



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

NEWINGTON TOWN COUNCIL REGULAR MEETING AGENDA

**Conference Room L-101 – Town Hall
131 Cedar Street**

Tuesday, July 14, 2020, 7:00 P.M.

This meeting will be presented as a Zoom Webinar/Meeting. Information on how to attend will be posted on the website at

<https://www.newingtonct.gov/virtualmeetingschedule>

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AWARDS/PROCLAMATIONS
 - A. Police Retirement – Lt. Michael Morgan
- V. PUBLIC PARTICIPATION – IN GENERAL (**Via Zoom Application or Phone**)
(4 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)
 - A. Public Comments
 - B. Email Correspondence
- VI. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION
- VII. CONSIDERATION OF OLD BUSINESS
 - A. Health Update – COVID-19
 - B. Town Hall Project Update
 - C. TPZ Referral - Sale of Barbour Road Property Adjacent to 49 Fenn Road
 - D. Revised Town Hall Site Plan
 - E. Discussion – 2030 Plan of Conservation & Development (POCD)
- VIII. NEW BUSINESS
 - A. Discussion – CIP Committee Review
 - B. STEAP Grant Application
 - C. Discussion – Transition Academy Relocation
- IX. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments - Mill Pond Park Pool PBC
- X. TAX REFUNDS (**Action Requested**)
 - A. Approval of July 14, 2020 Refunds for an Overpayment of Taxes

- XI. MINUTES OF PREVIOUS MEETINGS
 - A. June 18, 2020 Special Meeting Minutes
 - B. June 23, 2020 Regular Meeting Minutes
 - C. June 30, 2020 Special Meeting Minutes
- XII. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER
- XIII. COUNCIL LIAISON/COMMITTEE REPORTS
- XIV. PUBLIC PARTICIPATION – IN GENERAL (**Via Zoom Application or Phone**)
(3 MINUTE TIME LIMIT PER SPEAKER ON AGENDA ITEMS ONLY)
- XV. REMARKS BY COUNCILORS
- XVI. EXECUTIVE SESSION
 - A. PERSONNEL ISSUES: Town Staffing Levels
 - B. REAL ESTATE ISSUE
- XVII. ADJOURNMENT

PROCLAMATION

WHEREAS, Michael Morgan was hired as a Police Officer for the Town of Newington in August 3, 1998; and

WHEREAS, Officer Morgan was appointed to Emergency Response Team in June 2001-July 2011; and

WHEREAS, Officer Morgan was appointed to Field Training Officer in June 2001; and

WHEREAS, Officer Morgan was appointed to Youth-Adult Council in November 2000; and

WHEREAS, Officer Morgan was appointed Detective/Criminal & Youth Investigator in September 2003; and

WHEREAS, Officer Morgan was appointed Temporary SRO & Youth Adult Council in December 2005, as well as promoted to Sergeant in the Patrol Division February 2006; and

WHEREAS, Sergeant Morgan transferred to Administration in May 2008 then transferred to Support Services in February 2009 ; and

WHEREAS, Sergeant Morgan was promoted to Lieutenant in the Patrol Division September 2010; and

WHEREAS, Lieutenant Morgan was appointed to Support Services and Patrol in April 2012; and

WHEREAS, Lieutenant Morgan was appointed to Detective Division in October 2012; and

WHEREAS, Lieutenant Morgan was appointed Senior Firearms Instructor in August 2013; and

WHEREAS, Lieutenant Morgan was appointed to Patrol Division in September 2018; and

WHEREAS, Lieutenant Morgan received letters of Recognition in September 1999 and 2001; and

WHEREAS, Lieutenant Morgan received an Outstanding Performance Award for Arrest/Investigation of the Month in June 2002, as well as the Distinguished Services Award in February 2006; and

WHEREAS, Lieutenant Morgan received a Bachelor of Arts in Sociology from Central Connecticut State University in August 2011, also he attended the Federal Bureau of Investigation, New England Law Enforcement Executive Development Seminar in February 2013 ; and

WHEREAS, Lieutenant Morgan received commendation letters from surrounding police departments including West Hartford, Vernon, South Windsor, Glastonbury, Bloomfield, Guilford, New Britain and the New Jersey Critical Incident Stress Management Team; and

WHEREAS, Lieutenant Morgan received commendation letters recognizing his outstanding performance; and

WHEREAS, Lieutenant Morgan received various letters and thank you notes of appreciation from residents and citizens; and

NOW THEREFORE BE IT RESOLVED, that the Mayor on behalf of Newington Town Council hereby recognizes and extends its sincere appreciation to Lieutenant Michael Morgan for his professional service and dedication to the Town and wishes him the best in his retirement.

