



Keith Chapman  
Town Manager

# TOWN OF NEWINGTON

200 GARFIELD STREET  
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

## NEWINGTON TOWN COUNCIL REGULAR MEETING MINUTES

Tuesday, April 26, 2022

*This meeting will be presented as a Zoom Webinar/Hybrid Meeting.*

RECEIVED FOR RECORD  
IN NEWINGTON, CT

2022 MAY -3 PM 2:37

*James E. Krupinski*  
Town Clerk

Mayor DelBuono called the meeting to order at 7:00 p.m.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL  
Councilor Braverman (*via Zoom*)  
Deputy Mayor Budrejko  
Councilor Camillo (*arrived at 7:10 p.m.*)  
Councilor Donahue  
Councilor Manke  
Councilor Nagel  
Councilor Page  
Councilor Radda  
Mayor DelBuono  
  
Staff Attendees:  
Keith Chapman (*via Zoom*)  
Jeffrey Trommer, Fire Chief  
James E. Krupinski, Town Clerk  
Susan Gibbon, Council Clerk (*via Zoom*)
3. PUBLIC PARTICIPATION – IN GENERAL (**Via Zoom Application or Phone**)  
(3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
  - A. Public Comments
    - None
  - B. Email Correspondence
    - John Trister.
4. AWARDS/PROCLAMATIONS
  - A. Retirement – Jane Kallinich

Introduction by Mayor DelBuono

**WHEREAS, Jane Kallinich has been employed by the Town of Newington for 10 years working for the Board of Education, Town Manager’s office and most recently the Town Assessor’s office; and**

**WHEREAS, Jane is primarily responsible for updating all property transfers in the Assessor’s Real Estate database which is used among other things to identify all taxpayers for the purpose of property tax billing; and**

**WHEREAS, In addition, Jane is responsible for reporting all real property transfers to the State of Connecticut for the purpose of monitoring the State Sales Assessment Ratio program; and**

**WHEREAS, Jane's strong work ethic, focus on detail and exceptional customer service in the Assessor's office has served the Town of Newington admirably, by assisting residents with any question posed to her; and**

**WHEREAS, Jane is a model for all Town employees for the extraordinary customer service that she provided to the taxpayers of this community by doing everything she possibly can to satisfy the issue presented to her; and**

**NOW THEREFORE BE IT RESOLVED, that the Newington Town Council hereby recognizes and extends its sincere appreciation to Jane Kallinich for her professional service and dedication to the Town and wishes her the best in her retirement.**

**Dated in Newington, Connecticut, this 26<sup>th</sup> day of April, 2022.**

Seconded by Councilor Manke. Motion passed 8-0 (Councilor Camillo absent)

- Deputy Mayor Budrejko stated that one thing that resonates is customer service and attention to detail and those made her valuable to the town. Wish her best in her endeavors.
- Mayor DelBuono stated she too wanted to thank Jane for all her hard work. Best wishes

**5. PRESENTATIONS**

**A. BAPS Charities Annual Walkathon (Sunday, May 15, 2022)**

- Shilpa Gohil thanked the Mayor and town council for letting them provide details about the event; organization founded in 2002; have presence in nine countries over five continents with the same spirit of service. BAPS has been working in key areas of health awareness, educational service, humanitarian relief, environmental protection and community empowerment.
- Bhaskar Pandya stated that this year our walk is titled In the Joy of Others. The Spirit of Service is our motto; we believe in service to others and giving back to the community. BPS Charities is global; recently worked in the Ukraine helping the citizens there. We have done a lot for COVID worldwide. Annual reports on website. Last year our annual walk (virtual) benefited the Newington Police Department, Volunteer Fire Department and the Susan G. Komen Foundation. We also donated \$1,000 to the Rocky Hill Education Foundation. Our annual food drive provided approx. 1500 food items to the Newington Human Services. Donated PPE materials to Hartford Hospital and Newington Police Department. Actual back in person this year; have 237 people registered so far. Event starts at 3:00 p.m. with opening ceremony at the Newington Police Department. Encourage everyone to spread the message and participate and join us. Thank you for your time.
- Mayor DelBuono stated that the BAPS organization always has something going to benefit our community. I am grateful for your partnership with the town and all that you do for our community it is very valued.
- Councilor Donahue thanked them for the presentation; send your slides to our community television station and we'll run them in between the programs.
- Councilor Page asked what BAPS stands for.
- Mr. Pena stated it is Bochasanwasi Akshar Purushottam Swaminarayan Sanstha.

