

MEETING DATE:
MEETING PLACE:

Tuesday, February 5, 2026
Hybrid Meeting

SUBJECT TO APPROVAL

**TOWN OF NEWINGTON
PERMANENT MUNICIPAL BUILDING COMMISSION
SPECIAL MEETING**

Adam C. Harpie
Town Clerk

RECEIVED FOR RECORD
IN NEWINGTON, CT
2026 FEB - 6 AM 11:46

- I. Call to Order – Chairman Woods called the meeting to order at 6:02 p.m.
- II. Roll Call –
Members present:
Stephen Woods, Public Trades Member, Chair
Rahul Abraham, Public Trades Member
Joe Harpie, Party Member
Peter Manke, Public Trades Member
Stanley Sobieski, Party Member

Others Present:
Scott Amalfi, Proposing Body-Police Department, Animal Shelter Project
Matthew D'Esposito, Proposing Body-Police Department, Animal Shelter Project
Don Brown, Proposing Body-Fire Department, Chapman St Facility
Christopher Ferri, Proposing Body-Fire Department, Chapman St Facility
Gail Budrejko, Town Council Liaison
Matthew Plourd, Town Council Liaison
Lauren Rhines, Assistant Town Manager
Joe Salamone, Facilities Director
- III. Public Participation – None.
- IV. Approval of Minutes

MOVED by Mr. Sobieski and seconded by Lt. Amalfi to approve the minutes of January 6, 2026.

VOTE: The motion was approved unanimously.
- V. New Business:
 - a. Review next steps for February 10th Joint Meeting
 - i. Animal Control Facility:
 1. Approve 1/20 Special Meeting Minutes

MOVED by Mr. Sobieski and seconded by Mr. Manke to approve the minutes of January 20, 2026.

VOTE: The motion was approved with six votes in favor and one abstention from Chairman Woods.

2. Review 1/20 facility tour

Mr. Sobieski provided a list of favorable factors for the use of the Connecticut K-9 facility. Lt. Amalfi stated that the facility is up to the state codes and make a lot of sense, and the top floor could be used for other town needs since the Police Department needs the kennels in the basement. Sgt. D'Esposito stated that the ability to be up and running immediately is a major plus for the building and the fact that there are multi-use possibilities. Sgt. D'Esposito also commented that the transfer station parcel will not be a viable location to build a new facility, as was previously assumed.

Mr. Abraham asked if another town-owned parcel would be available for the build and Mr. Salamone stated that at this time, there may not be another parcel of land available to build a new facility and therefore the Connecticut K-9 facility was the most feasible option.

The Commission reviewed those other existing facilities in town, such as a doggie daycare and the Connecticut Humane Society, are not viable options as these facilities would not welcome the animals requiring quarantine. Also, the former facility has been converted to a training classroom and cannot be returned to an animal facility.

Mr. Harpie asked for an update on what the town departments' storage or space needs could be satisfied in this purchase and Mr. Salamone stated that the needs are fluid as there are many moving parts.

ii. Chapman Street Fire House

1. Review architect proposals

Ms. Rhines stated that town's three on-call architects were brought out to the site to tour the facility and were asked to provide proposals to present feasibility studies for the building, including phase I environmental, hazardous materials abatement, and MEP upgrades. At this time, the proposals that came in were not all comparable and revisions have been asked of one architect. The final proposals will be presented to the commission as soon as possible.

2. Review town storage needs

Mr. Salamone stated that several departments have indoor and outdoor storage needs. The following is a high-level overview of cold storage space needs specific for a garage-style building like that at Chapman Street. This list does not consider space needs for departmental programming, which is also needed for many departments.

Facilities Department-

- Currently utilizes two unconditioned Garage bays with in the transportation facility.
- Office is a 10x10 plywood box with three desk and computer work stations.
- Work shop is not conducive to needs, but we make due
- Storage space is needed. Currently this is maximized with the mezzanine space, however, that space is not conditioned so that limits storage to not include paints, solvents, caulks, etc.
- Vehicle parking, especially when it snows. Currently we squeeze in two vans, and when available, we can use one of the other bus garage bays for the third truck, but this is not always feasible.

Police Department-

- Indoor impound area is limited.
- M-wrap is currently stored in the traffic divisions sign shop, but a permanent storage solution is needed.
- Mobil command unit is currently stored in a bay at the grounds garage, but a permanent storage solution is needed.

Senior and Disabled Center-

- 4 Dial a ride vans are currently stored outdoors, and these are front line vehicles that are utilized every day to transport seniors.

Fire Marshal's office

- On call vehicle is stored outdoors, and during the winter especially, it should be stored indoors. During the last storm, the vehicle was parked under the Senior and Disabled Center portico in order to be available when needed.

Emergency Management

- Box truck currently parked outdoors and should be parked indoors.
- Pick-up truck currently parked outdoors and should be parked indoors.

Highway Dept.

- Seasonal equipment that needs storage facility: leaf machines, jet truck, rollers, sweeper, curbing machine, garbage truck, and triaxle
- Sand bags and cold patch need indoor storage facility.
- Eviction storage is currently housed in rented trailers on the site, and permanent storage would be more cost-effective.

Grounds Maintenance

- Seasonal Equipment needing indoor storage: overseeded, snow removal equipment, other attachments/implements.
- Holiday décor, special event signage, event tents, tables and chairs, all need permanent indoor storage location.

Mr. Sobieski stated that butler buildings are a cheap, efficient, solution for a lot of these town needs and one could be erected near the new Emergency Operations Center. He recommended that the town consider funding this type of storage facility for the towns' needs.

Mr. Ferri and Mr. Brown also addressed that the fire department has significant needs for storage, as well.

VI. Other business pertinent to the Commission – None.

VII. Public Participation

Councilor Budrejko confirmed that the purchase and renovation of the Connecticut K-9 facility would fall under the threshold for referendum. She added that there are facilities available for town use, such as the former OFI building, Chapman Street, and the potential Connecticut K-9 facility and renovations will be costly, so the town will need to prioritize these potential projects.

Councilor Plourd stated that the commission should be considering and recommending the future use of the Chapman Street building, and the fire department members serving as proposing body members should be included in these conversations.

Additionally, the Councilors thanked the Committee for all of the work for which they are about to embark.

Town Manager Altshul stated that he would also set up a tour for the Connecticut K-9 and Transfer Station locations as well when he polls for other meetings.

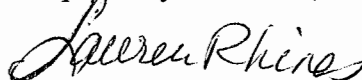
VIII. Comments by Members

Mr. Harpie cautioned that the commission has been given a challenging task for the future of the Chapman Street building as there are many needs to balance and the commission should be open to the architect's input. He stated that the commission is up for the challenge and should make it a point to secure the future of the building, and not let any study of the building languish on a shelf.

IX. Adjournment

There being no objection, the Committee adjourned at 7:09 p.m.

Respectfully submitted,



Lauren Rhines
Assistant Town Manager