Dated in Newington, Connecticut, this 26th day of June, 2020.

Beth DelBuono, Mayor



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 8, 2020
Re: Health Update – COVID-19

Keith Chapman, Town Manager, will update the Town Council on the status of the COVID-19 virus and the actions being taken within the municipality.



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 9, 2020
Re: Town Hall Project Update

Keith Chapman, Town Manager, will update the Town Council the status of the Town Hall Renovation Project and answer any questions that the Council may have.

Mark Schweitzer, from Colliers will be present to discuss the status on the completion of the new Town Hall.



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 9, 2020
Re: Sale of Barbour Road Property Adjacent to 49 Fenn Road

With the potential sale of Town property, the Town Council must refer to the Town Plan & Zoning Commission for their review and comment under CGS §8-24.

It has been determined that the Town Council must hold a Public Hearing on the sale under CGS §7-163e, based on the fair market value of the property. Leadership has decided to hold off on scheduling the Public Hearing until the report has been received from the TPZ

A Resolution has been added to refer the matter to the Town Plan & Zoning (TPZ) Commission for their report.

Attachment:

- Resolution – Refer the Sale of Barbour Road Property Adjacent to 49 Fenn Road

AGENDA ITEM: VII.C_____

DATE: 7/14/2020_____

RESOLUTION NO 2020-_____

RESOLVED:

That the Newington Town Council hereby directs and authorizes the Town Manager to submit to the Town Plan and Zoning Commission for its report, in accordance with the Connecticut General Statutes, §8-24, regarding the proposed sale of property of Barbour Road, adjacent to 49 Fenn Road.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
 From: James E. Krupinski, Town Clerk (On behalf of Keith Chapman, Town Manager)
 Date: July 8, 2020
 Re: Revised Town Hall Site Plan

The Town Council, during the August 27, 2019 meeting reviewed a proposed change to the existing easterly property line of the Town Hall site along Mazzoccoli Way. The mapping showed the revision of the lot line to include the entire new Town Hall structure within the site.

The Town Council referred the matter to the Town Plan & Zoning Commission (TPZ) for a report under CGS §8-24, on September 17, 2019. The TPZ completed their review during their October 7, 2019 meeting and the report was referred to the Public Building Committee for their review and comment on the recommendations.

The Town Council received the review from the Public Building Committee and accepted the report on November 26, 2019.

At this time, the Site Plan for the abandonment of a portion of Mazzoccoli Way is before you for your approval and placement on file as a permanent record.

A Resolution has been included in your packet to authorize the recording of the revised site line in the Town Clerk's office.

Attachment:

- Abandonment Map Prepared for Town of Newington Showing Portions of Garfield Street and Mazzoccoli Way to be Abandoned, August 7, 2019.

