda may be included by a 2/3 vote of those present and voting. Except in emergency or unusual circumstances, action will not be taken on any agenda item so placed until the next meeting. Under no circumstances will any item be added to the agenda later than 9:00 p.m., or two hours after the beginning of the meeting, whichever is earlier. In accordance with Connecticut General Statutes, no items will be added to a special meeting agenda.

§8. Special Meeting.

Special Meetings may be called by three (3) or more Council members upon written request, or by the Mayor, or the Town Manager. The agenda of any special meeting must state all business to be considered and must be posted and made available not less than twenty-four (24) hours before the time of the meeting. No matter shall be considered at a special meeting that is not included on the agenda. Public Participation shall be limited to those subjects listed on the agenda.

§9. Work Session Meetings.

The Town Council may call at its discretion "work session" meetings to discuss and review pending legislation and may consider other items of concern to the town or its citizenry. The Council's rules and procedure will determine the conduct of these meetings. No votes may be taken at a work session meeting except to adjourn (Charter, Section § C-404).

§10. Order of Meeting Agenda.

Where possible, the order of the agenda at all Meetings shall be as follows:

- Pledge of Allegiance
- Roll Call
- Awards/Proclamations
- Public Participation
- Consideration of Old Business
- Consideration of New Business
- Resignations/Appointments
- Tax Refunds
- Minutes of Previous Meetings
- Written/Oral Communications from the Town Manager, other Town Agencies and Officials, other Governmental Agencies and Officials, and the Public
- Council Liaison/Committee Reports
- Public Participation
- Remarks by Councilors
- Adjournment

When a board, commission, organization or individual is invited to the meeting to discuss a particular agenda item, that item shall be placed on the agenda at the time requested, if possible.

Where possible, all other items of a routine nature, such as communications, committee reports, etc., shall be placed in the final portion of the agenda.

§11. Public participation.

The public shall be provided two (2) opportunities to participate in each Town Council meeting. One opportunity shall appear on the agenda immediately prior to Consideration of Business, and one opportunity shall appear on the agenda following the Council Liaison and Town Manager's Reports. A telephone line shall be provided for members of the public to utilize during each public participation opportunity, subject to the same rules indicated below.

Public Participation may pertain to an agenda item or any subject of interest, welfare or concern to the Town (except at Special Meetings). Each speaker shall limit his or her remarks to three (3) minutes and shall be heard only once during each Public Participation. This time restriction may be enforced by use of a timing device. If a speaker exceeds the time limitation, the chair shall notify the speaker and allow 30 seconds for summation. The chair, at his/her discretion, may grant the speaker additional time.

Any citizen so speaking shall identify himself/herself by name and address, and if he/she is representing a group or organization, he/she may so state. The Chair, upon approval by unanimous consent, may allow additional public participation on an agenda item under discussion.

Members of the public who wish to register written support of or opposition to an agenda item at any Council meeting shall be afforded the means to do so. The names of those registering shall be read to the Council members prior to the vote on that particular item. In the event that the list is long, the Clerk shall tally the list and announce the total number of people registering support of or opposition to an agenda item. Written communications will not be read into the record unless requested by a Councilor.

§12. Voting.

No vote shall be taken on an agenda item under "Consideration of New Business." In an emergency or unusual circumstance, this Rule may be waived by a 2/3 vote of the Council. In this instance, Public Participation should be added prior to a Council vote on a new business item.

No ordinance, resolution or vote, except a vote to adjourn or to fix the time and place of the next meeting, shall be adopted by fewer than five (5) affirmative votes (Charter, Section § C-404).

A voice vote shall be sufficient on all matters unless a roll call vote is required by the Charter or requested by a Council member. The roll call shall be in alphabetical order by Councilor's last name and the Mayor shall be the last name called.

§13. Time Limitation.

No consideration of any agenda item, which may include a vote being taken, shall commence after 10:30 p.m. except public participation and adjournment. This Rule may be waived by a 2/3 vote of the Council prior to 10:30 p.m.

It is the Town Council's objective to complete meetings by 11:00 p.m. when possible.

§14. Executive session.

The Town Council may enter executive session as permitted by Connecticut General Statutes. The motion must state the reason for the executive session.

The rules adopted by the preceding Council shall be the rules of the newly elected Council until the adoption of permanent rules (Charter, Section § C-403).



