



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

MAYOR ROY ZARTARIAN

NEWINGTON TOWN COUNCIL

**Conf. Room L-101 (Lower Level) – Town Hall
131 Cedar Street**

**AGENDA
February 23, 2016
7:00 p.m.**

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. AWARDS/PROCLAMATIONS
 - A. Proclamation: Patricia Frost
 - B. Presentation of Chairs: Former Town Councilors
- IV. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)
- V. CONSIDERATION OF OLD BUSINESS (**Action May Be Taken**)
 - A. ICMA-RC 401 Money Purchase Plan & Trust Restatement Adoption
 - B. Update: MDC Water and Sewer Improvement Project – Cedar St./Willard Ave. Area
 - C. Town Center Streetscape Phase VI Project
- VI. CONSIDERATION OF NEW BUSINESS (**Action May Be Taken by Waiving the Rules**)
 - A. CCM Update: Overview of State Budget
 - B. Discussion: Renewal of Kellogg Eddy House Lease (Tabled 2/9/16)
 - C. Streetscape Phase VI Oversight Committee (**Action Requested**)
- VII. RESIGNATIONS/APPOINTMENTS (**Action May Be Taken**)
 - A. Appointments to Boards and Commissions
 - 1. Affordable Housing Monitoring Agency
 - 2. Commission on Aging and Disabled
 - 3. Balf-Town Committee
 - 4. Building Code Board of Appeals
 - 5. Capitol Region Council of Governments (CRCOG)
 - 6. Central Connecticut Health District Board of Directors (CCHD)
 - 7. Capital Improvements Committee
 - 8. Committee on Community Safety
 - 9. Conservation/Inland Wetlands Commission
 - 10. Development Commission

Phone: (860) 665-8510 Fax: (860) 665-8507
townmanager@newingtonct.gov
www.newingtonct.gov

11. Employee Insurance & Pension Benefits Committee
12. Environmental Quality Commission
13. Board of Ethics
14. Fair Rent Commission
15. Newington Housing Authority
16. Human Rights Commission
17. Library Board of Directors
18. Newington CATV Advisory Council
19. Newington School Career Technical Program Renovation Project Building Committee
20. Open Space Committee
21. School Code Compliance Project Building Committee
22. Standing Insurance Committee
23. STEM Academy PBC
24. Town Hall Renovations Project Building Committee
25. Town Plan & Zoning Commission
26. Tri-Town Community Cable Access
27. Vehicle Appeals Board
28. Zoning Board of Appeals

VIII. TAX REFUNDS (**Action Requested**)

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

X. COUNCIL LIAISON/COMMITTEE REPORTS

XI. PUBLIC PARTICIPATION – IN GENERAL (**In Person/Via Telephone: 860-665-8736**)
(3 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

XII. REMARKS BY COUNCILORS

XIII. EXECUTIVE SESSION RE: LEGAL/REAL ESTATE

XIV. ADJOURNMENT

AGENDA ITEM: III.A.

DATE: 2/23/16

RESOLUTION NO.

WHEREAS, a residential structure fire occurred at 37 Pheasant Run Drive on January 25, 2016;
and

WHEREAS, a passerby, Mrs. Patricia Frost, noticed heavy smoke pouring from the home; and

WHEREAS, Mrs. Frost stopped at the residence with the intent to notify the occupants of the
smoke, noticed an explosion in the garage, continued to the front door and subsequently
entered the home to successfully alert the residents of the fire; and

WHEREAS, prior to Mrs. Frost's warning, the residents had no knowledge of the spreading
smoke and fire conditions; and

WHEREAS, upon ensuring that both occupants were making efforts to exit the home Mrs. Frost
returned to her vehicle to dial 911 and complied immediately when arriving police units
asked her to move her vehicle from the driveway; and

WHEREAS, fire personnel arrived on the scene moments later and further assisted the
homeowners and their dog to safety; and

WHEREAS, although the residents indicated that a passerby had alerted them to the fire,
personnel had no knowledge as to the identity of the Good Samaritan until the following
day;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby honors Mrs.
Patricia Frost for her courageous actions on January 25, 2016 and extends its sincere
appreciation for her selflessness and quick thinking.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: III.B.

DATE: 2/23/16

RESOLUTION NO. _____

WHEREAS, the members of the 2013-2015 Newington Town Council voluntarily provided service to the Town and did so professionally and proudly; and

WHEREAS, these community leaders placed the interests of the Town above their personal lives, sacrificing major events in the daily activities of their spouses, children and families to attend numerous Town Council, Board, Commission and other public meetings and gatherings; and

WHEREAS, these dedicated public servants diligently performed their role, knowing that the future of our Town was affected by their actions; and

WHEREAS, former Mayor Steve Woods and former Town Council members Chris Banach, Aden Baume, Terry Borjeson, Clarke Castelle, Dan Dinunzio and Beth McDonald are to be recognized for their loyal service; and