AGENDA ITEM: VII.D

DATE: 7/14/2020

RESOLUTION NO. 2020-

RESOLVED,

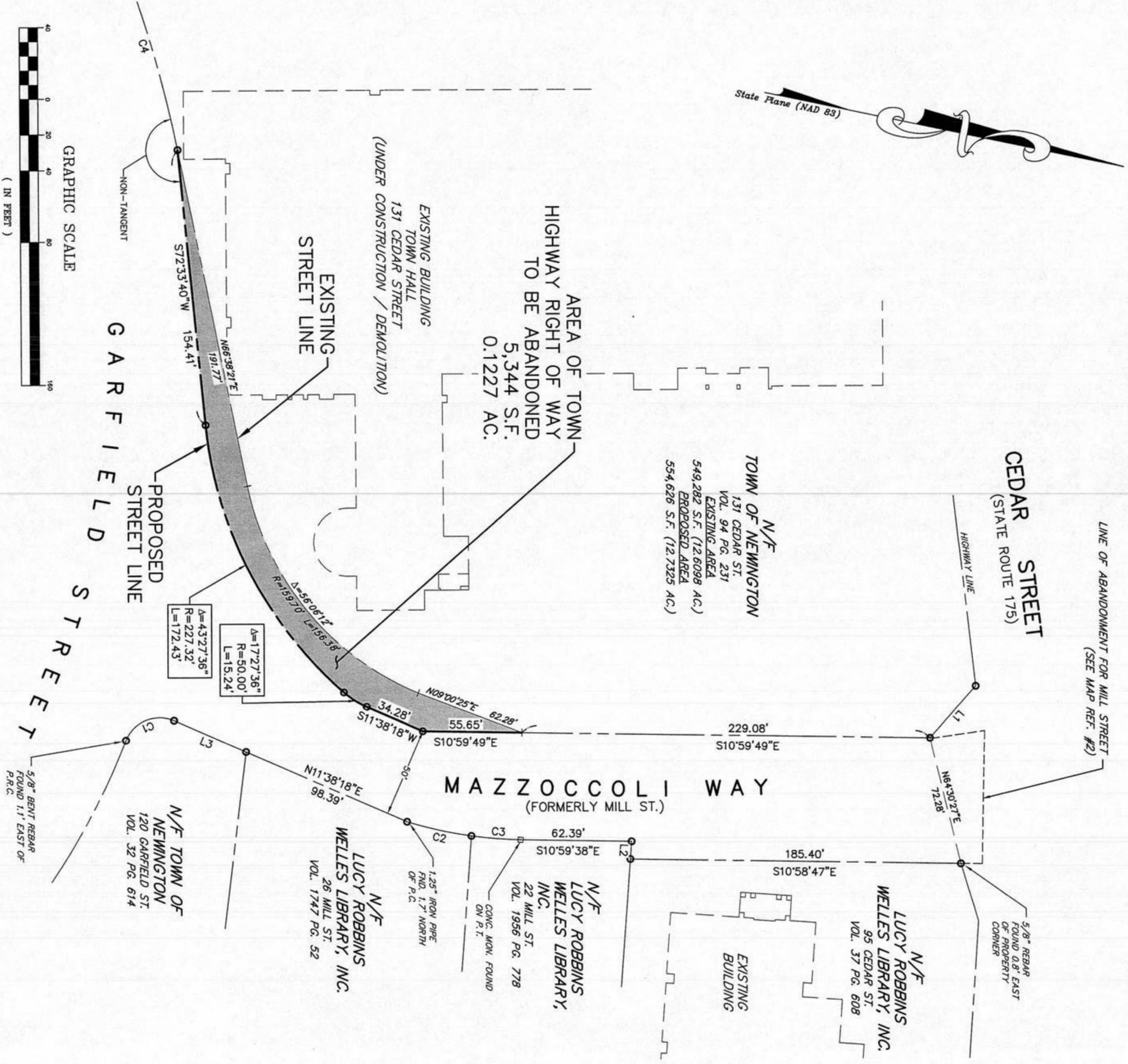
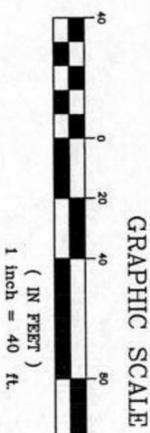
That the Newington Town Council hereby approves the map entitled “Abandonment Map Prepared for Town of Newington Showing Portions of Garfield Street and Mazzoccoli Way to be abandoned, dated 8/7/2019, prepared by the Bongiovanni Group, Inc.” and directs Keith Chapman, Town Manager to have the referenced map placed on file in the Town Clerk’s office.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

State Plane (NAD 83)



LINE OF ABANDONMENT FOR MILL STREET (SEE MAP REF. #2)

CEDAR STREET (STATE ROUTE 175)

TOWN OF NEWINGTON
131 CEDAR ST.
VOL. 94 PG. 231
EXISTING AREA
549,282 S.F. (12.6098 AC.)
PROPOSED AREA
554,626 S.F. (12.7325 AC.)

