



John L. Salomone  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR JEFF WRIGHT**

## MINUTES

### NEWINGTON TOWN COUNCIL MEETING

April 28, 2009

Mayor Wright called the meeting to order at 6:58 PM in the Council Chambers of the Newington Town Hall.

#### **I PLEDGE OF ALLEGIANCE (recited during the preceding Public Hearing)**

#### **II ROLL CALL**

##### Councilors Present

Councilor Banach  
Councilor Boni  
Councilor Bottalico  
Councilor Bowen  
Councilor Cohen  
Councilor Lenares (arrived at 7:06 pm)  
Councilor Nasinnyk  
Mayor Wright

##### Councilors Absent

Councilor Nagel

##### Staff Present

Town Manager Salomone  
Lori Verreault, Executive Assistant  
Ed Meehan, Town Planner  
Paul Boutot, Director of Information Systems

#### **III PUBLIC PARTICIPATION – IN GENERAL**

Michael J. Fox, 1901 Main Street: Mr. Fox thanked the Town for its support of the Newington Memorial Day parade and remarked that it is one of the biggest parades in the State. He thanked elected officials who have supported and attended the parade in the past and noted that this year's parade will be held on May 23. Mr. Fox stated that despite the Town's support and other fundraising efforts the parade is in need of financial help this year. He stated that there are various levels of donations and sponsorship programs available and stated that the parade needs about \$10,000 to pay for bands, donate to the Shriners, etc. He urged anyone who is willing to help, no matter the amount, to mail a check to the Newington Memorial Day Parade Committee and mail it to his attention at 1901 Main Street, Newington. He stated that the Committee appreciates all support.

Peter Arbur, 133 Tremont Street: Mr. Arbur indicated that his remarks are a continuation of his remarks from the previous Council meeting. He stated that it is his opinion that the inability of the Council to give serious consideration to leave \$700,000 to the fund balance account is a short-sighted decision for the following reasons: the recession will not fully hit the State until next year, there is a strong possibility that the AFSCME union may not agree to a salary freeze for a second year in a row, and there is a possibility

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that there will be less State aid available next year. He stated that the majority of property owning residents will likely lose the \$500.00 tax credit from the State and there will be greater pressure from the public not to raise the taxes beyond the 2.6% approved for 2009-2010. Mr. Arburr remarked that it would be difficult to retain this level of increase and stated that layoffs will be a stronger possibility for next year. He cited an April 9, 2009 article in the Hartford Courant entitled "09 Finance Fixes Won't Be There Next Year" in which the West Hartford Mayor stated "Any public official who is banking on next year being better is being, well, less than honest or suffering from severe denial." And the Town Manager of Plainville stated, "Most of the moderately typical savings have been wrung out of the budget, for example... towns are raiding rainy-day relief funds but if the rain is still falling next year the money won't be available. In addition, much of the Federal stimulus money will be gone by then too. Some of the funding will extend into the 2010-2011 budget but at a lower level." Mr. Arburr remarked that only time will tell if the 2009-2010 budget will or will not place the 2010-2011 budget into a hole that will be very difficult to climb out of without an increase in taxes in excess of the .the increase approved this year.

Clark Castelle, 167 Connecticut Avenue: Mr. Castelle noted Michael Udice's comments regarding NHS school code compliance at the April 14 meeting and indicated that Mr. Udice found himself stuck in the elevator at the school earlier in the day. He stated that this occurred before a fire-drill during first period and urged the Councilors to consider how Mr. Udice and his tutor would have felt if they were actually stuck in the elevator during the fire drill or worse, if an actual fire had broken out while they were stuck in the elevator. He stated that the elevator currently has twelve violations noted by Office of Civil Rights. Mr. Castelle noted that a long-term substitute teacher/tutor who uses a wheel chair struggles to push herself up steep ramps at the school and cannot use the restroom in the teachers' lounge because it is not wheelchair accessible. He stated that he had her permission to share these struggles with the Council and he urged the Council to keep these examples in mind.

Forrest Doyle, Property Owner at 64 Market Square: Mr. Doyle spoke in favor of the downtown revitalization project. He stated that it is a vital project for the Town and if done well it could be a catalyst for further development, activity and excitement in the center of Town. He stated that the completion of Phases II and III will tie the project together and will present the possibility of new development which will create additional tax revenue. He noted that there are several models that the Town can use for its center and cited West Hartford for its active and vibrant center, including restaurants, greens and places to congregate. He stated that revitalization will be a great asset to the Town.