WHEREAS, over the years an official Town of Newington chair has been presented to former Councilors in recognition of their work and to serve as a symbol of the Town's gratitude;

NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council, on behalf of the residents of the Town of Newington, hereby presents an honorary chair to the former members of the Town Council and extends sincere appreciation to them for a job well done.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Assistant to the Town Manager (on behalf of Tanya D. Lane, Acting Town Manager)

Date: February 18, 2016

Re: ICMA-RC 401 Money Purchase Plan & Trust Restatement Adoption

As discussed at the February 9 Council meeting, per IRS regulations each plan sponsor using the ICMA-RC 401 plan document will be required to execute a new adoption agreement. The Town must take action to adopt the restated plan document which will ensure that the Town's 401 plans are updated in accordance with current IRS regulations. There are no enhancements to the benefits to employees enrolled in the 401 plans and no additional cost to the Town.

A resolution is attached for Council consideration.

Attach.

AGENDA ITEM: V.A.

DATE: 2/23/16

RESOLUTION NO: _____

WHEREAS, the Town of Newington as the Employer has employees rendering valuable services; and
WHEREAS, the Town of Newington has established a qualified retirement plan for such employees
that serves the interest of the Town of Newington by enabling it to provide reasonable
retirement security for its employees, by providing increased flexibility in its personnel
management system, and by assisting in the attraction and retention of competent personnel;
and

WHEREAS, the Town of Newington has determined that the continuance of the qualified retirement
plan will serve these objectives; and

NOW THEREFORE BE IT RESOLVED, that the Town of Newington hereby amends and restates the
following qualified retirement plans (the "Plans") in the form of The ICMA Retirement
Corporation Governmental Money Purchase Plan & Trust:

Plan #107978 (Town Manager)

Plan #109160 (Police Officers in Local 443 for private duty)

Plan # 106331 (Administrative Employees)

BE IT FURTHER RESOLVED, that the assets of the Plan shall be held in trust, with the Town of
Newington serving as trustee ("Trustee"), for the exclusive benefit of Plan participants and
their beneficiaries, and the assets shall not be diverted to any other purpose. The Trustee's
beneficial ownership of Plan assets held in VantageTrust shall be held for the further exclusive
benefit of the Plan participants and their beneficiaries;

BE IT FURTHER RESOLVED that the Town of Newington hereby agrees to serve as trustee under
the Plan.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jaime Trevethan, Assistant to the Town Manager (on behalf of Tanya D. Lane, Acting Town Manager)
Date: February 18, 2016
Re: Updates: MDC Project, Cedar Street/Willard Avenue Area

There will be an item on the February 23 Town Council agenda to provide updates and further discuss the proposed MDC water and sewer improvement project. Chief of Police Stephen Clark, Town Engineer Chris Greenlaw and MDC staff will be in attendance for discussion.

There are several components of the project to be discussed as outlined in the attached letter from MDC Project Manager Adam Thompson to the Council and as follows:

Noise Ordinance Waiver

§291-8 of the Newington Code of Ordinances states the following (in part):

Any person residing or doing business in Newington may apply to the Town Manager for a variance from one or more of the provisions of this chapter which are more stringent than the Connecticut Department of Environmental Protection's regulations for the control of noise, provided that the applicant supplies all of the following information to the Town Manager at least 20 days prior to the start of said activity.... (entire section attached)

In the attached letter, the MDC elaborates on its intent to request a waiver of the noise ordinance from Acting Town Manager Lane for the purpose of performing nighttime work on the project.

Public Information and Outreach

As discussed at a previous Council meeting, MDC staff is responsible for providing outreach and information to residents affected by the project. The MDC has contacted approximately 400 households in the project area and held a public information meeting on February 2, 2016 (presentation attached).

Meeting with the State Department of Transportation (DOT)

As indicated in the attached letter, Chief Clark and Mr. Greenlaw met with DOT staff to discuss project coordination to shorten project duration and enhance public safety.

8-24 Report/Council Action on Easement

The Town Council took action on January 26 to refer proposed project-related easements to the Town Plan and Zoning Commission as required under section 8-24 of the CT General Statutes. The item is on the TPZ agenda for action at its February 24 meeting. Pending receipt of the TPZ's 8-24 report the Council may take action to consider granting the easements to the MDC at the March 8, 2016 Council meeting.

Attachments:

- 1) Letter to the Town Council from the MDC Project Manager
- 2) Newington Code of Ordinances §291-8, Noise Ordinance Variances
- 3) MDC Public Information Meeting Presentation – February 2, 2016



The Metropolitan District
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February 16, 2016

Mayor Roy Zartarian
Members of the Newington Town Council
131 Cedar St
Newington, CT 06111

Subject: Sanitary Sewer Improvements and Water Main Installation
Cedar Street Area Project
Revisions to Contract Related to Town Council Concerns

Dear Mayor and Councilors,

In order to start construction for the above mentioned EPA mandated Clean Water Project, our final date for project advertisement is **February 25, 2016**. As you recall, it is critically important to complete that portion of the work along Willard Avenue during the school summer vacation to avoid traffic conflicts with Newington High School student and bus traffic. Another portion of the work involves night work, as presented to the Town Council a few weeks ago. For these reasons, we respectfully request that the Town Manager act favorably on our request for a waiver to the Noise Ordinance for the night work in the intersection of Willard Avenue and Cedar Street. Absent the waiver, we will not be able to advertise the project for construction this year, and as you can appreciate, any delay could be detrimental to residents who have had a history of basement back-ups in this area.