**6. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION**

- None.

**7. CONSIDERATION OF OLD BUSINESS**

**A. Health Update – COVID-19**

- Town Manager Chapman stated that we are currently in the red; state may be changing he recording structure. Asking everyone who comes into the town hall to wear masks. Get vaccinated. Number of staff have developed COVID; it is going around. Will update with color system changes at the next meeting.

B. Amendment to Chapter 8, Article VI, Environmental Quality Commission

Motion by Deputy Mayor Budrejko

**RESOLVED:**

**That the Newington Town Council hereby approves the amendment to the Newington Code of Ordinances, Chapter 8, Article VI, Environmental Quality Commission, a copy of said ordinance is attached to this resolution.**

Seconded by Councilor Donahue. Motion passed 9-0.

C. Creation of Permanent Municipal Building Commission

Motion by Councilor Manke

**RESOLVED:**

**That the Newington Town Council hereby approves the amendment to the Newington Code of Ordinances, Chapter 8, Boards, Committees, Commissions and Bureaus, Article XII, Permanent Municipal Building Commission, a copy of said ordinance is attached to this resolution.**

Seconded by Councilor Donahue. Motion passed 7-2 (roll call vote).

- Councilor Manke amended the motion to include all changes made moments ago. Seconded by Councilor Donahue.
  - Councilor Page stated that he extends his thanked to those who have worked on this and the amount of work put into it. Motivation and intention is noble; can provide a lot of good going forward. Disappointed, in my view the commission will be most restrictive to stakeholder involvement regarding length of term and number of members on the commission. We have so many bright, talented people in this town. Agree with the way we treat the Library; should be how we treat other departments within town; need to have a legitimate voice.
  - Councilor Radda stated she was part of the most recent committee who worked on this. Have concerns about draft as it stands now; have some language that needs clarifying. Have concern with five member commission. Not opposed to PMBC, would like to see larger initial group. Having Library voting members is very important. Would like to see more community input and involvement. Don't feel we need to rush into this; would like to take more time to review and make it more expansive with more representation from stakeholders.
  - Councilor Manke stated he appreciates Councilor Page and Councilor Radda comments. The Library representatives are there because they own the property. Other's will be ex-officio. Can't imagine people serving on this commission won't listen to what the needs are. Need think that there is an urgency to move this forward.
  - Mayor DelBuono stated there is a consensus by the majority to move this forward tonight.
  - *A lengthy discussion was held regarding language and clarification of terms.*
  - Councilor Radda stated that she is opposed to the five voting members. Feel when specific departments, such as the fire department and schools, should have voting memberships.
  - Councilor Page stated that would be denied by the majority.
  - Mayor DelBouno stated she would not support that as each department needs to be treated equally.
  - Councilor Page stated that he proposes nine members; seven standing and two alternates.

- Mayor DelBuono stated she is not in favor of that; looking for consensus.
- Councilor Page suggested starting with five year terms and then scaling down.
- Councilor Manke stated that the goal is have people appointed and have confidence that they will stay for duration of the project. A five year term is a long time.
- Councilor Page stated that in terms of composition; would like to see town manager, or whoever is in that position; vets the resumes for members and for all members to be vetted by the town manager. Think it would be a cleaner process.

