



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR STEPHEN WOODS**

## MINUTES

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

**October 25, 2011**

*Note: This document is a summary of discussion and votes taken during the October 25, 2011 Town Council Meeting. A complete audio recording of the meeting is available in the Town Clerk's Office.*

Mayor Lenares called the meeting to order at 7:00 p.m. in the Helen Nelson Room of the Newington Town Hall.

### I PLEDGE OF ALLEGIANCE

### II ROLL CALL

#### Councilors Present

Councilor Banach  
Councilor Bottalico  
Councilor Cohen  
Councilor DelBuono  
Councilor Klett  
Councilor McBride  
Councilor Nagel  
Mayor Lenares

#### Staff Present

John Salomone – Town Manager  
Jaime Trevethan – Executive Assistant to the Town Manager

### III AWARDS/PROCLAMATIONS

Councilor DelBuono moved the following:

**WHEREAS, the two and a half million breast cancer survivors living in the United States today are a testament to the importance of promoting awareness about breast cancer, providing information, funding research, following recommended screening guidelines, and offering treatment to those who are affected; and**

**WHEREAS, breast cancer affects both women and men, breast cancer is diagnosed in women more than any other cancer and an estimated 2,140 new cases of invasive breast cancer will be diagnosed among men in the United States this year; and**

**WHEREAS, a woman receives a diagnosis of breast cancer every two minutes in the United States, and breast cancer is the second most common cause of cancer death in Connecticut women; and**

**WHEREAS, an estimated 232,620 new cases of invasive breast cancer are expected to occur among women in the United States this year, including an estimated 3,280 women in Connecticut; and**

**WHEREAS, through research and advocacy, significant advances have been made in the fight against breast cancer, including an increase in five-year relative survival rates for localized breast cancer; and**

**WHEREAS, the State of Connecticut and other organizations statewide have been working together to heighten awareness of breast cancer and to emphasize the life-saving message of early detection through the Breast and Cervical Health Check program in communities across**

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Connecticut, empowering women and men through outreach, education, and screening programs; and

WHEREAS, despite efforts to raise awareness of the importance of early detection, screening rates are declining, and Connecticut citizens are encouraged to make a renewed commitment to follow recommended screening guidelines, and to reduce their risk of breast cancer by exercising regularly, staying at a healthy weight, and limiting alcohol use.

NOW, THEREFORE, I, Mayor Mike Lenares, do hereby proclaim October 2011 as Breast Cancer Awareness Month in Connecticut, and encourage all Connecticut citizens to take preventative measures, follow the recommended screening schedule, and discuss any concerns with a health care professional.

Motion seconded by Councilor Klett. Motion passed 9-0.

#### IV PUBLIC PARTICIPATION (IN GENERAL)

Mayor Timothy Stewart, New Britain: Spoke about the proposed Costco to be built in New Britain and explained that State property in Newington would need to be acquired in order for the project to move forward. He gave a background on the property and noted that it is landlocked. He asked the Town of Newington to "be a good neighbor" and help with the process with the land acquisition as it moves forward in order to help the City of New Britain.

Rose Lyons, 46 Elton Drive: Spoke about the land acquisition item in New Britain and noted that she learned from the news that the New Britain Council had voted on the item the previous evening. She was alarmed that she had to hear about the item through the media.

Roy Zartarian, 25 Stuart Street: Thanked the Council for the breast cancer awareness proclamation. He also expressed appreciation for the agreement with MARCAP to purchase the Cedar Mountain parcel and urged the Town to work to conserve the rest of the Mountain.

Bob Klimas, 2162 Stanley Street, New Britain: Spoke about the Costco project in New Britain and thanked Councilor Klett for speaking about the project at the New Britain Council meeting. He stated that he is opposed to the Costco proposal because it is slated to be built on public land not intended for such use. He also stated support for the Town of Newington's purchase of the Cedar Mountain parcel.

Mady Kenny, 53 Crestview Drive: Thanked the Council for the breast cancer awareness proclamation. She also noted in regards to the blight ordinance revision, that both the original and the updated versions of the ordinance should be available for public review, with an outline of changes available as well.