Rose Lyons, 46 Elton Drive: Ms. Lyons complimented the Council on its hard work and great job done on the budget. She suggested that the Council consider using the phone line that the Board of Education uses for public participation during the meetings. She also requested that the Mayor explain the traffic light system for timing public remarks during public hearings. She noted that the Mayor has a meeting scheduled regarding downtown revitalization on May 7, and stated hope that it will be a good forum for opinions and ideas on both sides of the topic.

Councilor Bottalico moved to add item V-C to the agenda: Consideration of Canceling May 12, 2009 meeting. Motion seconded by Councilor Boni. Motion passed 8-0. (Councilor Nagel absent)

#### **IV CONSIDERATION OF OLD BUSINESS**

##### **A. Small Cities Grant Application**

Councilor Cohen moved the following:

**WHEREAS, pursuant to Chapter 127c and Part VI of Chapter 130 of Connecticut General Statutes, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and**

**WHEREAS, it is desirable and in the public interest that the Town of Newington make an application to the State for up to \$500,000.00 in order to undertake the reconstruction and related improvements to Mill Street extension and to execute an Assistance Agreement.**

**NOW, THEREFORE, BE IT RESOLVED by the Newington Town Council:**

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by Chapter 127c, and Part VI of Chapter 130 of Connecticut General Statutes,
2. That the filing of an application for State financial assistance by the Town of Newington in an amount not to exceed \$500,000.00 is hereby approved and that John L. Salomone, Town Manager, is directed to execute and file such application including a Program Income Reuse Plan, if applicable, with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Newington,
3. That it hereby adopts or has adopted as its policy to support the following nondiscrimination agreements and warranties required under subsection (a)(1) of Connecticut General Statutes sections 4a-60 and 4a-60a, respectively, as amended by Public Act 07-245 and sections 9(a)(1) and 10(a)(1) of Public Act 07-142 and, and for which purposes the "contractor" is the Town of Newington and "contract" is said Assistance Agreement:

**The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut. The contractor further agrees to take affirmative action to insure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, mental retardation, or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved.**

**The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of sexual orientation, in any manner prohibited by the laws of the United States or of the state of Connecticut, and that employees are treated when employed without regard to their sexual orientation.**

Motion seconded by Councilor Nasinnyk.

Councilor Nasinnyk inquired whether the plans to move the construction to the northerly portion of the property are officially in place. Mr. Meehan replied in the affirmative. He gave an overview of the progress of the project and used a displayed map of the area to explain the orientation of the various parts of the project including the new building. He stated that the involved parties have agreed to shift the location of the building to the northerly part of the property. He stated that there is currently a site plan application before the TPZ and the Conservation Commission for thirty-two units of age-restricted housing. He used the map to show the location of the building, storm drainage lines, pathway, wetland areas, roads, MDC lines and distance from residential homes. Mr. Meehan explained that the process will be for New Samaritan to obtain land-use approvals and then to come to the Council when the Housing Authority is ready to commit to the lease and easement. He stated that HUD is already aware of the plan to construct the building on the northerly part of the property and indicated that land-use approvals are not expected from the TPZ and Conservation Commission until late May or early June.

Councilor Bowen noted concerns from a neighborhood group about the location of the building and the modifications that will have to be made to the original plan. He noted that it has been determined that the northerly area is the correct location for the building and inquired about the modifications made to the plan to accommodate the location. Mr. Meehan outlined the originally planned building location on the map, which would have used green space and a parking lot. He stated that the feedback was that the parking and field areas, though informal, are used by the neighborhood and are very important. He indicated that the plan was then to move the building north and outlined the orientation of the building, distances to property lines, parking areas, sidewalks, landscaping and utilities locations on the map.

Councilor Bowen stated that the Town and New Samaritan have done a good job in addressing the neighbors' concerns. He inquired whether Mr. Meehan is confident that moving the location of the building will not delay the grant approval or the construction schedule. Mr. Meehan replied in the affirmative.

Mayor Wright inquired about the distance from the existing NCTV building to surrounding property lines. Mr. Meehan replied that the existing building is about ten feet closer to the nearby property lines than the proposed building. He stated that the proposed building is two stories containing thirty-two units but remarked that the design incorporated gables and other design features so that the building is twenty-six feet high on the side.