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Revaluation Process

As of this time, all property owners within the Town of Newington have been given notices of a new assessment. I have invited Steve Juda, Town Assessor, to give an update to the Town Council on the various steps which will occur between now and the final revaluation process. Mr. Juda will be able to answer any questions that you might have.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: Newington Town Council
From: S. Steven Juda, Assessor
Date: November 20, 2015
Re: **2015 Revaluation Second Update**

Notices of the change in assessments were mailed by eQuality on Friday November 13, 2015 to owners of residential and condo properties. Owners of commercial properties will receive their notices by the end of November. Property owners will have the opportunity to schedule an informal hearing with eQuality. Hearings started on November 18, 2015 and will run until the middle of December. The notices included the contact information for scheduling an appointment with representatives from eQuality.

The hearings are being held in room L100 across the hall from the council chambers. The hearings will produce some changes to the real estate grand list so I am unable to provide you with an estimate at this time. Additionally the Assessor's office is working on the personal property sector and will receive data from CT DMV on the motor vehicle list in December.

The notice informed property owners of their rights to appeal to the Board of Assessment Appeals (BAA) which will meet in March 2016 and then further appeal to the court system of the State of Connecticut. Owners will also be able to discuss their new assessment with me or other members of the Assessor's office. Additional information on the appeal process as well as questions and answers will be available on our website and in the office.

Schedule of Informal Hearings and Notices

	Residential	Condo	Commercial
Hearings	11/18 - 12/11	11/18 - 12/11	12/14 - 12/23
Final Notice All	30-Dec	30-Dec	30-Dec

There have been 44 hearings to date over three full scheduled days. This is an average of 15 hearing per day so far.

Phone: (860) 665-8530 Fax: (860) 665-8531
sjuda@newingtonct.gov

Preliminary Revaluation Results

Condos

<u>2015 Grand List</u>	<u>2014 Grand List</u>	
\$297,611,737	\$295,284,427	0.8%
Decrease	1,411	54%
Increase	1,194	46%
Unchanged	<u>6</u>	<u>0%</u>
	2,611	100%

Residential

<u>2015 Grand List</u>	<u>2014 Grand List</u>	
\$1,353,168,429	\$1,340,542,085	0.9%
Decrease	3,884	45%
Increase	4,647	54%
Unchanged	<u>82</u>	<u>1%</u>
	8,613	100%

Combined Without Commercial

\$1,650,780,165	\$1,635,826,512	0.9%
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Commercial

Not Completed

Information Available to Property Owners

- An alphabetical comparison of street by street changes from the 2014 assessments to the 2015 assessments will be available on line, in the Assessor's office, and a copy will be at the placed at the Library.
- Residential and Condo Sales from January 1, 2013 through October 1, 2015 will be made available. These analyses will also be on line, in the Assessor's office, and at the Library. These will include all of the sales for those property types that were used for the 2015 revaluation.
- Information about the appeal process will also be on the Assessor's web site.
- Applications for a hearing with the Board of Assessment Appeals meetings which will occur in March will also be on line and in the Assessor's office.

Explanation of Increases in Assessments

- Sales over the past three years have been slightly higher than the last revaluation.
- Ten new condos at Harvest Village have been added.
- The new Firestone building was completed.
- Two New Homes at Packard's Way have been completed.

- Eight other homes at various locations were completed.
- Partially completed new homes at Newington Ridge Preserve have been added.
- Improvements due to the owner taking out building permits have been added.
- A field review of all properties was conducted in the summer resulting in the data for some homes changing. Some homes had received improvements and others declined.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: Newington Town Council
From: S. Steven Juda
Date: November 6, 2015
Re: 2015 Revaluation

I would like to take this opportunity to congratulate each of you on being elected to the Newington Town Council. I look forward to working with you in the future. Although the election results are still relatively new I believe it is imperative of me to inform you of the process and progress of the revaluation as you will receive phone calls from constituents in the very near future.

Revaluation – Notices and Informal Hearings

The Assessor's office along with eQuality Valuation Services llc of Waterbury, Connecticut is nearing the completion of the state mandated revaluation of all real estate parcels in Newington. This process began in February 2015. Please see my letter to Town Council dated January 13, 2015 which is made part of this letter for further explanation. The Newington Town Council approved through resolution 2015-12 dated January 31, 2015 to contract with eQuality Valuation Services llc for these services.