D. Bid Waiver – Firehouse Subs Grant Funds

Motion by Councilor Radda

**WHEREAS, the Town of Newington, Volunteer Fire Department was awarded a grant from Firehouse Subs for the Purchase of necessary lifesaving extrication tools; and**

**WHEREAS, the specific extrication tools as outlined and awarded with the Grant are supplied through Firematic Supply Co. Inc, as a single source vendor, sole authorized dealer for the Hurst Equipment for the State of Connecticut under the grant award; and**

**WHEREAS, the Newington Volunteer Fire Department is interested in acquiring the extrication tools from Firematic Supply Co. Inc to protect the lives of all Newington residents and visitors, and**

**WHEREAS, the Town Council, under the Newington Town Charter, Section C-814, has the ability to waive the requirement of sealed bids for purchases in excess of \$30,000.00, and**

**WHEREAS, The Town Council hereby determines that it is not in the best interest of the Town to require sealed bids, due to the impact it would have on the preservation of lives within the Town of Newington; and**

**NOW THEREFORE, BE IT RESOLVED: that the Town Council hereby approves a waiver of bidding requirements, under the Newington Town Charter, for the purchase of life-saving extrication tools for the Newington Volunteer Fire Department from Firematic Supply Co. Inc.**

Seconded by Councilor Nagel. Motion passed 9-0.

- Councilor Manke asked if the fire department has used Firematic equipment before.
- Chief Trommer stated yes; it's the only place we've been getting our equipment from. It is also where we get our fire trucks from.
- Councilor Manke stated that we have a history of dealing with them and there are no problems.
- Chief Trommer stated not.
- Councilor Manke stated supports this, no brainer.
- Councilor Radda asked how long it will be until the equipment comes in.
- Chief Trommer stated it 2-4 weeks, it could be sooner. [Difficult to hear; not at microphone]
- Councilor Radda asked where the equipment was going to be housed.
- Chief Trommer stated at Firehouse 1.
- Councilor Radda asked to let us know when they come in so we can see them.
- Chief Trommer stated that Firehouse Subs wants to do a PR thing when they come in. [Difficult to hear; not at microphone]
- Deputy Mayor Budrejko asked if they have equipment similar to this now or will this be brand new.
- Chief Trommer stated this will be our second set and will be put on our main rescue truck. [Difficult to hear; not at microphone]

8. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)

A. Appointment – Conservation Commission

Motion by Councilor Manke

**RESOLVED:**

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

**Conservation /Inland Wetlands Commission**

7 Members; 3 Alternates; Staggered 4-year terms

Member Max: 5; Alternate Max: 2

Name	Address	Party	Term	Replaces
Kelly Dehaas Member	45 Lincoln Road	R	4/26/2022 – 11/30/2025	Vacancy, Resignation of R Lavarriere

Seconded by Councilor Radda. Motion passed 9-0.

9. REFUNDS (Action Requested)

A. Approval of April 26, 2022 Refunds for an Overpayment of Taxes

Motion by Deputy Mayor Budrejko

**RESOLVED:**

**That property tax refunds in the amount of \$1,217.70 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.**

Seconded by Councilor Nagel. Motion passed 9-0.

10. MINUTES OF PREVIOUS MEETINGS

- A. March 19, 2022 Special Meeting Minutes
- B. March 22, 2022 Regular Meeting Minutes
- C. April 5, 2022 Public Hearing Minutes – Town Council Tentative Budget
- D. April 5, 2022 Special Meeting Minutes

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

- Councilor Page asked about the February 22 minutes.

11. NEW BUSINESS

A. Discussion – Economic Development Within Town

- Deputy Mayor Budrejko stated that we need to support growth; Newington is in demand; haven’t assessed readiness to support growth. Focusing on the positive, but firmly believe we would be irresponsible if we don’t take stock of what is going on. What is our current capacity and what do we need to do to fill any gaps to support development. It is our responsibility to take a cumulative look at this.
- Town Manager Chapman stated it is impressive what has occurred over the past two years. Going to start with 249 Day Street, parking area for emergency trucks – no impact on services; 4 Hartford Avenue – new gas station – 75 police calls, 11 fire department calls; 285 Connecticut Avenue and 293 Connecticut Avenue; residential single family homes – additional costs for trash and recycling, 2 students into the system; 12 Fenn Road, development underway – 5 businesses within one building – approx. 10 police calls, 2 fire department calls; 16 Fenn Road, Car Wash – maybe a couple police calls per year; 712 Cedar Street – Hotel ready to break ground – police and fire calls (approx. 75); 690 Cedar Street – Market rate apartments (238) – max. 50 students, 75 police calls, 3-4 fire calls; 250’ sidewalk built; 550 Cedar Street – Dakota property – total of 108 units,