Councilor Cohen indicated that New Samaritan has held informal meetings with the neighbors and stated that the neighbors seemed to be content with the plans and that their concerns have been addressed. She also requested that the Council receive site plans when available. Councilor Bottalico inquired about the siding to be used on the new building. Mr. Meehan replied that the new building will have clapboard with vinyl cedar shakes. Councilor Boni stated that the plans look good and remarked that the project has been a long time coming. Councilor Nasinnyk stated that various locations throughout Town were studied, but the conclusion after much study is that this is the best spot for the building, especially now that the plans are to build on the northerly part of the property.

Councilor Bowen inquired about the usage of the small green area in front of the new building (shown on the displayed map). Mr. Meehan explained that the area would contain a small turnaround with a decorative island and twenty-one parking spaces as well as some landscaping. Councilor Bowen inquired whether lights from cars entering or exiting the parking area will affect the neighbors at night. Mr. Meehan replied that there is a proposed buffer to be constructed to block out car headlights from the neighbors. Councilor Bottalico indicated that there are no fire truck turnarounds on Welles Drive North and South. Mr. Meehan stated that Welles Drive North has the benefit of the NCTV building and stated that engineers have been asked to address Welles Drive South.

Mayor Wright stated that the purpose of the discussion is regarding the grant application and noted that the Council will have future discussions regarding the plans and construction of the project. He stated that the Town is working to accommodate NCTV and the Art League through renovations at the Town Hall.

Motion passed 8-0 (Councilor Nagel Absent).

B. School Code Compliance Project – Architect Selection

Deputy Mayor Lenares moved the following:

**RESOLVED:**

**Pursuant to the recommendation of the School Code Compliance Committee, the firm of Oak Park Architects of West Hartford, CT is hereby selected to provide architectural services for the Newington High School Code Compliance Project, said services to be provided based on their fee proposal of 4.5% of the construction program budget for this project.**

**BE IT FURTHER RESOLVED:**

**That the Town Manager, John L. Salomone, on behalf of the Town of Newington, is hereby authorized to negotiate an Agreement to employ the firm of Oak Park Architects to provide architectural services for this project.**

Motion seconded by Councilor Bowen. Motion passed 8-0 (Councilor Nagel Absent).

**V CONSIDERATION OF NEW BUSINESS**

A. Request for Naming of Town Facility – Bob Potter

Mayor Wright requested that the Naming Subcommittee meet to consider the request to name the soccer field at Mill Pond Park in honor of Mr. Potter. The Subcommittee consists of Councilors Banach, Cohen and Lenares.

- B. New/Revised Job Description: Network Administrator/Project Leader, Network/Application Specialist, Computer/Application Specialist, Geographic Information Systems Technician

Town Manager Salomone indicated that the department will be reorganized to fit new technology needs and stated that this will be accomplished through reallocation and redefinition of certain positions and will not have any impact on the budget. He stated that the item will appear on a future meeting agenda for Council approval.

Paul Boutot, Director of Information Systems, addressed the Council regarding the revised job descriptions. Councilor Nasinnyk requested an explanation of the changes. Mr. Boutot explained that the current title is Information Systems Specialist and stated that there is no one outside of his skill-set to address the more difficult aspects of the network. He stated that the goal is to find qualified individuals to keep up with current demands and to keep technology moving forward as well as to assist with the project components of the department. He stated that the Geographic Information System Coordinator position will be modified to a Geographic Information Systems Technician position. Councilor Cohen inquired whether the changes will keep the same number of people in the department. Mr. Boutot replied that the Network Administrator/Project Leader, Network/Application Specialist, and Geographic Information Systems Technician positions will be full-time positions and the Computer/Application Specialist will be a part-time position. He stated that there will be no changes within the budget.

- C. Consideration of Canceling the May 12, 2009 Town Council Meeting

Mayor Wright indicated whether the Town Manager foresees any items that would have to be addressed at the May 12, 2009 meeting. Town Manager Salomone replied in the negative and stated that action on the proposed blighted properties list can be taken at the May 26 meeting. He stated that there are no other pressing matters for the May 12 meeting at this point. Mayor Wright stated that he has spoken to Ed Meehan and Bob Korpak, neither of whom have any urgent business for the May 12 meeting. He stated that in light of all of the hard work at the recent budget session he would be in favor of canceling the May 12 meeting as long as doing so doesn't cause any delays in any projects or Town business. Councilor Nasinnyk noted that a special meeting can be scheduled to address any pressing matters if necessary.