Notices of the change in assessments will be mailed by eQuality on Friday November 13, 2015 to owners of residential and condo properties. Owners of commercial properties will receive their notices by the end of November. Property owners will have the opportunity to schedule an informal hearing with eQuality. Those hearings will start on November 18, 2015 and run until the middle of December. The notices will include the contact information for scheduling an appointment with representatives from eQuality.

The hearings will be held in room L100 across the hall from the council chambers. The hearings will produce some changes to the real estate grand list so I am unable to provide you with an estimate at this time. Additionally the Assessor's office is working on the personal property sector and will receive data from CT DMV on the motor vehicle list in December.

The notice will also inform property owners of their rights to appeal to the Board of Assessment Appeals (BAA) which will meet in March 2016 and then further appeal to the court system of the State of Connecticut. Owners will also be able to discuss their new assessment with me or other members of the Assessor's office. Additional information on the appeal process as well as questions and answers will be available on our website and in the office.

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sjuda@newingtonct.gov

Schedule of Informal Hearings

	Residential	Condo	Commercial
Prep for Notices	6-Nov	6-Nov	20-Nov
Create Mail List	11-Nov	11-Nov	26-Nov
Print	12-Nov	12-Nov	27-Nov
Mail	13-Nov	13-Nov	30-Nov
Web	15-Nov	15-Nov	2-Dec
Hearings	11/18 - 12/11	11/18 - 12/11	12/14 - 12/23
Final Notice All	30-Dec	30-Dec	30-Dec
Final Web	30-Dec	30-Dec	30-Dec
Town Installation	30-Dec	30-Dec	30-Dec

Information about the Revaluation

The goal of the Assessor is to make everything about the revaluation as transparent to property owners as possible. In order to accomplish that the websites for eQuality and the Assessor will contain everything property owners will need to understand their assessments, set up informal hearings, and appeal beyond those hearings to the BAA or court.

Additionally all real estate sales and a "before and after" comparison of all changes in assessments for all properties will be available on those sites as well as in the Assessor's office for property owners to review.

eQuality will be installing their CAMA software on the Newington network by the end of the year. Additionally at that time the Assessor's office will migrate away from using Vision Governmental Solutions Inc. as the provider of Newington real estate data on line. eQuality will provide that service going forward. Property owners will find a search engine on their system which will allow a user to customize and search all sales in any manner desired.

Delivery, Analysis and Presentation

At this time it is anticipated that the grand list including the new revaluation will be finalized on time and filed by the end of January as required by law. I will be happy to make a presentation to your governing body in late December or early January. The October 1, 2015 grand list will be subject to changes made by the BAA during their meetings in March 2016. The grand list as adjusted by the BAA will be available for budget deliberations by the end of March.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Assessor's Office

S. Steven Juda
Town Assessor

Memorandum

To: Newington Town Council
From: S. Steven Juda
Date: January 13, 2015
Re: 2015 Revaluation

Revaluation Requirement

Current Connecticut law requires municipalities to revalue all real estate every five years. The last revaluation for The Town of Newington was done in 2011, which would suggest that the next revaluation would be 2016. However a letter dated September 6, 2013 from W. David LeVasseur, Acting Undersecretary at Office of Policy and Management of the State of Connecticut directed Newington to conduct the next revaluation for the October 1, 2015 grand list. Newington Town Council took advantage of the opportunity to delay the revaluation from 2010 until 2011 and therefore must now catch up to get back to the regular schedule. The next revaluation after this one will occur in 2020.

The 2011 revaluation required a full field inspection including a software conversion with a cost of \$258,000. That project was done with the assistance of the revaluation firm of Tyler Technologies/CLT Division. The 2015 revaluation requirement is for a statistical update revaluation.

Revaluation Summary

A Revaluation is the process of performing all of the necessary Market Analysis and Valuation steps to determine accurate and equitable values for all properties within a municipality. The equalization of the values within a City or Town creates a fair distribution of the tax burden. The purpose of a Revaluation is not to raise taxes. The purpose is to create an equitable distribution of the tax load.

The values to be determined shall be the full fair market value as defined in Section 12-63 of the Connecticut General Statutes and shall be based upon recognized methods of appraisal and conform to Uniform Standards of Professional Appraisal Practices, as required by Connecticut General Statutes for the licensing and certification of all individuals involved in the appraisal of real estate.