EXISTING BUILDING
TOWN HALL
131 CEDAR STREET
(UNDER CONSTRUCTION / DEMOLITION)

MAZZOCCOLI WAY (FORMERLY MILL ST.)

N/F
LUCY ROBBINS
WELLES LIBRARY, INC.
95 CEDAR ST.
VOL. 37 PG. 608

N/F
LUCY ROBBINS
WELLES LIBRARY, INC.
22 MILL ST.
VOL. 1956 PG. 778

N/F
LUCY ROBBINS
WELLES LIBRARY, INC.
26 MILL ST.
VOL. 1747 PG. 52

N/F TOWN OF NEWINGTON
120 GARFIELD ST.
VOL. 32 PG. 614

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED STREET LINE

Line #	Direction	Length
L1	S60°27'48"E	38.70'
L2	S82°32'44"W	9.97'
L3	S11°47'39"W	43.81'

Curve #	Delta	Radius	Length
C1	92°17'48"	20.00'	32.22'
C2	8°52'14"	239.70'	37.11'
C3	6°36'33"	239.70'	27.65'
C4	21°52'54"	677.27'	258.65'

MAP REFERENCES:

- "BOUNDARY & TOPOGRAPHIC SURVEY, PROPERTY OF TOWN OF NEWINGTON, 131 CEDAR STREET & 120 GARFIELD STREET AND LUCY ROBBINS WELLES LIBRARY, INC., 95 CEDAR STREET, 22 MILL STREET & 26 MILL STREET, NEWINGTON, CONNECTICUT, DATE: 4-28-2017, SCALE: 1"=40', SHEET 1 & 2 OF 2, THE BONGIOVANNI GROUP, INC., LAND SURVEYORS"
- "NEWINGTON, MAP SHOWING THE LOCATION OF A SECTION OF HIGHWAY TO BE ABANDONED ON MILL STREET WHICH SHALL REVERT TO THE TOWN AS PER SECTION 2, PUBLIC ACTS, 1967 SESSION OF THE GENERAL ASSEMBLY, SH. 424 AND SH. 434, DATE DECEMBER 12, 1969"
- "MAP OF PROPOSED STREET FROM GARFIELD STREET WESTERLY TO WILLARD AVENUE ACROSS LAND OF TOWN OF NEWINGTON, NEWINGTON, CONN., SCALE 1"=40', AUGUST 1971, W.E. PETERS, LAND SURVEYORS"
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NEWINGTON, MILL STREET FROM WILLARD AVE., NORTHEASTERLY TO CEDAR STREET, SCALE 1"=40', NUMBER 93-05, SHEET NO. 2 OF 2, DATE MARCH 31, 1941"
- "CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF NEWINGTON, CEDAR HILL ROAD FROM THE NEW BRITAIN TOWN LINE EASTERLY TO MAIN STREET, SCALE 1"=40', NUMBER 321, SHEET NO. 3 & 4 OF 4, DATE APR. 30, 1937"

NOTES:

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- TYPE OF SURVEY: ORIGINAL SURVEY
- BOUNDARY DETERMINATION CATEGORY: RESURVEY
- CLASS OF HORIZONTAL ACCURACY: A-2
- HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83)
- THIS MAP IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE UNDERSIGNED LAND SURVEYOR.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

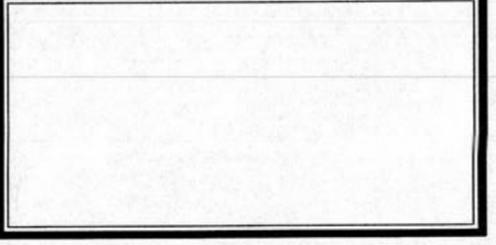
DATE: 8-7-19 LICENSE NUMBER: 14649

85316

ORIGINAL SURVEY
ABANDONMENT MAP
PREPARED FOR
TOWN OF NEWINGTON
SHOWING PORTIONS OF GARFIELD STREET AND
MAZZOCCOLI WAY TO BE ABANDONED
NEWINGTON, CONNECTICUT