With the encouragement of the Town Staff, Town Council and CTDOT, the MDC has made significant changes to the project to limit noise and decrease overall contract time, including the following:

Sequence of Work – the contractor is now required to perform concurrent work on the sanitary sewer on Cedar Street and the water main on Willard Avenue. This will shorten the overall project duration by several weeks. The construction limits for the concurrent sanitary sewer and water main work are:

- Sanitary Sewer- beginning construction on Cedar Street at Mill Brook heading westbound to the intersection of Cedar Street and Willard Avenue; and
- Water Main- beginning construction on Willard Avenue at the intersection of Veterans Drive heading southbound to the intersection of Willard Avenue and Cedar Street.

Meeting with CTDOT – an additional meeting was held with CTDOT and the Town of Newington (Town Engineer Chris Greenlaw and Police Chief Clark). This extra coordination between CTDOT and the Town of Newington was at the request of Town Council at its January 12, 2016



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meeting. The topics discussed to shorten the project duration and enhance public safety were as follows:

- Steel Plates: contractor has been approved for the use of steel plates on both Cedar Street and Willard Avenue, consistent with all CTDOT requirements. The plating of the trench will increase production since backfill/paving will not be required at the end of each work day;
- Work Hours: current contract work hours during the day time are 8:00am – 3:00pm. Based on the meeting with CTDOT, if field observations of traffic volume warrant a discussion for revised work hours, CTDOT is willing to be flexible with longer work days; and
- Additional Officers: one additional officer will be hired for traffic control at the intersection of Alumni Road and Cedar Street during the night time detour (bringing the total to 5 officers).

Public Information Meeting – a public information meeting was held on February 2, 2016 at the request of Town Council at its January 12, 2016. The meeting was in addition to the normally scheduled public information meeting held prior to the start of construction. The following project topics were discussed and agreed upon at this meeting:

- Contractor to minimize travel with large equipment to the extent possible;
- Contractor will not drop road plates from large heights onto roadway;
- Contractor will avoid unnecessary idling of equipment and dump trucks;
- Contractor will attempt to over excavate the trenches to extent necessary to avoid pounding of trench boxes; and
- Contractor will explore alternative backfill measures such as flowable fill if compaction exceeds acceptable noise limits.

Effective Noise Control During Night time Construction – the contract specifications have been revised with specific requirements for the contractor to control/reduce construction noise during night time activities. These requirements/methods include the following:

- Back up alarms – use manual-adjustable alarms, self-adjusting alarms, or use an observer;
- Slamming tailgates – use rubber gaskets and decrease speed of closure;
- Pavement breakers – fit with manufacturer approved exhaust muffler;
- Equipment – reduce idling;
- Bypass pumps and generators – surround with construction fencing enclosed with sound dampening blankets; and
- Heavy equipment – expected to meet the requirements and dB level range as indicated in the attached document.

MDC



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An appendix will be added to the contract specification referencing the U.S. Department of Transportation, Federal Highway Administration, Work Zone Mobility and Safety Program. This program includes a section on "Effective Noise Control during Nighttime Construction". The contractor will be required and expected to follow all applicable methods of noise control.

The benefits to granting the noise ordinance waiver, based upon the revisions to the contract specifications noted above, are twofold: first, the overall contract duration has been shortened by 60 days; and second, concerns about daytime and rush hour traffic at the intersection of Willard and Cedar are eliminated.

The District is eager to begin work on this very critical project to improve our infrastructure and reduce sanitary sewer back-ups as mandated by the EPA and expected by Newington residents living in this area. Therefore, we are requesting approval from your Town Manager to move this project forward.

Feel free to contact the District's Adam Thompson, P.E. via telephone at (860) 278-7850 Ext. 3457 or via email at athompson@themdc.com should you have any further questions.

Sincerely,

THE METROPOLITAN DISTRICT

Adam Thompson, P.E.
Project Manager

pc: Jeffrey Davis, P.E. L.S., Manager of Design
Susan Negrelli, P.E., Director of Engineering
Chris Greenlaw, P.E., Town Engineer, Newington
Chris Stone, District Council
Tanya Lane, Town Manager, Newington

*Town of Newington, CT
Thursday, February 18, 2016*

Chapter 291. NOISE

§ 291-8. Variances.