Effective Date

The effective date of this statistical revaluation project shall be for the October 1, 2015 Grand List and the pricing and valuation shall reflect the fair market value as of October 1, 2015.

Phone: (860) 665-8530 Fax: (860) 665-8531
sjuda@newingtonct.gov

The Request for Proposal (RFP)

The Assessor's office and the Town Manager's office prepared an RFP for statistical update for the 2015 revaluation. We received bids from four competent revaluation companies in response to the RFP as presented below.

Municipal Valuation Services, LLC	\$362,000
Tyler Technologies	\$209,400
Vision Government Solutions, Inc.	\$203,300
eQuality Valuation Services llc.	\$180,900

Recommendation

Based on the responses to the RFP and our review of those responses we are recommending that the Town of Newington award the October 1, 2015 revaluation contract in the amount of \$180,900 to eQuality Valuation Services, llc.

The combined cost for the 2015 revaluation would be \$180,900. The bids have been reduced by \$30,000 because the Assessor has agreed to take all photos and inspect all properties with building permits. Those two functions are routinely performed by revaluation companies during revaluation. If these duties were not excluded the total cost from the low bidder would have been \$210,900.

Scope of Reappraisal and Revaluation

This project includes the complete "statistical" revaluation of all real property within the corporate limits of Newington, Connecticut effective as of October 1, 2015 to include the following:

1. Fully operational and integrated CAMA system
2. Complete integration with Town of Newington GIS database
3. Complete internet interface with CAMA and GIS systems
4. Drive by field review of all real estate parcels to determine accuracy of data
5. Data Mailers to all real estate parcels
6. Sales verification forms for the 2 years preceding the revaluation
7. Income & Expense Statements to all non owner occupied commercial parcels
8. Use of internet realty sites and map sites
9. Inspections as needed when field review discovers inaccurate data
10. Assessment notices

AGENDA

ITEM: IV.B.

DATE: 1-31-15

RESOLUTION NO. 2015-12

WHEREAS, section 12-62 of the General Statutes of Connecticut, as may be amended from time to time, requires that each town shall implement a revaluation not later than the first day of October that follows, by five years the last revaluation; and

WHEREAS, the Office of Policy and Management of the State of Connecticut has mandated that The Town of Newington implement a revaluation effective for the October 1, 2015 grand list; and

WHEREAS, The Town of Newington received four bids in response to request for proposal for revaluation services for the October 1, 2015 grand list;

NOW, THEREFORE, BE IT RESOLVED:

That the Newington Town Council hereby authorizes the Town Manager to sign a contract in the amount \$180,900 for implementation of the October 1, 2015 revaluation of all real estate parcels with eQuality Services, LLC. of Waterbury, Connecticut; and

BE IT FURTHER RESOLVED:

That this revaluation shall be effective commencing with the Grand List of October 1, 2015 and a mill rate for the 2016/2017 fiscal year will be set utilizing the completed revaluation for that year.

MOTION BY: Councilor Castelle

SECONDED BY: Councilor Marocchini

VOTE: 7-0 (Councilors Cohen and Dinunzio Absent)



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Discussion of I-84 Hartford Project

As the Town Council is aware, the State of Connecticut Department of Transportation has been in the planning and designing stages for the replacement of the I-84 viaduct in Hartford, Connecticut. A committee has been established composed of towns directly affected by the design and construction which have been meeting for a few months. At a previous meeting, it was suggested that towns which are indirectly impacted by the construction be allowed to participate in these meetings.

This item has been placed on the agenda for general discussion of the Town of Newington participating in this committee or another committee of towns directly or indirectly impacted by the I-84 project. Mayor Zartarian has attended the most recent meeting of this committee and will report on the substance of the meeting.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: State of Connecticut Budget Deficit

As you might be aware, the State of Connecticut is projecting a significant deficit in this fiscal year. It is contemplated, that there might be mid-year reductions in grants and programs to local governments, including Board of Education. Staff is monitoring the potential impact of such reductions and if the information is disseminated, a report will be provided at the November 24, 2015 meeting.



John Salomone
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: John Salomone, Town Manager
Date: November 20, 2015
Re: Consideration of Canceling the December 22, 2015 Town Council Meeting

The second Town Council meeting in December occurs during the holiday week. Past councils have canceled that meeting because of many scheduling conflicts. A resolution will be included in the December 8, 2015 Council packet to consider canceling the December 22, 2015 meeting.