Councilor Bottalico moved the following:

**RESOLVED:**

**That the Newington Town Council hereby cancels its regular meeting scheduled for May 12, 2009.**

Motion seconded by Councilor Bowen. Motion passed 8-0 (Councilor Nagel Absent).

**VI RESIGNATIONS/APPOINTMENTS**

- A. Town Plan and Zoning Commission
  1. Acknowledge resignation of Frank Niro
  2. Appoint a replacement (none)

Deputy Mayor Lenares moved the following:

**RESOLVED:**

**That the Newington Town Council hereby accepts the resignation of Frank Niro from the Town Plan and Zoning Commission in accordance with a letter dated April 1, 2009.**

Motion seconded by Councilor Bowen. Motion passed 8-0 (Councilor Nagel Absent).

B Appointments to Other Boards and Commissions

Councilor Bowen moved the following:

**RESOLVED:**

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

10. Human Rights Commission

9 members, 3 year term  
 Party Max.: 6  
 Remaining members: 5 Rep., 1 Dem

Karen Faust	55 Faith Road	D	IMMED.-11/30/11	Ann Cameron (de facto 11/30/08)
			IMMED.-11/30/11	Vacant (Jeffrey Cultrera res. 1/27/09)
			IMMED.-11/30/11	Michael Monroe (de facto 11/30/08)

Motion seconded by Councilor Nasinnyk. Motion passed 8-0 (Councilor Nagel Absent).

**VII TAX REFUNDS**

Councilor Bowen moved the following:

**RESOLVED:**

**That property tax refunds in the amount of \$3189.58 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 Banach. Motion passed 8-0 (Councilor Nagel Absent).

**VIII MINUTES OF PREVIOUS MEETINGS**

A. Public Hearing, Town Council Tentative Budget, April 6, 2009

Councilor Nasinnyk moved to accept the minutes of the Public Hearing, Town Council Tentative Budget, April 6, 2009 as submitted. Motion seconded by Councilor Cohen. Motion passed 8-0 (Councilor Nagel Absent).

B. Special Meeting, April 6, 2009

Councilor Cohen moved to accept the minutes of the Special Meeting, April 6, 2009 as submitted. Motion seconded by Councilor Boni. Motion passed 8-0 (Councilor Nagel Absent).

C. Regular Meeting, April 14, 2009

Councilor Boni moved to accept the minutes of the Regular Meeting, April 14, 2009 as submitted. Motion seconded by Councilor Cohen. Motion passed 8-0 (Councilor Nagel Absent).

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

A. Town Manager Reports

Town Manager Salomone stated that he met with a group of downtown business owners that are interested in doing some additional beautification to Main Street properties and stated that the owners will submit some suggestions and will work with the Town to come up with a logical and sustainable plan.

Town Manager Salomone stated that he recently attended an exercise to review regional emergency preparedness and stated that the scenario presented was an ice storm that occurs at the same time as a pandemic. Town Manager Salomone stated that he has been in contact with the regional Health Department regarding illness outbreak preparedness and stated that the current situation with the swine flu is being monitored at a local and regional level.

Town Manager Salomone noted recent water supply concerns in the region and stated that the Town of Newington was not a part of the MDC's advisory to boil drinking water. He stated that the issue has resolved for the remainder of the region.

Councilor Bottalico noted that the ice and snow removal costs came within \$0.21 of the budget.

Councilor Bowen requested to have Paul Hutcheon and Chris Schroeder attend the next meeting to address the Council and the public concerns with the current illness outbreak situation. Mayor Wright inquired whether the Town has the capability to use a rapid notification system. Town Manager Salomone stated that while the schools use a rapid notification the Town is not equipped for such a system at this time. Mayor Wright inquired whether the Town has looked into such a system in the past. Town Manager Salomone stated that the cost has been prohibitive in the past due to low anticipated usage but remarked that since the technology is getting less expensive and more readily available it is something that the Town can look at again. Mayor Wright stated that there was a lot of confusion surrounding the recent MDC water situation, despite the fact that Newington was not affected by the problem and stated that a lot of concern could have been avoided if a phone message was sent to residents with information about the situation. Town Manager Salomone stated that the Town's website has an alert system and other pertinent information for those who utilize the internet.