Peter Arbur, 132 Tremont Street: Spoke about the purchase of the Cedar Mountain parcel and stated that it should go to the Town's voters for referendum. He stated that it is a major expenditure and action should not be dictated by one small group. He expressed concern over the price and appraisal of the property, due to its unique nature as well as zoning regulations and functional use of the land. He also questioned why the item has been put on a "fast track" process when the budget discussions for the next fiscal year have not commenced.

Bernard Cohen, Whitewood Road: Stated that the Save Cedar Mountain group has been fighting to save the Mountain for two years. He noted the hundreds of people that have come forward to speak about saving the Mountain. He stated that developing the Mountain would create additional traffic, create pollution and will cause a strain on Town services including the schools as well as a decline of quality of life and a destruction of wildlife.

Judy Igielski, 23 Old Musket Drive: Thanked the Council for the breast cancer awareness proclamation. She noted a previous project in which Newington and New Britain worked together to build an education center, which fell through because an elected official in New Britain was against the project. She thanked Councilors for their time served this past term.

Stanley Sobieski, 26 Deepwood Drive: Stated that he is a retired employee of the State DOT Department of Policy and Planning and explained that the process for obtaining State land is that the Town of Newington has the first right of refusal to purchase the land but cannot deed the land to the New Britain unless New Britain plans to buy the land. He cautioned the Town to speak to a land attorney prior to moving forward with the process. He also thanked the Council for their work on Cedar Mountain and urged the Council to preserve the

other parcel. He noted concerns about traffic and water retention issues and an overall strain on Town resources.

Terry Borjeson, 45 Glenview Drive: Spoke about the Costco issue and questioned Mayor Stewart's previous statements that Newington has an agreement with New Britain to move forward with the project. He inquired as to whom he spoke to and what was said in regards to this supposed agreement.

Cynthia Klimas, 2162 Stanley Street, New Britain: Stated that she is a member of Friends of Stanley Park and spoke against selling public land for a big box store and spoke against Mayor Stewart's supposed agreement with Newington for a land swap. She stated that destroying the golf course will permanently destroy this valuable land, its trees and wildlife.

Ed Harn, 35 Crestview Drive: Stated that the potential use of park land or Costco is disturbing and also stated that the Mayor's comment about not purchasing the other Cedar Mountain parcel is troubling as well.

Steve Woods, 94 New Britain Avenue: Thanked the Council for all its hard work, and wished the best of luck to those who are running again. He thanked Councilors Banach and Nasinnyk for their dedicated public service and their interest only in what's best for the community.

## V CONSIDERATION OF OLD BUSINESS

### A. Blight Subcommittee/Ordinance

Councilor Nagel moved the following:

#### INTRODUCTION:

I hereby introduce for the Town Council's consideration proposed amendments to the Town of Newington Code of Ordinances, Chapter 182: "Buildings, Vacant and Blighted", a copy of said proposed amendments has been filed with the Clerk of the Council.

Introduced by: Councilor Nagel

#### RESOLVED:

That a Public Hearing be held on November 22, 2011 at 6:45 p.m. to consider proposed amendments to Town of Newington Code of Ordinances, Chapter 182: "Buildings, Vacant and Blighted".

Motion seconded by Councilor Cohen. Motion passed 9-0.

### B. Consideration of Canceling the November 8, 2011 Council Meeting (Election Day)

Councilor Bottalico moved the following:

#### RESOLVED:

That the Newington Town Council hereby alters its meeting schedule by canceling its regular meeting scheduled for November 8, 2011.

Motion seconded by Councilor Nagel. Motion passed 9-0.

## VI CONSIDERATION OF NEW BUSINESS

### A. Standing Insurance Stewardship Report

Councilor Nasinnyk gave an overview of the report presented at the October 20, 2011 Standing Insurance Committee meeting for workers compensation, vehicle and property liability claims. She stated that there has been an increase in workers compensation, but vehicle and property claims were within expected limits. She stated that a contract renewal with CIRMA is forthcoming.

### B. Consideration of Compensation Adjustment for Town Manager

Councilor Nasinnyk, Chair of the Town Manager Evaluation Subcommittee, gave an overview of the Town Manager's performance evaluation for the FY 2010-11. She stated that overall the evaluation was very positive. She noted that the Town is in sound financial state due in part to the Town Manager's leadership. She stated that the Subcommittee recommends a 2% wage increase for the Town Manager, effective retroactive to July 1, 2011.