AGENDA ITEM: VI.

DATE: 11-24-15

RESOLUTION NO.: _____

1. Affordable Age-Restricted Housing Study Committee

5 Members 3 NTC, 2 Public
Party Max.: 4
Remaining Members (public):
Committee not currently active

Name	Address	Party	Term	Replaces
NTC Rep: Maureen Klett	104 Harold Drive	R	NTC Term	
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Diana Serra	237 Reservoir Road	D	NTC Term	

2. Affordable Housing Monitoring Agency

5 Members – staggered 5 year terms
Party Max: 4
Remaining Members: 3 Dem., 1 Rep.
Committee not currently active

Name	Address	Party	Term	Replaces

3. Commission on Aging and Disabled

9 Members – three year terms
Party Max: 6
Remaining Members: 6 Dem.

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Maureen Klett	104 Harold Avenue	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

4. Board of Assessment Appeals

3 Members – four year terms
Party Max: 2
Remaining Members: 1 Rep.

Name	Address	Party	Term	Replaces
Maria Pane	638 Church Street	R	12/1/15 – 11/30/19	M Mnich (term Expires 11/30/15)

5. Balf-Town Committee

7 members, 2 NTC, 1 Env. Comm., 2 residents, 2 Balf Reps
 3 alternates
 Party Max: 5 regular, 2 alternates

Name	Address	Party	Term	Replaces
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	
NTC Rep: Jim Marocchini	75 Michael Lane	D	NTC Term	

6. Board of Fire Commissioners

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Jim Marocchini	75 Michael Lane	D	NTC Term	

7. Building Code Board of Appeals

5 Members – 5 year terms
 Party Max: 4
 Remaining Members: 2 Dem., 1 Rep.

Name	Address	Party	Term	Replaces

8. Capitol Region Council of Governments

Mayor is automatic appointment
 NTC & TPZ reps are Council appt.

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	

9. CCHD Board of Health

4 members – 3 year term
 Party Max: 3
 Remaining Members: 2 Dem., 1 Unaffiliated

Name	Address	Party	Term	Replaces

10. CIP Committee

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

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Maureen Klett	104 Harold Avenue	R	NTC Term	
NTC Rep: Jim Marocchini	75 Michael Lane	D	NTC Term	
BOE Rep:			BOE Term	
BOE Rep:			BOE Term	

11. Committee on Community Safety

7 public members, 3 NTC Liaisons, 2 BOE Liaison, 1 Youth/Adult Council Liaison
4 year term (public members)
Party Max.: 9
Remaining members (public): 1 Dem.

Name	Address	Party	Term	Replaces
Public Member:				
NTC Liaison: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Liaison: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	
BOE Liaison:			BOE Term	Vacant
BOE Liaison:			BOE Term	Vacant
Youth/Adult Council Liaison:			Y/A Council Term	Vacant

12. Conservation Commission

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

Name	Address	Party	Term	Replaces
Kathleen-Marie Robin Clark	50 Grandview Drive	R	12/1/15 – 11/30/19	K. Clark (term expires 11/30/15)

Andreas Sadil	45 Lamplighter Lane	R	12/1/15 – 11/30/19	Andreas Sadil (term Expires 11/30/15)
Peter Manke	112 Northwood Drive	R	12/1/15 – 11/30/19	Vacant – B. Ancona Resigned
Jeffrey Zelek	55 Wells Drive North	R	12/1/15 – 11/30/19	J. Zelek (term expires 11/30/15)
Alternate: John Bachand	56 Maple Hill Avenue	R	12/1/15 – 11/30/19	D. Krawiec (term Expires 11/30/15)
Alternate:				

13. Development Commission

9 Members, 3 Alternates
 3 year term - staggered
 Party Max.: 6 members, 2 alternates
 Remaining regular members: 5 Dem.
 Remaining alternates: 1 Dem

Name	Address	Party	Term	Replaces
Richard Capuano	11 Bittersweet Court	R	12/1/15 – 11/30/19	R. Capuano (term Expires 11/30/15)
Dana Havens	113 Stoddard Avenue	R	12/1/15 – 11/30/19	M. Fox (term expires 11/30/15)
Dan Fisher	24 Isabelle Terrace	R	12/1/15 – 11/30/19	D. Marsden (term Expires 11/30/15)
Maria Pane	638 Church Street	R	12/1/15 – 11/30/19	F. Rosa (term expires 11/30/15)
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

14. Facilities Naming Subcommittee

Name	Address	Party	Term	Replaces
NTC Rep: Beth Delbuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

15. Employee Insurance and Pension Benefits Committee

9 members, 5 specialists, 2 NTC, 2 BOE
 2 alternates,
 2 year term (specialists)
 Party Max.: 6 members, 1 alternate
 Remaining members: 3 Rep., 4 Dem.
 Remaining alternates: 1 Rep.