Date: 8-7-19	Scale: 1"=40'
Drawn: BTM	Checked: AB
Revision	Date

THE BONGIOVANNI GROUP, INC.
LAND SURVEYORS
170 Pane Road
Newington, Conn. 06111
TEL (860) 666-0134
FAX (860) 666-3830





Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 9, 2020
Re: Discussion – 2030 Plan of Conservation & Development (POCD)

The Draft Plan was supplied to the Town Council, on June 9, 2020, for your review and comment, as required by CGS §8-23. The Town Council may choose to hold one or more Public Hearings on the draft plan and shall endorse or reject such entire draft plan or part thereof and may submit comments and recommended changes to the TPZ Commission. The Commission may render a decision on the plan without the report of the Town Council. Any plan, section of a plan or recommendation in the plan that is not endorsed in the report of the Town Council may only be adopted by the TPZ Commission by a vote of not less than two-thirds of all the members of the Commission.

The TPZ Commission will be holding a Public Hearing on July 22, 2020 at 7:00 PM, via the Zoom software, to receive comments by the Public. The Draft Plan may be viewed on the Town Website under the Town Planner's Department page.

This item will be added to upcoming meeting for a continuing discussion on the draft plan.



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 10, 2020
Re: Discussion – CIP Committee Review

This item has been added to discuss the status of and possible changes to the Capital Improvement Committee (CIP). I have included as part of this item the Resolution outlining the charge of the committee. Prior to the creation of the committee by Resolution, the proposal requests were supplied directly to the Town Manager for their review and presentation to the Town Council.

Attachment:

- Resolution 2006-114 – Establishment of the CIP Committee

AGENDA ITEM: IV.D.DATE: 11-14-06RESOLUTION NO.: 2006-114

RESOLVED:

That the Newington Town Council hereby establishes a Town of Newington CIP Committee to determine long and short term needs for capital projects in town and to make recommendations during the budgetary process as to what projects will be funded and in what order, said Committee to be comprised of three members from the Newington Town Council and two from the Board of Education and staffed by the Town Manager and the Superintendent of Schools.

BE IT FURTHER RESOLVED:

That the Newington Town Council hereby appoints the following members to the Town of Newington CIP Committee:

Member	Address	Party	Term
Thomas J. Bowen	22 Woods Way	D	NTC term
Sheldon Sones	15 Coachmen Lane	D	NTC term
Cathleen Hall	26 Kowal Court	R	NTC term
Stephen R. Woods	94 New Britain Avenue	D	BOE term
Daniel W. Carson, Sr.	223 Little Brook Drive	R	BOE term

MOTION BY: Councilor BowenSECONDED BY: Councilor CohenVOTE: 9 Yes



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

To: Town Manager Keith Chapman
From: Town Planner Craig Minor, AICP
Date: July 10, 2020
Subject: STEAP Grant Application

Governor Ned Lamont announced today that there will be a new round of STEAP (“Small Town Economic Assistance Program”) grant funding. This is the first time that STEAP funds have been available since 2017. Newington received funding under this program in recent years to make substantial improvements to the Town Center.

While the details of the 2020 STEAP program have not yet been released (they will be released on Monday, July 13), the press release indicated that eligible activities are the same as in the past:

“Under state law, STEAP grants can only be used for capital projects. A project is considered to be a capital project if it is new construction, expansion, renovation, or replacement for an existing facility or facilities. Project costs can include the cost of land, design, engineering, architectural planning, and contract services needed to complete the project. Towns selected for an award will be required to execute a contract with the state agency assigned to administer their grant before they incur any project-related expenditures. Expenditures incurred prior to the execution of a contract will not be eligible for reimbursement.”

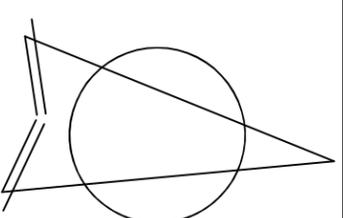
Two possible capital projects that the Town should consider seeking STEAP funding for are:

1. **New Britain Avenue Business District Streetscape Project.** This is a streetscape project similar to the recent Constance Leigh project: restored curbs; new sidewalks as needed; decorative street lighting; and street trees and other landscaping. This would also be an opportunity to address parking lot access issues in the area. A concept plan is attached.
2. **Stoddard Avenue/Main Street/Hartford Avenue Streetscape Project.** This is also a streetscape project similar to the recent Constance Leigh project: restored curbs; new sidewalks as needed; decorative street lighting; and street trees and other landscaping. A concept plan is attached.

