



Jonathan Altshul  
Town Manager

# TOWN OF NEWINGTON

200 GARFIELD STREET  
NEWINGTON, CONNECTICUT 06111

**MAYOR JON TRISTER**

## **NEWINGTON TOWN COUNCIL REGULAR MEETING AGENDA**

**Town Council Chambers, Room 103 – Town Hall  
200 Garfield Street**

**Tuesday, January 27, 2026, 7:00 P.M.**

**This meeting will be presented as a Zoom Webinar/Hybrid Meeting. Please see below for information on how to attend.**

**Toll-free #: 833-548-0276 or 833-548-0282 and enter Webinar ID: 865 0873 1771#, Participant ID # and Password: 519451# to attend the meeting. If you would like to speak during Public Participation, dial \*9 on your phone to be recognized. You will be muted upon entering the meeting. When selected on the Attendee list your line will be unmuted and allowed to speak. If you are on a phone, once recognized, you can press \*6 to enable your microphone. Please state your name and address for the record.**

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF AGENDA
4. PRESENTATIONS
  - A. Annual 2025 Blight Report – Erik Hinkley, Blight Officer
5. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)  
(4 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
  - A. Public Comments
  - B. Email Correspondence
6. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
7. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)
  - A. 2024-2025 Mid-Year Transfers
  - B. 2026-2027 Budget Schedule
8. TAX REFUNDS (Action Requested)
  - A. Approval of January 13, 2026 Refunds for Overpayment of Taxes
9. MINUTES OF PREVIOUS MEETINGS
  - A. January 13, 2026 Special Meeting
  - B. January 13, 2026 Regular Meeting
10. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)
  - A. Resignations

RECEIVED FOR RECORD  
IN NEWINGTON, CT  
2026 JAN 23 AM 9:36  
*[Signature]*  
Town Clerk

1. Jonathan Galligan, Economic Development Commission
2. Jerilyn Nagel, Central CT Health District

**B. Various Appointments**

11. **CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)**
  - A. Boards and Commissions Review
  - B. Automated Traffic Enforcement Safety Devices
12. **WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS**
13. **COUNCIL LIAISON/COMMITTEE REPORTS**
14. **PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)**  
**(4 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)**
15. **REMARKS BY COUNCILORS**
16. **INFORMATIONAL ITEMS**
17. **ADJOURNMENT**

Blight Review 2025  
January 27, 2026 Town Council Presentation  
Erik Hinckley, Blight Officer

**Process Guideline**

1. Complaint is received, documented, and forwarded to the Blight Officer.
  - A. Unfounded – the issue was non-existent upon inspection. Complaint would be closed.
  - B. The beginnings of a potential issue that currently don't rise to the level of blight at this time would be monitored. Typically try to discuss with property owner/tenant.
  - C. The issue is really a zoning violation and I take appropriate action as needed.
  - D. The issue is really a sanitation problem which I refer to the highway department.
  - E. The problem is something I have no control over; such as town ordinances, which I can't enforce, such as noise levels, property line or fence disputes, trees issues between neighbors (there is no zoning regulation to force someone to cut a tree down).
2. Inspection is performed.
  - A. Pictures taken as needed, discussion with owner/tenant if possible.
3. Notice of Violation Warning is sent.
  - A. All notices have a 10-day appeal period to be appealed before a local hearing officer.
4. Blight Citation is sent and forwarded to all lien holders of the property pursuant to state statute.
  - A. A title search must be done by Blight Officer to identify all lien holders on the property.
  - B. Citations also have an appeal period and can be appealed before the Hearing Officer.
5. Determination is made by the Assessor, Finance Director, Town Manager and Blight Officer for remediation of property.
  - A. The Blight Officer schedules a meeting to review the documents and photos to determine if remediation is warranted if the issue hasn't been resolved.
6. 10-day notice issued to be placed on blight list.
  - A. If remediation is required a 10-day notice is sent to the property owner to add it to the blight list.
7. Remediation order and right of entry issued.
  - A. The remediation order and right-of-entry are issued, this may require the Town Attorney as needed, to clean the property.
8. Special assessment issued.
9. Following remediation, property owner invoiced to pay within given timeframe.
10. If no payment received lien is filed.