Name	Address	Party	Term	Replaces
NTC Rep. Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep. Diana Serra	237 Reservoir Road	D	NTC Term	

BOE Rep.			BOE Term	
BOE Rep.			BOE Term	

16. Environmental Quality Commission

11 members, 2 Fire Dept., 1 NVA, 2 Industry, 6 Public
 2 NTC Liaisons
 2 year term (public)
 Party Max.: 8

Name	Address	Party	Term	Replaces
Public Rep:				
Industry Rep:				
Industry Rep:				
NTC Liaison: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	
NTC Liaison: Jim Marocchini	75 Michael Lane	D	NTC Term	
Fire Dept. Rep				
Fire Dept. Rep:				
NVA Rep:				

17. Board of Ethics

7 members, 2 Dem., 2 Rep., 3 Unaffiliated
 2 alternates
 4 year term (public)

Name	Address	Party	Term	Replaces
Alternate:				

18. Fair Rent Commission

5 members, 2 Tenants, 2 Landlords, 1 Elector
 3 alternates, 1 Tenants, 1 Landlord, 1 Elector
 2 year term
 Party Max: 4 members, 2 alternates

Name	Address	Party	Term	Replaces
Dwelling Unit Tenant: Gloria Olsen		R	12/1/15 – 11/30/17	Vacant
Dwelling Unit Tenant:			12/1/13 – 11/30/15	Vacant
Dwelling Unit Landlord: Cathleen Hall		R	12/1/15 – 11/30/17	D. Woods (term exp. 11/30/15)
Dwelling Unit Landlord:				
Dwelling Unit Landlord:				
Alternate Elector:				

19. Newington Housing Authority

5 members
 5 year term
 Party Max: 4
 Remaining members: 3 Dem.

Name	Address	Party	Term	Replaces

20. Open Space Committee 2015

7 members
 Party Max: 5
 2-NTC, 5 Residents

Name	Address	Party	Term	Replaces
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

21. Human Rights Commission

9 members
 3 year term
 Party max: 6
 Remaining regular members: 5 Dem.

Name	Address	Party	Term	Replaces
Mitch Page	53 Maple Hill Avenue	R	12/1/15 – 11/30/18	P. Kruk (term expires 11/30/15)

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22. Library Board

6 appointed members (plus 9 corp. trustees)
 6 year term
 Party max: 4

Name	Address	Party	Term	Replaces
Chris Bieszczad	53 Maple Hill Avenue	R	12/1/15 - 11/30/21	P. Kruk (term expires 11/30/15)
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Jim Marocchini	75 Michael Lane	D	NTC Term	

23. Newington School Career Technical Program Renovation PBC

3 Members, 2 NTC., 1 BOE.
 Party Max: 2

Name	Address	Party	Term	Replaces
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	
BOE Rep:			BOE Term	

24. Newington Housing Needs Study Committee

Name	Address	Party	Term	Replaces
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

25. Board of Parks and Recreation

11 members
 4 year term
 Party Max.: 8

Name	Address	Party	Term	Replaces
Sue Reniewicz	82 Stuart Street	R	12/1/15 – 11/30/19	R. Fresen (term expires 11/30/15)
Beth A. Manke	5 King Arthur Way #3	R	12/1/15 – 11/30/19	B. Manke (term expires 11/30/15)
Sarah Jorgensen	35 Florence Street	R	12/1/15 –	R. Khentigan (term

			11/30/19	Expires 11/30/15)
James J. Cultrera	39 Eckert Road	R	12/1/15 – 11/30/19	M. Camillo (term exp. 11/30/15)
Mary Beth Kelliher	5 Turkey Hill Road	R	12/1/15 – 11/30/19	B. Kelliher (term exp. 11/30/15)
Jen Crowley	62 Fox Run Court	R	12/1/15 – 11/30/19	J. win-Johnson (term Expires 11/30/15)
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Diana Serra	237 Reservoir Road	D	NTC Term	