- A. Any person residing or doing business in Newington may apply to the Town Manager for a variance from one or more of the provisions of this chapter which are more stringent than the Connecticut Department of Environmental Protection's regulations for the control of noise, provided that the applicant supplies all of the following information to the Town Manager at least 20 days prior to the start of said activity:
- (1) The location and nature of the activity.
 - (2) The time period and hours of operation of said activity.
 - (3) The nature and intensity of the noise that will be generated.
 - (4) Any other information required by the Town Manager.
- B. No variance from these regulations shall be issued unless it has been demonstrated that:
- (1) The proposed activity will not violate any provisions of the Connecticut Department of Environmental Protection regulations.
 - (2) The noise levels generated by the proposed activity will not constitute a danger to the public health.
 - (3) Compliance with this chapter constitutes an unreasonable hardship on the applicant.
- C. The application for variance shall be reviewed and either approved or rejected at least five days prior to the proposed start of said activity. The approval or rejection shall be in writing and shall state the condition of approval, if any, or the reasons for rejection.
- D. Failure to rule on the application in the designated time shall constitute approval of the variance.

Cedar Street Area Stakeholder Outreach Meeting

Sanitary Sewer Improvements and Water Main Installation

February 2, 2016



Introductions

➤ Who is here?

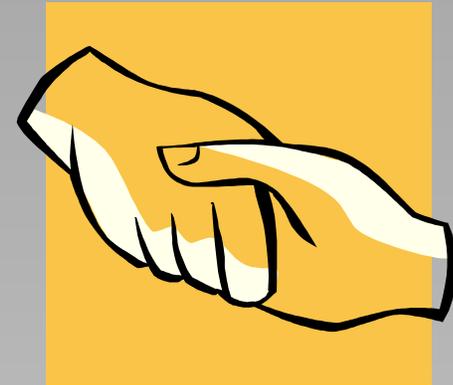
- MDC Staff
- CDM Smith Staff (Designer)
- Town of Newington Staff

➤ Why are we doing this project?

- Intent of the Clean Water Project
- Historical Sanitary Sewer Backups
- Water Service Improvements

➤ Public Outreach Activities

- Public Information Meeting (PIM) request by Town Council (1/12) and standard MDC practice.
- A 2nd PIM will be scheduled prior to project kickoff.