The Council agreed to take action on the item at the next meeting.

C. Discussion of Land Acquisition: MARCAP

*Note: Please refer to audio recording of the meeting for a complete transcript of the discussion.*

Town Manager Salomone gave an overview of the acquisition process to date, including previous discussions with the Council in public and Executive Session as well as the appraisal process and discussions/negotiations with MARCAP. He stated that with this purchase agreement the Town would fund the purchase over five years with the first payment due in August 2012.

The Council discussed the acquisition. Councilor Bottalico stated that the \$2.6 million price tag and no referendum is the best option for the Town at this time. Councilor DeIBuono concurred and stated that the best option for the Town is to not have a referendum. She stated that the public will have the opportunity to discuss the item at the next meeting prior to the Council's vote. Councilor Nasinnyk noted that the public may not be aware that the Council has been discussing this for quite some time in Executive Session, and stated that specifics could not be discussed in public session until this meeting. She noted that the property could not be acquired through Eminent Domain due to zoning regulations.

Deputy Mayor McBride thanked the Town Manager, Finance Director and Councilors for their hard work on the process and stated that it is clear that moving forward without a referendum is in the best financial interest of the Town. He noted the public's overwhelming support for the acquisition of the land, and support for open space over additional housing. Councilor Klett stated that it is prudent for the Council to move forward with the process without a referendum and noted that the public should take note of the appraisal and purchase price numbers. She stated that the Council will discuss the item again prior to taking action on the item. Councilor Nagel agreed with the other Councilors' comments and noted the bipartisan unity in support of the item. He stated that it has been a complex and fluid process.

Councilor Cohen stated that it would not be fair to vote on the item at the current meeting without giving the public the chance to consider the new information. She stated that she is in favor of the item and thanked the public for their input. Councilor Banach noted that the negotiations were complex and intense and stated that those involved worked very hard to determine a fair price. He stated that this price is much better than the asking price if the Town had gone to referendum. Mayor Lenares thanked the Town Manager for his work and noted that the negotiation process was a long one. He noted that most of the work had to occur behind closed doors, and the Council could not make the information public before this time. He stated that this is the best deal for the Town and stated that once the Council moves to purchase this piece it can move on to other parcels of open space. He thanked the public for its patience during this process.

Mayor Lenares announced that there will be a Special Meeting of the Council on Thursday, November 3, 2011 at 6:00 p.m. and stated that this item will appear on the agenda of that meeting for discussion.

**VII RESIGNATIONS/APPOINTMENTS**

A. Conservation Commission

Councilor Banach moved the following:

**RESOLVED:**

**That the Newington Town Council hereby accepts the resignation of Ray Harlow as an alternate member of the Conservation Commission, in accordance with correspondence dated October 13, 2011. Motion seconded by Councilor Nasinnyk. Motion passed 9-0.**

## VIII TAX REFUNDS

Councilor Banach moved the following:

### RESOLVED:

**That property tax refunds in the amount of \$1287.49 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 seconded by Councilor Nasinnyk. Motion passed 9-0.

## IX MINUTES OF PREVIOUS MEETINGS

Councilor Nasinnyk moved to accept the minutes of the October 11, 2011 meeting as submitted. Motion seconded by Councilor Nagel. Motion passed 9-0.

## X WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS AND THE PUBLIC

Town Manager Salomone thanked Councilors Banach and Nasinnyk for their service and dedication.

## XI COUNCIL LIAISON/COMMITTEE REPORTS

Councilor Nasinnyk noted that the annual Balf Committee meeting was held in October and stated that there were only two blasts this past year – a reflection of the current economy. There were no resident complaints concerning the blasts.

## XII PUBLIC PARTICIPATION (IN GENERAL)

Sandy Lallier, 27 Elton Drive: Thanked Councilors Nasinnyk and Banach and stated that she appreciated both of their voices of reason. She stated that she is in favor of saving Cedar Mountain and stated that the Council did a great job with the acquisition and asked the next Council to focus on improvements to the Town Hall, which needs a lot of repair and updates.