### **Other Notes**

- Some complaints are deemed unfounded and closed after inspection because the issue is non-existent.
- Furniture, mattresses etc. at the curbside are in the public right-of-way and not on private property those issues get referred to the sanitation department.
- Many complaints that received as blight are zoning issues and handled accordingly.
- Fence and property lines issues are civil matters that should be worked out between property owners, they are not blight or zoning issues.
- The Zoning office does not enforce Town ordinances only the zoning regulations. For example, issues such as noise levels are handled by an ordinance not a regulation.
- There is no zoning regulation with which I can use to compel a property owner to cut down or trim a tree.
- All notices and citations have an appeal timeframe which can lengthen the blight process.
- Property owners with financial issues are referred to the Human Services Department for potential assistance. In those cases, I work with Human Services to rectify the problems.
- Cases that end up in court are obviously prolonged.

### **2025 Blight Notes**

In 2025 the Town remediated 2 properties in Town for a total cost of \$714.80. The corresponding liens were filed on the land records for the 2 properties. The Parks Department performed the yard maintenance for both properties.

There is currently 1 open blight court case involving 2 properties in Town. This case also includes zoning issues as well. We currently have an order from the judge the defendant has filed an appeal with the appellate court so we have to wait for a resolution from the courts. I continue to work with our attorney to move this case forward to obtain a favorable outcome for the Town.

Complaints about rats are referred to the CCHD for review and evaluation.

There were 88 Blight cases opened in 2025 and 81 were closed. There are 7 open cases still pending.

In 2025 there were 62 homes in Newington that had a registration of foreclosure filed with the Town Clerk's office.

Here are some samples of complaints received in 2025:

- Trash receptacle left open

- Abandoned grocery cart
- Rental property
- Tree roots growing into yard from adjacent property
- Pile of raked grass in back yard
- Dog feces on neighbor's property
- Candy wrappers blowing in street (received right after Halloween)

The most common complaint received is for overgrown yards. That ordinance § 182-4.A (i) reads as follows:

“Overgrown grass or weeds allowed to reach and remain at a height of 12 inches (one foot) or more for a period of seven days”

Many of these complaints typically don't meet the 1 foot high for 7 days requirement to trigger a Notice of Violation.

AGENDA ITEM: 7A

DATE: 1/27/26

RESOLUTION NO. \_\_\_\_\_

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriations in General Fund, the amounts listed below:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
960	Contingency	\$61,078

\_\_\_\_\_  
Janet Murphy, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds to the following accounts in the General Fund:

<u>Account Number</u>	<u>Title</u>	<u>Amount</u>
120	Town Manager	\$6,288
170	Town Clerk	\$15,200
310	Engineering	\$10,000
450	Building	\$8,580
610	Human Services	\$6,000
830	Grounds Maintenance	\$15,010

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

VOTE: \_\_\_\_\_

AGENDA ITEM: 7B

DATE: 1/27/2026

RESOLUTION NO.

RESOLVED:

That the Newington Town Council, pursuant to Section 805 of the Newington Town Charter, will hold two Public Hearings on the proposed Budget for Fiscal Year 2026-2027. These Public Hearings will be held at 6:00 p.m. in the Town Hall (unless otherwise indicated) as follows:

Tuesday, March 10, 2026

Town Manager's Proposed Budget

Tuesday, April 7, 2026

Town Council's Proposed Budget

MOTION BY:

SECONDED BY:

VOTE:

**NEWINGTON TOWN COUNCIL  
BUDGET REVIEW SCHEDULE  
2026-2027 BUDGET**

<b>Date</b>	<b>Time</b>	<b>Place</b>	<b>Meeting</b>	<b>Schedule</b>
Monday, March 2				Council Receives Budget
Tuesday, March 10	6:00 p.m.  7:00 p.m.	Town Council Chambers – Room 103	Public Hearing  Regular Meeting	<b><u>Town Manager's Proposed Budget</u></b> <ul style="list-style-type: none"> <li>Any Regular Council Business</li> </ul> <b><u>Departmental Budget Reviews</u></b> <ul style="list-style-type: none"> <li>Overview of budget and budget procedures</li> <li><i>Board of Education</i></li> <li>General Government (Town Council, Town Manager, Courts, Elections, Finance, Town Attorney, Town Clerk/Records Administration, Personnel, General Services, Facilities Management, Information Technology)</li> <li>Public Safety (Fire, Police, Street Lighting, Emergency) Management, EMS, Hydrants)</li> <li>Public Works (Engineering, Highway, Solid Waste</li> <li>Community Development and Improvements (Town Planner, TPZ, ZBA, Building Department, Conservation Commission, Economic Development Commission)</li> </ul>
Saturday, March 21	9:00 a.m.	Town Council Chambers – Room 103	Special Meeting	<b><u>Departmental Budget Reviews</u></b> <ul style="list-style-type: none"> <li>Human Services</li> <li>Library</li> <li>Senior and Disabled Center</li> <li>Parks and Recreation/Grounds</li> <li>CIP</li> <li>Debt Service</li> <li>Equipment Reserve</li> <li>Revenues</li> <li>Special Revenue Funds/Other Funds</li> <li>Health</li> <li>Insurance/Misc.</li> <li>MDC</li> <li>Employee Leave Liability</li> </ul>
Tuesday, March 24	7:00 p.m.	Town Council Chambers – Room 103	Regular Meeting	<ul style="list-style-type: none"> <li>Any Regular Council Business</li> </ul> <b><u>Departmental Budget Reviews</u></b> <ul style="list-style-type: none"> <li>Miscellaneous programs not previously discussed</li> <li><b>Set Tentative Budget</b></li> </ul>
Tuesday April 7	6:00 p.m.  7:00 p.m.	Town Council Chambers – Room 103	Public Hearing  Special Meeting	<b><u>Town Council's Proposed Budget</u></b> <ul style="list-style-type: none"> <li>Changes to proposed budget, if needed</li> </ul>
Tuesday, April 21	7:00 p.m.	Town Council Chambers – Room 103	Special Meeting	<ul style="list-style-type: none"> <li>Any Regular Council Business</li> <li>Adopt Budget and Set Mill Rate</li> </ul>

\*Per Charter §C-805: Within 20 days after holding the second public hearing, the Council shall complete its consideration of the budget and after making such modifications and amendments to said budget as it may deem advisable, it shall adopt the Town budget by a majority vote of all its members.



AGENDA ITEM: \_\_\_\_\_

DATE: JANUARY 27<sup>TH</sup>, 2026

RESOLUTION NO. 2026

RESOLVED:

That property tax refunds in the amount of \$ 1,965.30 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 – JANUARY 27<sup>TH</sup>, 2026

Cotality Po Box 9202 Centralized Refunds Coppell, TX 75019-9760	\$ 277.69
Geraci, Miriam 42 Vance St #2 New Britain, CT 06052	\$ 25.91
Germaine, Gary 182 Sterling Dr Newington, CT 06111	\$ 265.53
Prescott, Chase 26 Ridgewood Rd Newington, CT 06111	\$ 1,246.24
Rinaldi, Rosa 105 Cherry Hill Dr Newington, CT 06111	\$ 149.93
TOTAL	\$1,965.30



Jonathan Altshul  
Town Manager


# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Office of the Town Clerk

James E. Krupienski CCTC  
Town Clerk

### Memorandum

**To:** Jonathan Altshul, Town Manager  
**From:** James E. Krupienski, Town Clerk   
**Date:** January 13, 2026  
**Re:** Resignation-Jonathan Galligan – Economic Development Commission

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I am attaching a copy of the Resignation, received in the Town Clerk's office on January 12, 2026, from Jonathan Galligan who is resigning from the Economic Development Commission, effective immediately. Mr. Galligan was serving a term from July 9, 2024 through November 30, 2026.

Section 606 & 611 Town Charter  
Newington Code Sec. 8-30 & 8-31

Krupienski, James

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**From:** Jonathan Galligan <jonmgalligan@gmail.com>  
**Sent:** Sunday, January 11, 2026 4:32 PM  
**To:** Krupienski, James  
**Subject:** Resignation from EDC

**CAUTION:** This email originated from outside of the Town of Newington. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Hi James,

I hope you are doing well.

I wanted to reach out to officially resign from the Economic Development Commission.

Thank you so much it has been a pleasure and I wish the best for everyone on the Commission going forward.

Jonathan Galligan

RECEIVED FOR RECORD  
IN NEWINGTON, CT  
2026 JAN 12 AM 8:30  
*Jonathan Galligan*  
TOWN CLERK

AGENDA ITEM: \_\_\_\_\_

DATE: 1/27/2026

RESOLUTION NO. 2026-

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Jonathan Galligan, as a member of the Economic Development Commission in accordance with the correspondence received on January 12, 2026 and effective immediately.