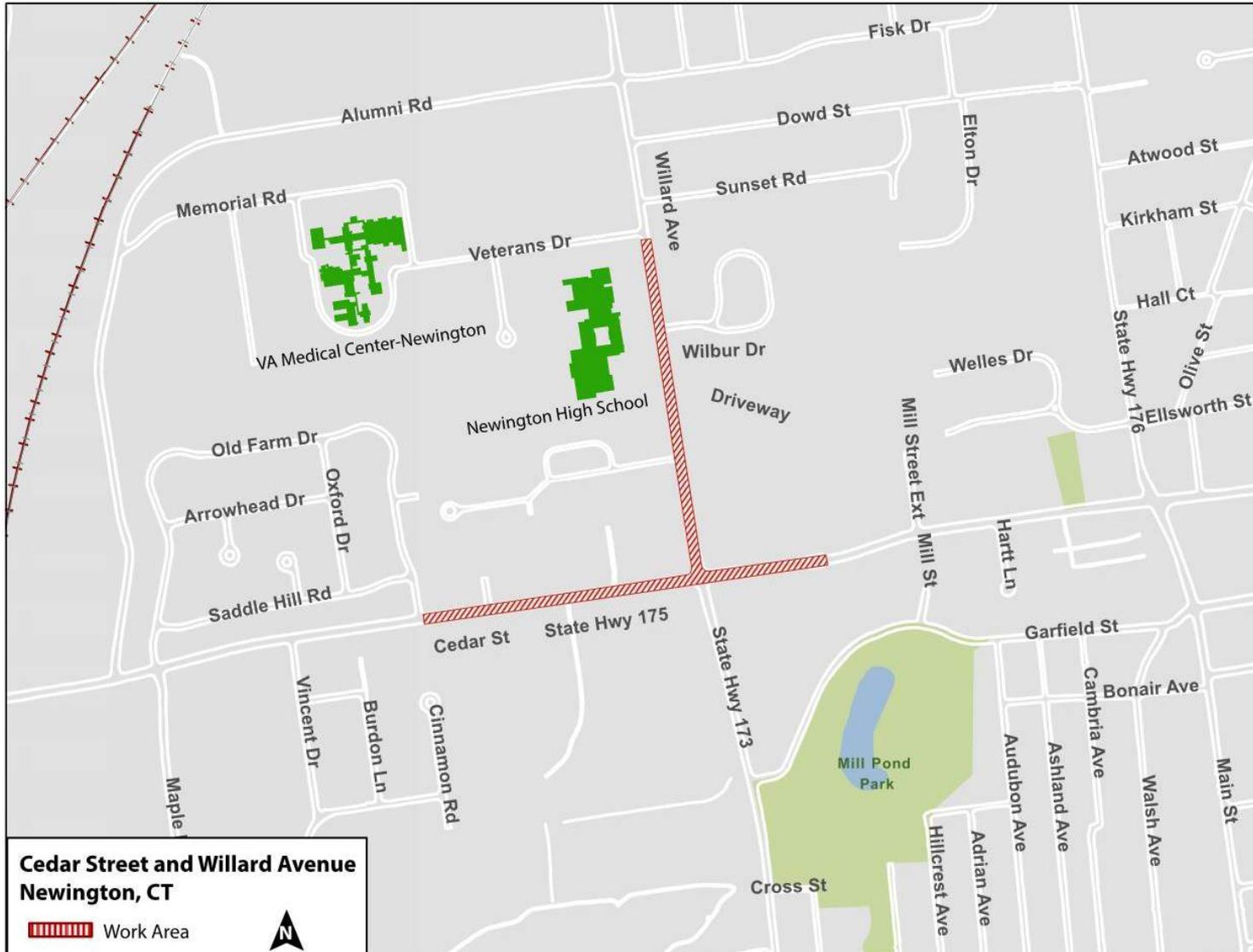


Purpose of Today's Meeting

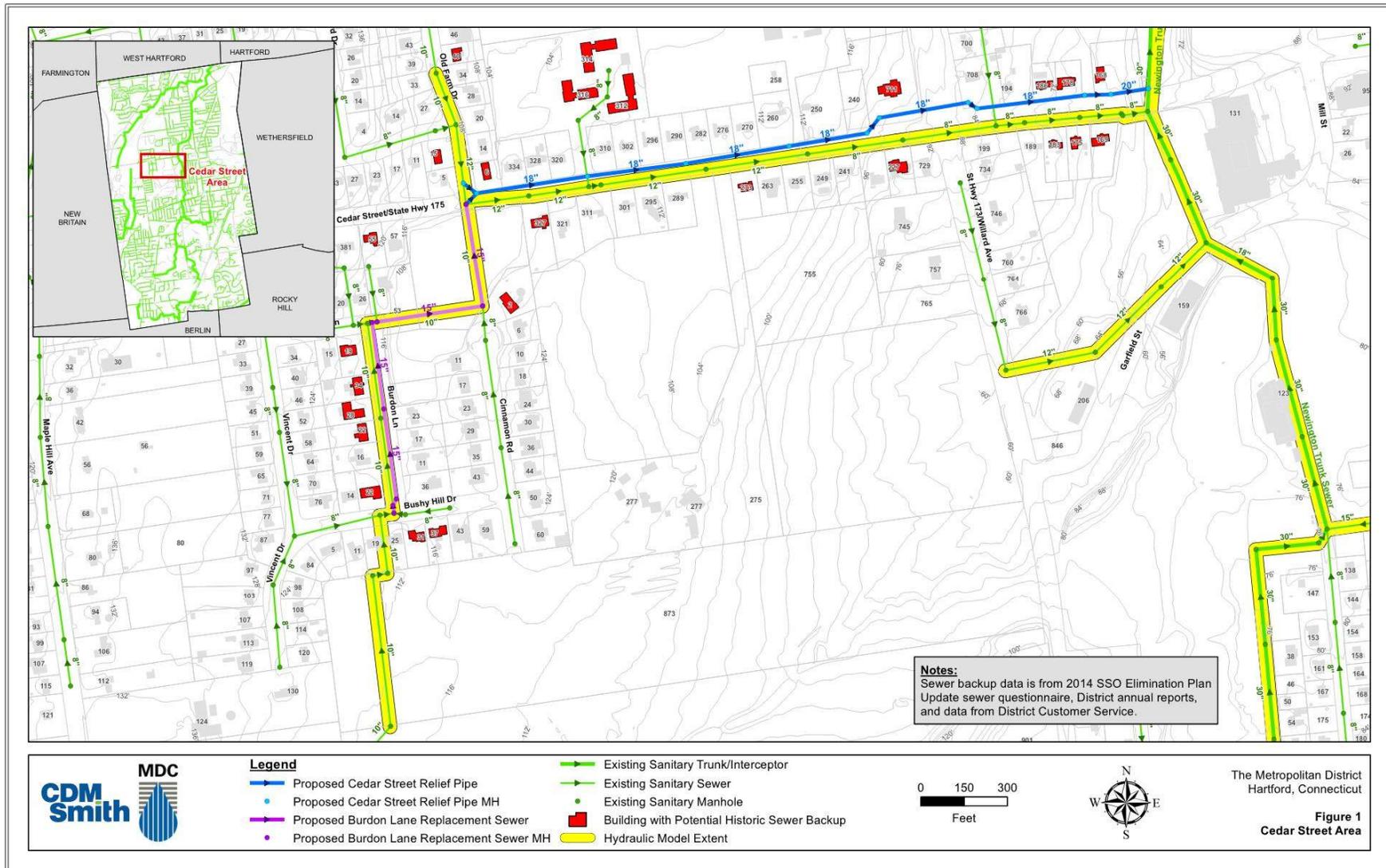
- Provide information on project design
 - Project Location
 - Sanitary Sewer
 - Water Main
 - Roadway Pavement Restoration
- Provide update on project schedule
 - Project Kickoff and Duration
 - Summer Months (anticipated work)
 - Night Work
 - Road Closure and Detour
- Discuss your needs and concerns relative to the design and construction