Holly Harlow, Edmund Street: Thanked Councilors Banach and Nasinnyk for their service and expressed support for the MARCAP purchase. She stated that Newington has the goal of preserving open space and the solution is through acquisition of both pieces of property on Cedar Mountain.

Rick Spring, 47 Deepwood Drive: Thanked the Councilors for their service and thanked all involved for working with MARCAP to acquire the parcel on the Mountain. He urged the Council to move forward with saving the Balf property as well.

Bernadette Conway, 177 Hartford Avenue: Stated support for the MARCAP acquisition and thanked the Council for its attention to the situation and its consideration of the importance of open space.

Judy Igielski, 23 Old Musket Drive: Thanked Councilors Nasinnyk and Banach for their service and stated that she is happy with the negotiated price for the MARCAP property. She asked the Council to explore how to pay for the purchase without paying interest. She noted other needs such as improvements to the Town Hall and Library.

Mady Kenny, 53 Crestview Drive: Thanked Councilors Nasinnyk and Banach for their dedication, and recognized those in the public who have worked tirelessly to save the Mountain.

Steve Woods, 94 New Britain Avenue: Stated that he had been in favor of a referendum but noted that he was not privy to discussions going on behind the scenes and feels that the Council made the correct decision. He also stated that the Board of Education has reached a tentative agreement with the Newington Teacher's Association for a new contract and indicated that there will be a special meeting of the Board of Education on 10/27/11 at 7:00 to approve the agreement.

Rose Lyons, 46 Elton Drive: Recognized Councilors Nasinnyk and Banach for all they have done for the Town. She clarified that her earlier comments were about a deal made between New Britain and Costco, not New Britain and Newington. She stated that she is delighted with the progress of the Cedar Mountain acquisition. She stated that while she is in support of the purchase there may be those who are opposed and thanked the Council for waiting until the next meeting to vote on the item.

## XI REMARKS BY COUNCILORS

Councilor Bottalico thanked Councilors Nasinnyk and Banach for their service.

Councilor Klett requested that the information regarding revaluation and hearings be made public. Town Manager Salomone stated that the information is available on the Town's website.

Councilor Cohen noted that there have been so many changes to the amended blight ordinance that a red-line version of the changes is probably not feasible. She stated that it basically a complete rewrite of the current ordinance.

Councilor Nasinnyk stated that the MARCAP acquisition is a true testament to the positive impact of government. She stated that while there is more work to do, this is a great first step.

Councilor Banach thanked the public for the kind remarks and stated that it has been gratifying to work with the public over the years. He thanked the public for its input and direction, especially on the Cedar Mountain item.

Councilor DelBuono thanked Councilors Nasinnyk and Banach and stated appreciation for their willingness to listen. She noted that while Councilor Klett made the choice to attend and speak at the New Britain City Council meeting, her comments at that meeting are not necessarily the opinion of the Newington Town Council in general and noted that the Council has not been presented with any items for action from the State regarding the land at this time.

Councilor Nagel thanked Councilors Banach and Nasinnyk for their gracious service.

Deputy Mayor McBride stated that the busway project is being funded by the State and indicated that the Town does not have a say in the project. He urged those who are concerned about the busway to contact their State Legislators. He stated that he is pleased with the MARCAP acquisition and is pleased that the Council did not waive the rules to vote at the current meeting. He also thanked Councilors Banach and Nasinnyk for their service.

Councilor Klett stated that she was not representing the Town with her comments at the New Britain Council meeting but noted that she saw on the news that the Mayor of New Britain was stating that he had an agreement with the Town Manager and Mayor and Newington, and she attended the New Britain meeting to state that such an agreement has not occurred.

Mayor Lenares stated that there was no agreement between himself and Mayor Stewart about the land. He stated that he was disturbed with the news clip showing Councilor Klett's comments at the New Britain meeting. He stated that the entire Council will have to vote on the State property item if and when it comes before the Council.

## XII ADJOURNMENT

Councilor Bottalico moved to adjourn the meeting at 9:05 p.m. Motion seconded by Councilor DelBuono. Motion passed 9-0.

Respectfully Submitted,



Jaime Trevethan  
Executive Assistant to the Town Manager

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