26. School Code Compliance Committee

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

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Jim Marocchini	74 Michael Lane	D	NTC Term	
BOE Rep:			BOE Term	
BOE Rep:			BOE Term	

27. School Improvements Project Building Committee—Inactive

7 Members, 2. NTC., 2 BOE., 3 Public
Party Max: 5

Name	Address	Party	Term	Replaces
NTC Rep:			NTC Term	Vacant
NTC Rep:			NTC Term	Vacant
BOE Rep.			BOE Term	D. Carson (term expired)
BOE Rep:			BOE Term	D. Tatem (term expired)

28. Senior & Disabled Center Roof Replacement PBC -- Inactive

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

Name	Address	Party	Term	Replaces
NTC Rep:			NTC Term	
NTC Rep:			NTC Term	
NTC Rep:			NTC Term	

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29. Standing Insurance Committee

9 members, 2 NTC, 2 BOE, 2 Casualty/Claim or Engineering, 3 Underwriters
 2 alternates
 2 year term
 Party Max.: 6
 Remaining members: 3 Dem.

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Diana Serra	237 Reservoir Road	D	NTC Term	
BOE Rep:			BOE Term	
BOE Rep.			BOE Term	
Underwriter:				
Casualty/Claim/ Engineering:				

30. Town Council Rules and Procedures

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Maureen Klett	104 Harold Drive	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

31. Town Plan & Zoning Commission

7 Members, 3 Alternates
 Party Max: 5 Regular, 2 Alternates
 4 Year Term
 Remaining Regular Members: 2 Dem., 2 Rep.
 Remaining Alternates: 1 Dem.

Name	Address	Party	Term	Replaces
Frank L. Aieta	595 Church Street	R	12/1/2015 – 11/30/2019	F. Aieta (term expires 11/30/15)
Domenico Pane	638 Church Street	R	12/1/2015 – 11/30/2019	M. Camillo (term exp. 11/30/15)
Judy Strong	24 Chapman Street	R	12/1/2015 – 11/30/2019	c. Hall (term exp. 11/30/15)
Chris Miner	119 Revere Drive	R	12/1/15 – 11/30/17	C. Anest resigned 11/9/15

Alternate: Paul Giangrave	110 Richard Street	R	12/1/15- 11/30/19	Anthony Claffey, Alt. (term exp. 11/30/150)
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

32. Tri-Town Community Cable Access

3 Members
3 Year Term
Party Max: 2
Remaining Members: 1 Dem.

Name	Address	Party	Term	Replaces
			Immed. – 11/30/15	Vacant
			12/1/2013 – 11/30/2017	Vacant

33. Vehicle Appeals Board

3 Members, 2 Alternates
Party Max: 2 Regular
2 Year Term

Name	Address	Party	Term	Replaces
Richard Klett	104 Harold Drive	R	12/1/2015 – 11/30/2017	Vacant
Domenico Pane	638 Church Street	R	12/1/2015 – 11/30/2017	D. Woods (term exp. 11/30/13)
Alternate: Frank Aieta	595 Church Street	R	12/1/15 – 11/30/17	Vacant
Alternate:			Immed. – 11/30/15	Vacant

35. Zoning Board of Appeals

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

Name	Address	Party	Term	Replaces
Alt: Nicole Pane	98 Pickens Drive	R	12/1/15 – 11/30/20	P. Tanger (term exp. 11/30/15)
Willard Bechter	43 Howard Street	R	12/1/15 – 11/30/20	D. Quattromani (term exp. 11/30/15)

36. Library Renovations PBC

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Jim Marocchini	75 Michael Lane	D	NTC Term	

37. Stem Academy PBC

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

38. NCTV

Name	Address	Party	Term	Replaces
NTC Rep: Dave Nagel	1175 Willard Avenue	R	NTC Term	
NTC Rep: Diana Serra	237 Reservoir Road	D	NTC Term	

39. IHCC

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

40. Youth Adult Council

Name	Address	Party	Term	Replaces
NTC Rep: Tim Manke	65 Rosewood Way	R	NTC Term	
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	