Cedar Street Area – Project Map

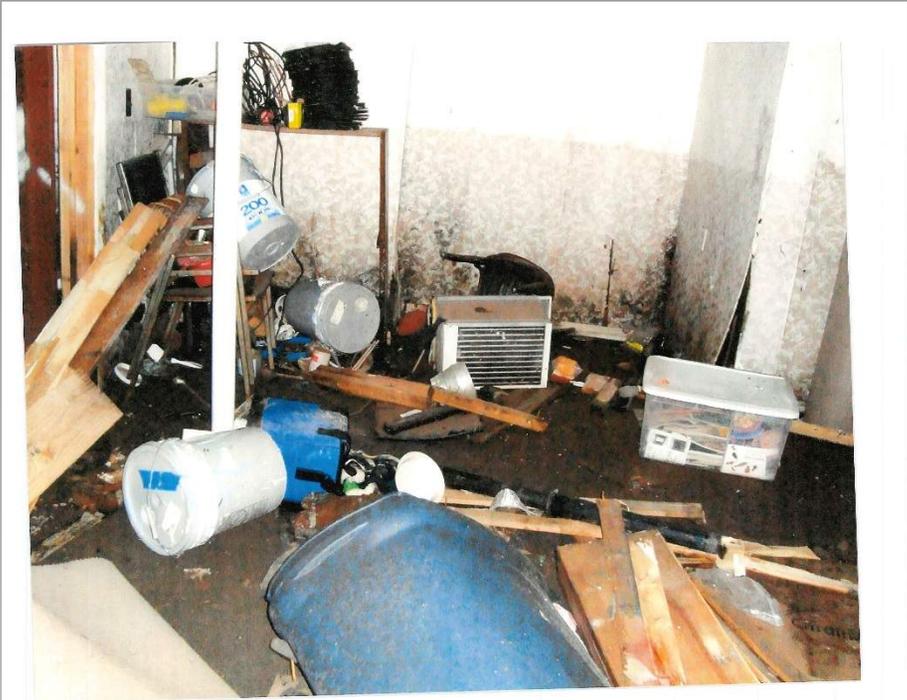
Cedar Street (Rt. 175) and Willard Avenue (Rt. 173)



Cedar Street Area – Historical Sewer Backups



Sewer Backup Pictures



Cedar Street (Rt. 175) – Sanitary Sewer Installation

Mill Brook to Old Farm Drive

Work Planned for 2016 and 2017 season:

- Work Hours: 8:00am – 3:00pm Monday through Friday
- Beginning at Mill Brook easement heading west toward intersection of Willard Avenue (June 2016 – August 2016) – concurrent with water work on Willard Avenue
- Army Corps of Engineers – Wetlands Permit: Mill Brook area work must begin before July 15, 2016
- In the intersection of Willard Avenue – Night Work (August 2016 – September 2016)
- From Willard Avenue to Old Farm Drive (September 2016 – December 2016)
- Winter Shutdown (December 2016 – April 2017)
- Cedar Street (remaining work from 2016) to Old Farm Drive (April 2017 – July 2017)



Willard Avenue and Cedar Street – Water Main Installation

- Willard Avenue: Veterans Drive to Cedar Street
- Cedar Street: Willard Avenue to Old Farm Drive

Work Planned for 2016 and 2017 season:

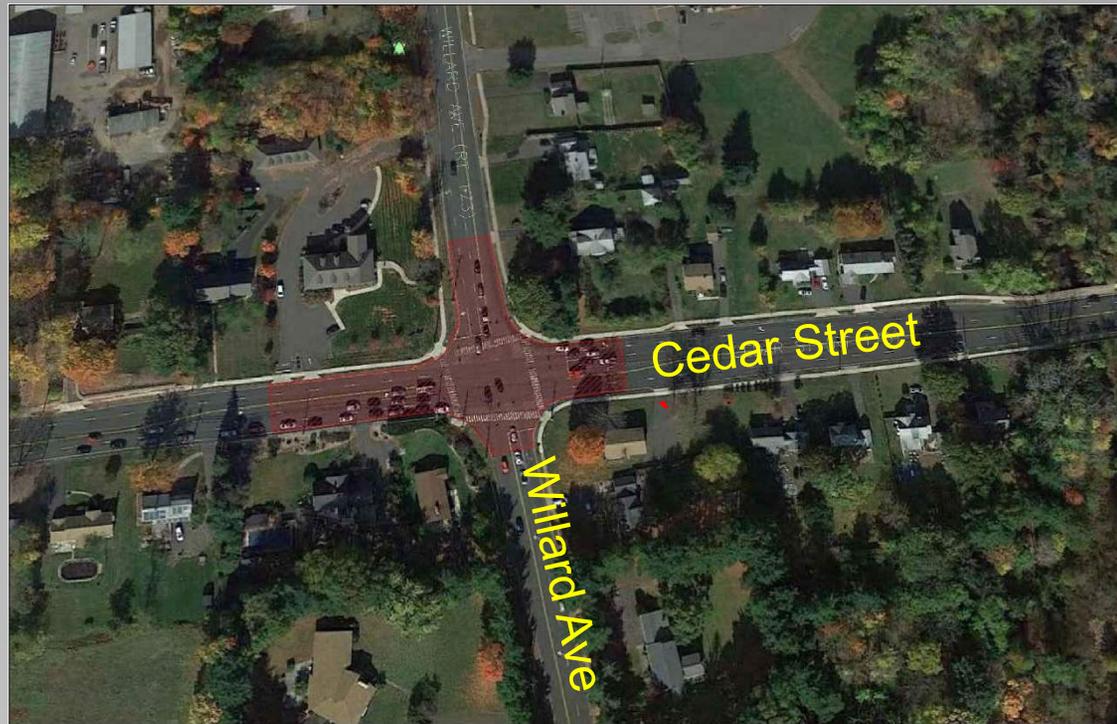
- Work Hours: 8:00am – 3:00pm Monday through Friday
- Beginning at Veterans Drive heading southbound to Cedar Street (June 2016 – August 2016) – concurrent with sewer work on Cedar Street
- All Willard Avenue work to occur during school summer break (June 11 – August 28)
- In the intersection of Cedar Street – Night Work (August 2016 – September 2016)
- Winter Shutdown (December 2016 – April 2017)
- Cedar Street From Willard Avenue to Old Farm Drive (April 2017 – July 2017)



Night Work – Sanitary Sewer and Water Main Installation Intersection of Cedar Street and Willard Avenue

Work Planned for 2016 season:

- Installation of the sanitary sewer and water main through the intersection (August 2016 – September 2016)
- 4 week duration – weather dependent
- Work Hours: 10:00pm – 5:00am Monday through Friday



Willard Avenue and Cedar Street – Pipe Jacking Operation

Work Planned for 2016 and 2017 season:

- Work Hours:
 - Permanent Work Zone – Concrete Barriers
 - Continuous work hours once jacking operation begins

- No road closure required – two way traffic maintained at all times

- Required to cross existing drainage pipes

- Willard Avenue between Veterans Drive and Wilbur Drive (June 2016 – July 2016)

- Cedar Street between Cedar Village Road and Old Farm Drive (Fall 2017)



PIPE JACKING (PERMANENT WORK ZONE) - WATER MAIN INSTALLATION



PIPE JACKING (PERMANENT WORK ZONE) - SANITARY SEWER INSTALLATION

Sewer Cleaning and Lining



Work Planned for 2017:

- Work Hours: 8:00am – 3:00pm Monday through Friday
- Cleaning and Lining of the existing sanitary sewer on Cedar Street between Mill Brook and Willard Avenue (July 2017 – September 2017)

Roadway Pavement Restoration

Cedar Street and Willard Avenue – Curb to Curb (Full Width)

Full width surface pavement restoration is planned for this project:

- ▶ Veterans Drive to Cedar Street on Willard Avenue (School Summer Break 2017)
- ▶ Mill Brook area to Old Farm Drive on Cedar Street (Fall 2017)
- ▶ New pavement markings will be installed on the finished surface course



**Estimated Project Completion:
December 2017**

Traffic Flow During Construction

- Work in Roadway with lanes closed - traffic is shifted to drive around the work zone
- Road Closed – local traffic only, follow detour
- Sidewalk Closed



Construction Coordination

- Coordinating with CT Transit and ConnDOT
- Coordinating with Town of Newington
 - Police and Fire Department
 - Housing Authority
 - Board of Education
 - Engineering Department
- Using variable message signs
- Traffic/safety tailgate meetings



How to Stay Informed!

Meetings & Outreach:

- Outreach Meetings (Pre-construction and during)
 - Solicit input early, incorporate needs

Mailings & Notices:

- Informational Flyers and Mailings
- Specific Meeting Invitations
- Periodic Construction Update Notices
- www.themdc.com - Google Map Traffic Alert





Would you like to know where and when MDC Clean Water Crews and Contractors will be working?

Would you like to avoid construction related traffic?

The MDC has developed some on-line tools that will help you to stay informed. Just visit themdc.com

Tue 26	Wed 27	Thu 28	Fri 29
Sat 30	Sun 31	Mon 01	Tue 02

Tue 26	Wed 27	Thu 28	Fri 29
Sat 30	Sun 31	Mon 01	Tue 02

Do you Tweet? So do we.