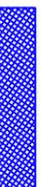
According to the Governor’s press release, applications will be accepted between July 13, 2020 and August 14, 2020.

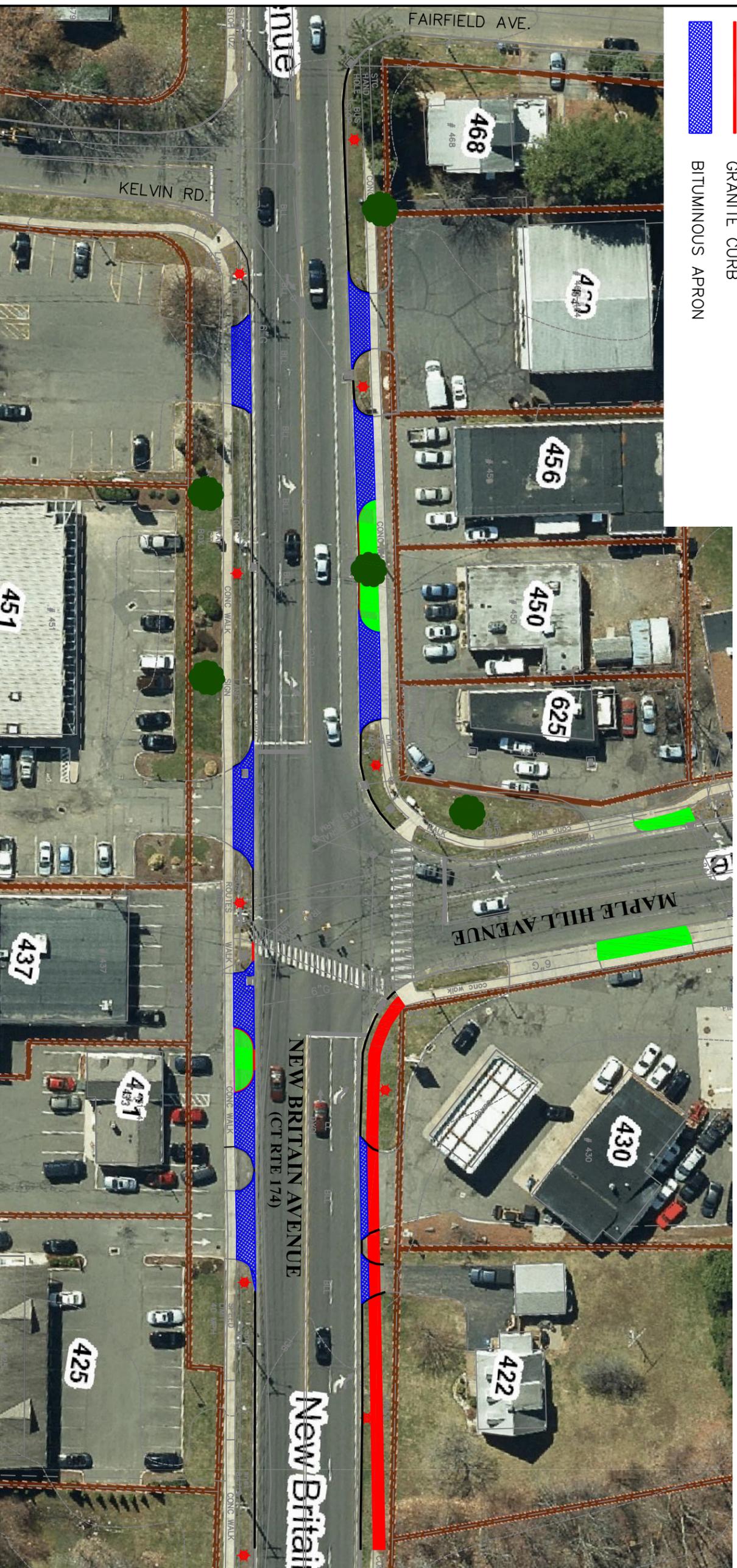
cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
townplanner@newingtonct.gov
www.newingtonct.gov