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

VOTE: \_\_\_\_\_



Jonathan Altshul  
Town Manager

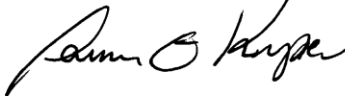
# TOWN OF NEWINGTON

200 Garfield Street  
Newington, Connecticut 06111

**Office of the Town Clerk**

James E. Krupienski CCTC  
Town Clerk

## Memorandum

**To:** Jonathan Altshul, Town Manager  
**From:** James E. Krupienski, Town Clerk   
**Date:** January 15, 2026  
**Re:** Resignation –Jerilyn Nagel, Central Connecticut Health District

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I am attaching a copy of the Email Resignation received in the Town Clerk's office on January 15, 2026 from Jerilyn Nagel, who is resigning as a member of the Central CT Health District, for a term beginning December 10, 2024 and ending June 30, 2027, and effective immediately.

NTC Resolution #2006-56

Attachment:  
Resignation Email

Krupienski, James

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**From:** JERILYN NAGEL <jerilynnagel@yahoo.com>  
**Sent:** Wednesday, January 14, 2026 12:48 PM  
**To:** Krupienski, James  
**Subject:** Central CT Health District appointment

CAUTION: This email originated from outside of the Town of Newington. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello James:

After many years on the CCHD, I wish to remove myself from this appointed position effective immediately.

Many thanks.

Sincerely,

Jerilyn Nagel  
1175 Willard Ave.  
Newington, CT 06111-3850  
860-992-3942

Sent from my iPhone

RECEIVED FOR RECORD  
IN NEWINGTON, CT  
2026 JAN 15 AM 8:33  
*Jerilyn Nagel*  
Town Clerk

AGENDA ITEM: \_\_\_\_\_

DATE: 1/27/2026

RESOLUTION NO. 2026-

RESOLVED:

That the Newington Town Council hereby accepts the resignation of Jerilyn Nagel, as a member of the Central CT Health District in accordance with the correspondence received on January 15, 2026 and effective immediately.

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

VOTE: \_\_\_\_\_



AGENDA ITEM: \_\_\_\_\_

DATE: 1/27/2026

RESOLUTION NO.: 2026-

RESOLVED:

That the Newington Town Council here by makes the following appointment(s):

**Board of Ethics**

4 Year Term; 7 Members: 2 Republicans; 2 Democrats; 3 Unaffiliated; 2 Alternates

Name	Address	Party	Term	Replaces
Kelli Baker Alternate Member	62 Cedar Ridge Road	D	Immed. - 11/30/2028	DeFacto Alternate

**Development Commission**

9 Members, 3 Alternates

3 year term - Staggered

Party Max.: 6 members, 2 alternates

Name	Address	Party	Term	Replaces
Todd Andrews Member	24 Lamplighter Lane	D	Immed.- 11/30/2028	DeFacto Member
Jennifer Morgenthau Alternate Member	17 Harris Drive	D	Immed.- 11/30/2026	Vacancy- Jonathan Galligan

**Standing Insurance Committee**

9 Members; 2 Alternates; 2 Year Term; 2 NTC; 2 BOE; 2 Casualty-Claim or Engineering; 3 Underwriters;

Maximum from one party: 6; Staff: Risk Manager, Educ. Bus. Mgr.

Name	Address	Party	Term	Replaces
Robert Maulucci, Jr. Alternate Member	212 Goodale Drive	D	Immed. – 11/30/2027	Vacant Alternate

**Town Pools Project Building Committee**

7 members: 3 Public Members; 2 Parks & Recreation Board Representatives; 2 Town Council Members:

Name	Address	Party	Term	Replaces
Eileen Francolino Parks & Rec. Rep	116 Lydall Road	D	Immed.- 11/30/2029	Vacancy

MOTION BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

VOTE: \_\_\_\_\_



Jonathan Altshul  
Town Manager

# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Office of the Town Clerk

James E. Krupienski CCTC  
Town Clerk

### Memorandum

**To:** Jonathan Altshul, Town Manager  
Town Council Leadership

**From:** James E. Krupienski, Town Clerk

**Date:** January 20, 2026

**Re:** Boards & Commissions Review

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The following commissions are recommended to be removed from the Town website upon the upgrades to the Laserfiche software, upgraded on January 21<sup>st</sup>, and the transfer of the posted agenda and minutes information into the repository. With the upgrade completed, the workflow and retention modules will need to be addressed prior to moving records from the website.