41. Town Manager Evaluation Committee

Name	Address	Party	Term	Replaces
NTC Rep: Beth DelBuono	327 Walsh Avenue	R	NTC Term	
NTC Rep: Maureen Klett	104 Harold Drive	R	NTC Term	

MOTION BY: _____
SECONDED BY: _____ VOTE: _____

AGENDA ITEM: VII

DATE: 11-24-15

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$13,686.73 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 – NOVEMBER 24, 2015

So New England and Cone Assoc. Seventh Day Adv. 34 Sawyer St. South Lancaster, MA 01561	\$9295.47
Paul Lattarulo 55 Robbins Ave. Newington, CT 06111	\$88.71
Toyota Motor Credit Corp. Attn: LBX842701 Commerce Way #800 Woburn, MA 01801-1057	\$669.15
Ally Financial Louisville PPC P.O. Box 9001951 Louisville, KY 40290-1951	\$1347.66
Honda Lease Trust 600 Kelly Way Holyoke, MA 01040	\$32.08
Toyota Motor Credit Corp. 19001 S. Western Ave. Attn: Product Operations WF 21 Torrance, CA 90509	\$447.25
Porsche Leasing LTD. P.O. Box 198089 Nashville, TN 37219-8089	\$676.62
USB Leasing LT Attn: Tax 1850 Osborn Ave. Oshkosh, WI 54902	\$365.16
Ally Financial Louisville PPC P.O. Box 9001951 Louisville, KY 40290-1951	\$557.25
Independent Pipe & Supply Corp. c/o Sharon Norton 6 Whitman Road Canton, MA 02021	\$74.10
VW Credit Leasing LTD 1401 Franklin Blvd. Libertyville, IL 60048	\$133.28
Total	\$13,686.73



October 23, 2015



Mr. John Salomone, Town Manager
Town of Newington
131 Cedar Street
Newington, Connecticut 06111

Re: Young's Farm, Church Street

Dear Mr. Salomone,

The Department of Energy and Environmental Protection ("Department") is in receipt of your July 13, 2015 letter that provides additional information regarding the temporary use of Young's Farm on Church Street (the "Property") for utilities construction purposes. Thank you for your effort to clarify the Town's actions regarding the Property. Based on your letter, subsequent discussions, and a field inspection of the Property attended by representatives of the Department, the Town of Newington ("Town"), and the Metropolitan District Commission ("MDC"), the Department has determined the following:

- The Town authorized a use of approximately one acre of the Property by MDC and its contractor to support a utility upgrade project that benefited public health and the environment.
- In exchange for such authorization, MDC and its contractor installed water and sewer service to the Property.

In January 1999, the Town and the Department entered into an open space grant agreement ("1999 Agreement") that identified permissible uses of the Property. The 1999 Agreement states that the Town

"agrees to retain the land upon which the project described herein is completed for recreation and conservation purposes that for the purposes of the agreement will be defined as public recreation, municipal open space, conservation or preservation of cultural or natural resources, agriculture, and/or natural resource education and will not convey or convert said land to any uses other than recreation or conservation uses as defined above except with the prior written approval of the Commissioner. Such approval by the Commissioner will be conditioned upon the provision by the municipality of comparable land to be devoted to recreation and conservation as defined above ..."

While the 1999 Agreement is silent on a process for approving temporary, inconsistent uses of the Property, the Department believes it would have been most appropriate for the Town to consult the Department before granting such authorization. Given the agreement's lack of clarity on this issue this letter is intended to place the Town on notice going forward that the Department expects the Town to consult the Department's before authorizing any future use, temporary or otherwise, that does not meet the 1999 Agreement specifications for recreation or conservation use.

The Department has determined that the Property is currently in a condition that permits recreation and conservation uses, as defined in the 1999 Agreement. Further, the Property's public use and benefit has been enhanced through the addition of water and sewer services for the historic dwelling and water services for the community gardens. It is important that the Town continues to maintain the Property in a manner that permits recreation and conservation uses. In addition, the Department encourages the Town to look for ways to further enhance this property for the public's use and benefit.

Finally, the Department will work with the Town in the coming weeks to provide formats, draft materials and ultimately execute a dedication agreement for the Property, as required by the 1999 Agreement.

If you have any questions regarding this matter, please feel free to contact me directly.

Sincerely,

Graham J. Stevens
Office Director

cc: Mayor Stephen Woods