LEGEND

-  ARCHITECTURAL SITE LIGHT WITH DUPLEX OUTLET AND FLAG HOLDER
-  CONCRETE SIDEWALK
-  STREET TREE
-  LANDSCAPED AREA
-  RESET GRANITE CURB (AS NECESSARY)
-  GRANITE CURB
-  BITUMINOUS APRON



STREETSCAPE CONCEPT

NEW BRITAIN AVENUE BUSINESS DISTRICT

PREPARED FOR
TOWN OF NEWINGTON
 131 CEDAR STREET NEWINGTON, CT. 06111

DATUMS:

HORIZONTAL NAD 83
VERTICAL NAVD 88

PROJECT
New Britain Ave. Streetscape

DATE
05 / 15 / 2020

DRAWN
JHD

CHECK
GJF

SHEET
1 OF 1

SCALE:
1" = 50'

GRAPHIC SCALE

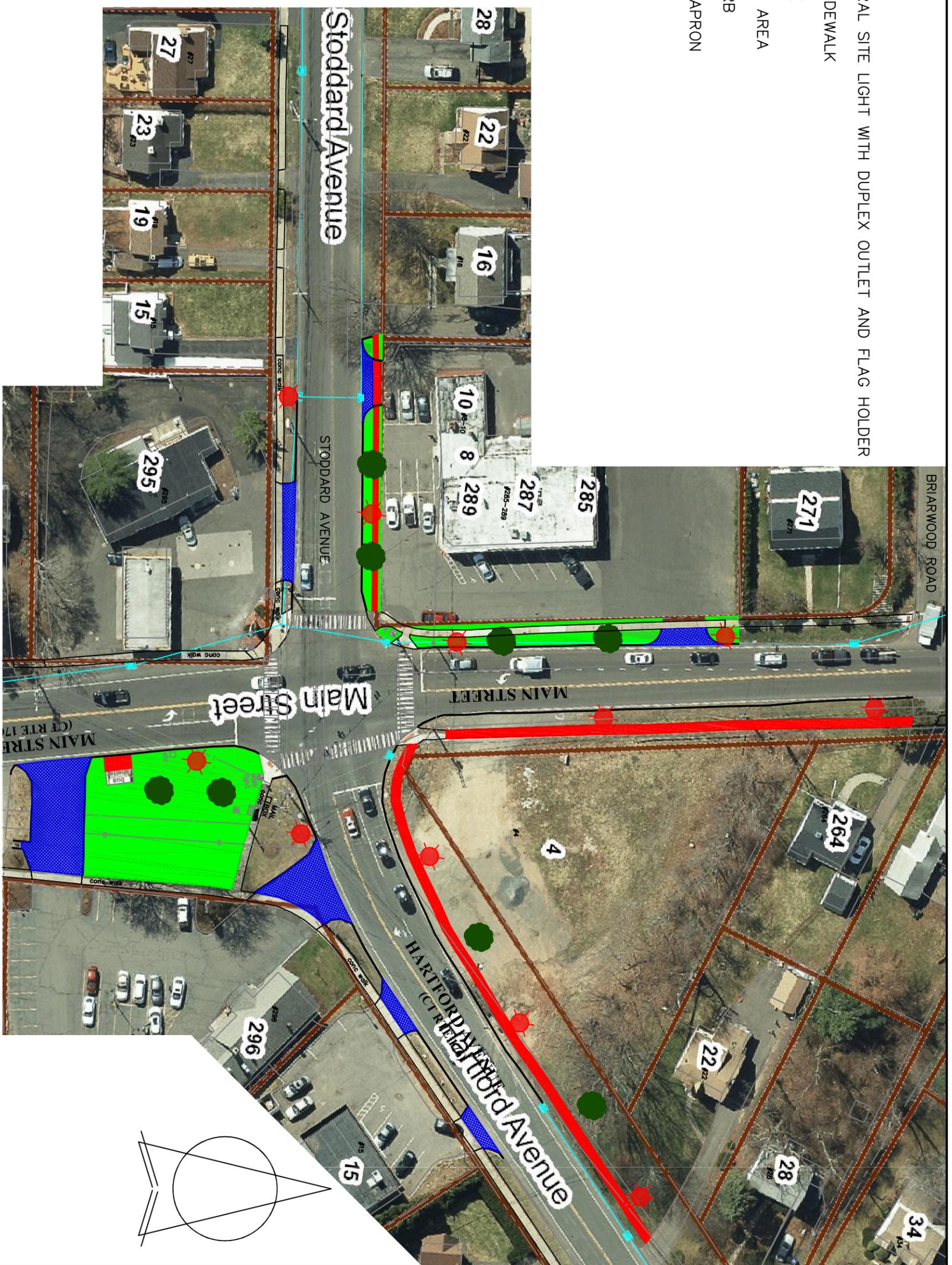


(IN FEET)
 1 inch = 50 ft.

PROGRESS PRINT
 05/15/2020

REVISIONS:

- LEGEND**
-  ARCHITECTURAL SITE LIGHT WITH DUPLEX OUTLET AND FLAG HOLDER
 -  CONCRETE SIDEWALK
 -  STREET TREE
 -  LANDSCAPED AREA
 -  GRANITE CURB
 -  BITUMINOUS APRON



PROGRESS PRINT
 05/15/2020



GRAPHIC SCALE

REVISIONS:

STREETSCAPE CONCEPT

HARTFORD AVE. - STODDARD AVE.

PREPARED FOR
TOWN OF NEWINGTON
 131 CEDAR STREET NEWINGTON, CT. 06111

DATUMS:

HORIZONTAL NAD 83
VERTICAL NAVD 88
PROJECT Hartford Ave. Streetscape
DATE 05/15/2020
DRAWN JHD
CHECK GJF
SHEET 1 OF 1
SCALE: 1" = 50'



Keith Chapman
Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: James E. Krupienski, Town Clerk (On behalf of Keith Chapman, Town Manager)
Date: July 10, 2020
Re: Discussion – Transition Academy Relocation

Keith Chapman, Town Manager, will review the status of the off-site location of the Transition Academy, leasing information and the eventual relocation into the new Town Hall structure.

AGENDA ITEM: IX.A

DATE 7/14/2020

RESOLUTION NO. 2020-

RESOLVED:

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

Mill Pond Park Pool PBC

7 members
2 NTC
2 Board of Parks and Recreation
3 Public members

Name	Address	Party	Term
NTC Rep:		R	NTC Term
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term
Board of Parks & Recreation Rep: John J. Bottalico	37 Valley View Drive	R	Board of Parks & Recreation Term
Board of Parks & Recreation Rep: Don Woods	82 Ivy Lane	D	Board of Parks & Recreation Term
Public Rep: Garret Havens	113 Stoddard Avenue	R	7/14/2020 – 1/1/2050
Public Rep: John Bachand	56 Maple Hill Avenue	R	7/14/2020 – 1/1/2050
Public Rep.		D	

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: X.A

DATE: 7/14/2020

RESOLUTION NO. 2020-

RESOLVED:

That property tax refunds in the amount of \$ 916.97 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 – July 14, 2020

CAB East LLC Ford Credit Personal Property Tax PO Box 67000 Dept #231601 Detroit, MI 48267-2316	\$916.97
TOTAL	\$ 916.97

AGENDA ITEM: XVI.A

DATE: 7/14/2020

RESOLUTION NO. 2020-

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(A) hereby moves to go into Executive Session and invites the Town Council members, the Mayor and Keith Chapman, Town Manager to discuss a Personnel issue: Town Staffing levels.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: XVI.B
DATE: 7/14/2020
RESOLUTION NO. 2020-

RESOLVED,

That the Newington Town Council, in accordance with CGS §1-200(6)(D) hereby moves to go into Executive Session, and invites the Town Council members, the Mayor, Keith Chapman, Town Manager to discuss a Real Estate matter.

MOTION BY: _____
SECONDED BY: _____
VOTE: _____