200' of sidewalk; anticipate maybe 23 students, 150 police calls, 9 fire calls; East Cedar Street and Russel Road – proposed to be gas station, convenience call, showroom – police calls; 2530 Berlin Turnpike – car wash; 3333 Berlin Turnpike – one hundred million dollar project – anticipate 269 rental units, commercial/retail – anticipate possibly 57 students, 250' sidewalk, 225 police call, ; 227 Pane Road – apartments – 32 students; 187 Costello Road and 203 Costello Road – industrial warehouses – no students, police calls or fire calls; Culver Street project to have 225 apartments – 47 students, 75 police call, 4 fire calls – coming to us at some point; 68 Deming Street – 18 single family homes – 3 police call, 2 fire calls, maybe 5 or 6 students; 3067 Berlin Turnpike and 3153 Berlin Turnpike – current buildings, just being reoccupied; 3219 Berlin Turnpike reuse of existing building; 1170 Main Street – Keeney Manufacturing building - ; in discussion with owners. If all goes through, 200 students, 800 police, 40/45 fire, 1500 automobiles. Bill DeMaio does not anticipate any significant impact on operations. Going to see 800 feet of new sidewalk and 800 feet of pavement. If all this goes through we are at \$281 million of new development; annual revenue while in tax abatement status, taxes will be at least \$3.4 million annually; 1500 cars would be approx. \$1 million in taxes; \$5 million over the next 10 years.

- Deputy Mayor Budrejko asked about the Church / Tremont Street development with 23 new homes.
- Town Manager Chapman stated he only has information on approved development. Don't see concern about vehicle traffic in town; currently have 42,000 vehicles passing through town daily; won't notice 1500 vehicles, don't think local streets will be adversely impacted. Cedar Street has always been congested. Benefit is increased tax revenue. As far as bicycle lanes and sidewalks, Gary is working with Rob Hillman to connect the town; need to get serious about getting pedestrians able to walk through town. Mr. Chapman stated that the Goman+York Planning and Design brochure / study will be sent to all councilors to read. Applies to any development of any kind in Newington. Spend the time to read the document.
- Councilor Radda stated she heard about some of the proposed developments but having it like this is helpful. Keep hearing about development on Cedar Mountain; possible use of old Cedar Crest Hospital building.
- Town Manager Chapman stated that the state is cleaning up the Cedar Crest Hospital property; we have been in conversations with the state and indicated that we want the property; not ready to turn it over yet. Feel we will end up with that property eventually.
- Councilor Radda asked about the Cedar and Russell road property.
- Councilor Manke stated it's going to be a gas station, convenience store, car wash and electric car showroom.
- Town Manager Chapman stated that we've been in discussion with several developers for years; want to get that developed; gateway into town from the east.
- Deputy Mayor Budrejko stated this was incredibly informative. The amount of growth happening with the developments is wonderful for Newington; within the next couple of years population will possibly increase by approx. 2,500 people. Concerned about stuff coming down from state level – multiple TODs, legislation that's been stalled; increasing density. Want to make sure we are looking proactively; accessory apartments could significantly impact housing population and roads.
- Town Manager Chapman stated that we had a great team working the past few years working on all of these projects. If all of those go through, from my perspective, there will be no more place to develop; looking into redevelopment. Anticipate that will result in higher buildings; most are now two stories, occupying a lot of acres; need to go up and

increase height of buildings. There is concern about what we do in the future for the benefit of all residents.