Councilor Cohen remarked that she has read that there is no vaccine readily available for the current flu outbreak and stated that the Town should be prepared to address the situation of an outbreak. Councilor Nasinnyk noted that the situation is being addressed at the State level as well. Town Manager Salomone reiterated that this is being discussed at the regional and State level. Councilor Bowen noted that many people in the Town cannot receive NCTV based on their cable provider and stated that public access television is vital to be able to pass on information to the residents. He stated that it is time to resolve the issue. Mayor Wright agreed and stated that he has sent a letter to the DPUC on behalf of the Council and NCTV in support of interconnectivity and the ability of NCTV to be available though AT&T as well as through any other service providers. Councilor Bowen suggested that CRCOG gets involved in the issue as well.

## **X COUNCIL LIAISON/COMMITTEE REPORTS**

Councilor Cohen reported on the following committees:

- Youth/Adult Council:
  - The Super Hoopla was a great success and the Youth/Adult Council will be able to provide three scholarships at \$500 each to NHS graduates
  - The Youth/Adult Council held a well-recieved anti-bullying program for third graders at Anna Reynolds
- Newington High School Air Conditioning Project Committee
  - Change orders are in place, work will begin the day after graduation. A temporary generator will be in place for use as needed and staff will be relocated temporarily.
- West Meadow Cemetery Building Project Committee
  - Construction began on the project in early April.
- Commission on Aging
  - Dianne Stone attended a national Council on Aging in March and has reported that the Town's Senior Center is considered to be on the cutting edge of senior centers.
  - The Annual Volunteer's Dinner will be held at the Senior Center on May 21.

Mayor Wright reported on the following committees:

- MDC Commission:
  - Newington was not affected by the recent water issue, since it receives its water from the West Hartford reservoir and the problems were related to the Bloomfield reservoir. The filtration systems are very different in the two reservoirs and the West Hartford reservoir utilizes a state-of –the-art filtration system.

**XI PUBLIC PARTICIPATION – IN GENERAL**

Rose Lyons, 46 Elton Drive: Ms. Lyons stated that the senior housing plan looks great and urged the Council to pay attention to the pathway in the area. She noted regarding the MDC problem that some townspeople who called the MDC were told that the Town does sometimes get water from Bloomfield; therefore Town residents should have boiled their water and remarked that the MDC should get the message to their customer service people that Newington was not involved with the problem. Ms. Lyons noted that she has gone through several channels to address the location of the Post Office mail collection boxes in the former Food Mart plaza parking lot and stated that it continues to be a problem. She noted that the manager of the Post Office had told her that the location was temporary. She inquired whether the Council or the Town Manager could do anything to resolve the issue. She thanked the Council for an informative meeting.

**XII REMARKS BY COUNCILORS**

Councilor Bottalico expressed concern over Mr. Castelle’s remark regarding the situation with the NHS elevator and inquired whether anyone has gone to the Board of Education to complain. He stated that it is a major safety issue and inquired why it has not been fixed. He requested that Dr. Perlini address the situation at the next Council meeting and commented that the Board has plenty of money to fix the elevator.

Councilor Banach noted that the Council has not yet held a goal setting meeting and stated that it would be a good place to focus on items such as quality-of-life ordinances. Mayor Wright requested an update regarding quality-of-life ordinances. Town Manager Salomone stated that an internal committee was formed to address major issues such as the cumbersome and slow moving blight ordinance that does not currently address occupied buildings, nuisances, etc. He stated that the goal would be to allow the Town to be able to enter blighted private property with due notice in order to clean the property and then submit the expenses to the property owners through liens or billing.

Mayor Wright noted that the Memorial Day parade is scheduled for May 23 and reiterated the Parade Committee’s need for donations. He stated that donations could be mailed to Michael J. Fox, 1901 Main Street in Newington.

**XIII ADJOURNMENT**

Councilor Banach moved to adjourn the meeting at 8:23 pm. Motion seconded by Councilor Boni. Motion passed 8-0 (Councilor Nagel Absent).

Respectfully Submitted,

Mrs. Jaime Trevethan  
Clerk of the Council