1. 150<sup>th</sup> Anniversary Steering Committee
2. 2022 Charter Revision Commission
3. Affordable Age-Restricted Housing Study Committee
4. Blight Subcommittee
5. Board of Education Roof Replacement Committee
6. Capital Improvements Committee
7. Charter Revision Committee
8. Clem Lemire Synthetic Turf Field PBC
9. Commercial Façade Easement Rehabilitation Loan
10. Committee on Community Safety
11. John Wallace Wing Configuration PBC
12. Mill Pond Park Pool Project Building Committee
13. Newington Housing Need Study Committee (New Ordinance)
14. Permanent Municipal Building Commission Ordinance Review Subcommittee
15. Senior & Disabled Center Roof Replacement PBC
16. School Career Technical Program Renovation PBC
17. School Code Compliance Committee
18. Town Hall Renovations Project Building Committee
19. West Meadow Cemetery Expansion PBC

All Commissions are recommended to have the online agenda/minutes repository reduced from unlimited to the current year, plus two (2) years of history. A link to the Public Portal for Laserfiche would be added to each commission page to better manage records on the website. Historical minutes would be updated each year-end within the repository, creating a searchable archive for the public as well as staff.



Jonathan Altshul  
Town Manager

# TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

## Office of the Town Clerk

James E. Krupinski CCTC  
Town Clerk

1. As a note, the **Standing Insurance Committee** establishment section is incorrectly referenced to the current Charter. Correct reference based upon 1985 Charter version.
2. **Conservation/Inland Wetlands Commission** – Possible recommendations of incorporation of the **Open Space Committee** and/or **Environmental Quality Commission**, as both boards may overlap with work of the **Inland/Wetlands Commission**.
3. **Affordable Housing Monitoring Agency** – Conflicting language contained in the Zoning Regulations, as amended. The Agency may also be recommended to accept the duties related to the Housing Needs Study Committee, authorized under CGS §8-30j, and due to its completed work product under Town Council Resolution #2014-54, May 13, 2014. If the agency does not take on the duties, the Housing Needs Study Committee should be created as an Ordinance to meet the duties under CGS §8-30j, as adopted by the Legislature in 2017.
4. **Housing Needs Study Committee** – Work product authorized under Town Council Resolution #2014-54 has been completed. Committee needs to either be recreated as an ordinance, in compliance with CGS §8-30j or reassigned as recommended above (See bullet #3).
5. **Affordable Age-Restricted Housing Study Committee** – The Committee was assigned a specific project, but I have been unable to locate a specific report at this time. Also have not located a resolution to disband, but am still researching the Town Council actions for confirmation. Inactive currently within our tracking software.
6. **Open Space Committee** – Could be incorporated into the **Conservation/Inland Wetlands Commission**, as the duties are very similar. (See bullet #2)
7. **Project Building Committees** – With the passage of the amendment to the **Permanent Municipal Building Commission** ordinance, the Town Council will need to look at repealing the Town Code, Section 8-38 – 8-45, upon the completion of work under the currently established PBC's.

This review was general in nature and addressed boards or commissions that have met sparsely over the last few years, and may warrant redirection of duties to other boards. Should the Town Council wish to complete a more thorough review, I would recommend that an Ordinance Review Subcommittee be created, made up of three (3) Councilors, to review the language history, attendance and assigned duties for each board, and compare them with surrounding municipalities of comparable size to better utilize volunteers.

I am happy to address any additional questions you may have.



# TOWN OF NEWINGTON

200 GARFIELD STREET  
NEWINGTON, CONNECTICUT 06111

Jonathan Altshul  
Town Manager

## OFFICE OF THE TOWN MANAGER

### MEMORANDUM

To: Newington Town Council  
From: Jonathan Altshul, Town Manager  
Date: January 21, 2026  
Re: Automated Traffic Enforcement Safety Devices

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Following up on the presentation at your January 13 meeting, I would like to gauge Council's interest in the Town deploying Automated Traffic Enforcement Safety Devices (ATESD), also known as "Red Light Cameras".

If Council is interested in moving forward, as a next step, I would propose that I work with Chief Perry's team to develop a Request for Proposals to identify a qualified consultant that can provide a "turn key" ATESD solution in Newington.

In my mind, this RFP would focus on the following selection criteria:

- 1) Services provided, including but not limited to:
  - Ordinance development
  - Site selection
  - Public outreach/education
  - Engineering & Design
  - CTDOT Permitting
  - Coordination with Everbridge and other third parties
  - User training
  - Customer service
  - Reporting and analytics
  - Equipment maintenance, repair and replacement
  - A recommended framework or process for handling appeals
- 2) Data protection and privacy
- 3) Pricing details
- 4) Expertise and experience of firm and project staff

I would be grateful for any Council feedback about deploying ATESD technology in general, and the priorities in the RFP in particular.