- Deputy Mayor Budrejko stated that a lot of the applications reference the POCD; but no one talks about the other aspects – open space, livability, quality of life, connectivity and walkability. Want to maintain as a medium density owner occupied community. POCD has a lot of chapters; each need to be reviewed and respected.
- Town Manager Chapman stated he is aware of that; creating staffing around those types of things. With Renata on board, she is very keen on these issues. Don't know what's going to happen, but we want a railroad station in Newington and that will have a major impact on what is developed around where ever it is. The old Atlantic tool is one of the largest buildings in town and virtually empty. Not sure of condition of land; major property underutilized.
- Councilor Page thanked Mr. Chapman and his staff, good for town and growth and progress. What are the standards for calculating students? What is that based on?
- Town Manager Chapman stated if you read that 30 page document, we used the calculation developed in there.
- Councilor Page asked about the Hartford Healthcare site.
- Town Manager Chapman stated he's spoken with Hartford Healthcare, not actively marketing the property. Did offer us to put the dog park there. Does have development potential.
- Councilor Page asked about any other dormant properties on the Berlin Turnpike
- Town Manager Chapman stated we have an economic development team meeting every Tuesday morning. There are 3 sites currently vacant, that we now believe occupants will be going in; can't recall exact locations.
- Councilor Page asked if anything is going to where Pier 1 is.
- Town Manager Chapman stated he doesn't know specifically, but believes that is one being looked at. Everything on the Turnpike is filling up.
- Councilor Page asked about the Shelbourne property on Alumni Road; also asked about the Kitts Lane next to Stop & Shop.
- Town Manager Chapman stated he doesn't have any answers for Shelbourne. Not sure about Kitts Lane.
- Councilor Page asked about the Twin City Plaza.
- Town Manager Chapman stated that there is a new gaming business that's occupying lot of space over there, have been in conversation with them.
- Councilor Page asked about development in the busway areas. Will there be, and in possible train station on Willard. Any more development around the FastTrack, TVDD, Fenn Road area?
- Town Manager Chapman stated actually just east of the route 9 ramp, there are 6-8 acres of land, hoping to get student housing in that area; people are looking at that property. Problem is right turn in and right turn out only so it limits types of businesses. Other potential development areas on Fenn Road; some of the older buildings blocking opportunities, need efforts to redevelop.
- Councilor Page thanked Mr. Chapman; appreciate comments about pedestrian and cycling and walkways; safety and quality of life. Agree that growth is good; our management responsibilities are required.
- Town Manager Chapman stated that we are looking to getting Alumni Road opened up and gate removed. If that happens there are opportunities for development along Alumni Road; not marketable with road being blocked off; anticipate real interest if that gate gets removed.



- Councilor Page asked if that would be when the realignment of Maple Hill and Cedar would occur.
- Town Manager Chapman stated, as you can see where James has the pointer, that is a proposed road that would align up with Alumni Road. We are working with the state on a grant to get that intersection moved with possibly a pedestrian walkway included in it. All of those properties, when they were purchased, believe that in their deeds it indicates that there may be a roadway with a cul-de-sac in the front.
- Councilor Manke stated he appreciated all the work that went into this report, it is really informative. Appreciate the work of you and your staff.
- Councilor Nagel stated that he too appreciates all you and your staff have done in terms of all this potential development and specifically tonight giving us actual details and estimated numbers. What gives us all on the council from someone in the public what's going on here, what's going on there is a real answer, even though we may know some of it. This helps us to be able to specifically answer questions. The more clarity and specifics we have to share, the more understanding there is in terms of what is being developed and how it's being developed. Things have been dormant, now they've come to pass and you and your team have comprehensively gotten things going. Do you see this as a time of being great development and then there will be lull? Realize not as much space for new development, but maybe some redevelopment.
- Town Manager Chapman stated with what is going on in the world, with the war, the environment, inflation, COVID, it's hard to predict. I want to compliment the commissions we've been working with – TPZ, Inland Wetlands, Conservation commission for their environmental quality and so forth. They've all been instrumental in helping the staff get accomplished what we have to this point. Now it's up to the developers to make this commitment. We know that 3333 Berlin Turnpike, they are about ready to start breaking ground. The state DEEP has given approval for 690 Cedar Street. Want to see as much get moving quickly, before something else happens. Cost of materials are going up; sooner they build, the cheaper it is for them. You have been great with tax abatements and so forth. Some of the developers have invested a lot of money in town and continue to do so. It's a team effort in order to get all of this accomplished.
- Councilor Nagel stated that they he appreciates everyone involved with this. Your team is looking at other things such as open space, conservation, and all the other elements which are all important. Thank you.
- Mayor DelBuono stated she appreciates the details provided tonight. Thank you to you and your staff, really appreciate it.

12. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER

- Town Manager Chapman stated that the HVAC system over human services has been corrected; ramps on west side of community center will be going in; artificial foxes in Mill Pond Park didn't work to scare away the geese; need to figure out something else.

13. COUNCIL LIAISON/COMMITTEE REPORTS

- Councilor Nagel attended a CROG meeting; TIP project presented on improving traffic lights throughout the district. Mathew Park is new executive director for CROG. Attended Library Board meeting - the computer room at the library fully opened; very pleased with the new cleaning service; book sale this coming weekend; finished feasibility study of their facility plan; have a revised brochure on how to plan for a legacy donation to the library.
- Deputy Mayor Budrejko stated she and Councilor Page attended the Environmental Quality Commission; 2<sup>nd</sup> Annual Upcycling Contest – upcycling waste of unwanted items into



something new – 3 cash prizes – residents, business/non-profits, seniors. The contest ends June 12; details on town website.

- Councilor Page stated he received an invitation to the fire training tower; want to compliment fire fighters for their hard work. It was extremely impressive. Tip my hat to them. Thank you.
- Town Manager Chapman stated that the ambulance building new roof is going to be installed over the next couple of weeks. The Maple Hill / Robbins Avenue reconstruction has been approved and going out to bid next month. Good things are happening.

14. **PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)**  
(3 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)

- Rose Lyons, 46 Elton Drive (*via Zoom*) wanted to thank Councilors Budrejko and Radda for asking the town manager to make the presentation tonight. Attend many of the meetings; pick up bits and pieces of what's happening. Think this is informative for residents as well. Not a big fan of speculation on Facebook. School children estimate seems low; Cedar Street project will generate more children. Regarding Cedar Street – four different projects; hoping funding will go through, not overnight things. Thank you again Mr. Chapman for bringing us up to speed on Cedar Crest. Would like to see this occur more often.
- Sue Mazzoccoli, 149 Harris Drive (*via Zoom*) found town manager's report extremely informative, would love to see document you all have, maybe you can put it on the website. As far as school children, 200 or more students makes me think we will definitely need more classrooms; thinking about that for the future. Thank you for the update on Robbins and Maple.
- Patty Foley, 51 Crown Ridge (*via Zoom*). Regarding the own Manager's report would love to see that in chart form and updated as information becomes available.

15. **REMARKS BY COUNCILORS**

- Councilor Page stated that his son is planting pollinators to encourage bee life within town for his Eagle Scout project. Would consider people not using pesticides and cutting their lawns until Memorial Day; No Mow May benefits eco system.
- Councilor Manke stated that Friends of the Library book sale is this weekend at the Senior Center.
- Mayor DelBuono stated that the Senior Center has started their lunches up again.

16. **INFORMATIONAL ITEMS**

- A. Lucy Robbins Welles 25<sup>th</sup> Annual 5K Challenge
  - Sunday, May 15<sup>th</sup> at 9:00 a.m.
- B. 2022 Hazardous Waste Collection Event(s)
  - Saturday, April 30<sup>th</sup> at Town Garage, Milk Lane (8 a.m. to 1 p.m.)

17. **ADJOURNMENT**

Motion by Councilor Manke to adjourn the meeting at 9:11 p.m. Seconded by Councilor Donahue. Motion passed unanimously.

Respectfully submitted,

Susan Gibbon  
Council Clerk