East Hartford, Friday 2/10 - Repair work on Pitkin St. near Main St to continue this morning until noon.
Hartford, 2/16 - The left turn restrictions from Wethersfield Ave onto Ledford and Estes will NOT be operating today.

Follow construction activity and emergency repairs on Twitter.

Follow us @mdctrfficinfo

Click on construction icons to get work hours and detour information.

Search for construction activity by location and day.



Contacts



➤ Project Manager

Adam Thompson
860-278-7850 x3457
athompson@themdc.com



➤ MDC Command Center (after hours)
860-278-7850 x3600



Thank you for joining us today.

Discussion and Questions?

Please remember to sign in.



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Craig Minor, AICP
Town Planner

Memorandum

To: Tanya D. Lane, Acting Town Manager
From: Craig Minor, Town Planner
Date: February 18, 2016
Re: **Town Center Streetscape Project Phase VI (Constance Leigh Drive)**

As the next phase in Newington's multi-year "Town Center Streetscape Program", Phase VI (Constance Leigh Drive) continues to pursue the program's objectives of improved pedestrian safety at the intersection with Lowrey Place, enhanced aesthetics, commercial viability, and small business promotion. The committee overseeing the project would like to make a presentation to the Town Council at the meeting on February 23, 2016 and receive Council approval to proceed.

The original vision of Phase VI was for high quality amenities on both sides of Constance Leigh Drive from East Cedar Street to Lowery Place that matches the work done on Market Square: granite curbs, brick pavers, street trees, decorative lighting, benches, and trash receptacles. Fourteen different scenarios were prepared by the consulting engineer, with different combinations of road width, sidewalks, tree borders, possible bike lanes, etc.

Unfortunately the \$500,000 grant application was not approved in the full amount – only \$470,000. Also, the cost of these amenities is higher than had been anticipated. The decision was therefore made to go with a scaled-down version that could be achieved within the budget. The fourteen scenarios were reduced to three, each of them are affordable and each of them addressing the short-fall in a different way. The three options were discussed extensively by the committee and presented to the community at a "public information meeting" on February 3, 2016.

The option that the committee recommends going forward is the so-called "Segmental" option. It contains all of the amenities originally proposed for the full length of Constance Leigh Drive, but limited to the section between East Cedar Street to Market Square (plus pedestrian safety improvements at the intersection of Lowrey Place and Constance Leigh). A copy of this concept plan is attached.

The committee looks forward to making a presentation on this to the Town Council at the meeting on February 23, 2016.

cc:
Committee members
file

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



Option 4-C Segmental, Looking South
Constance Leigh Drive Streetscape Improvements

Newington, CT

date
01.18.16

scale
Not To Scale

Option 4-C Segmental

300 Winding Brook Drive, Glastonbury, CT 06033
860-652-8227

Civil Engineering, Landscape Architecture, Surveying,
Planning, GIS and Ecological Sciences





Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Assistant to the Town Manager (on behalf of Tanya D. Lane, Acting Town Manager)

Date: February 18, 2016

Re: **CCM Update: Overview of State Budget**

There will be an item on the February 23 Town Council agenda in which Connecticut Conference of Municipalities (CCM) representatives will provide the Council with a brief, unbiased overview of the State budget.



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)

Date: February 18, 2016

Re: Kellogg Eddy House Lease Renewal

There will be an item on the February 23 Town Council agenda (tabled on February 9) to discuss the renewal of the Kellogg Eddy House lease agreement with the Town. Town Attorney Ben Ancona will be present at the meeting to discuss the terms of the lease renewal. If the Council concurs, a resolution will appear on a future agenda for consideration.

Attach.

LEASE

This Lease, entered into as of the day of , 2016, by and between THE TOWN OF NEWINGTON, a Connecticut municipal corporation (hereinafter called "LESSOR") and The Newington Historical Society and Trust, Inc. (hereinafter called "LESSEE").

WITNESSETH

1. DESCRIPTION OF PREMISES: The LESSOR hereby leases to LESSEE and warrants that it has the ability to lease for the term hereof, and LESSEE hires from LESSOR, on the terms and conditions hereinafter set forth, all that property with the improvements thereon in the Town of Newington, County of Hartford and State of Connecticut as more particularly described in the attached Schedule A, excepting therefrom an apartment on the second floor of the Leased Premises to which the LESSOR retains possession and control and has the legal right to lease to another tenant. The parties further recognize and agree that building safety code provisions require any occupant of the apartment to have emergency egress from the apartment through the Leased Premises, but the parties agree that any such access shall be for emergency reasons only. Other than the aforesaid emergency access, any tenant or other occupant of the apartment shall not have access to the Leased Premises and LESSOR shall secure the apartment to the extent practicable so that it is a separate and distinct premises from the Leased Premises.
2. TERM: The term of this Lease shall commence on July 1, 2016 and shall terminate twenty (20) years from said date.
3. RENT: LESSEE shall pay one (\$1.00) dollar as annual rent to LESSOR on or before January 30, 2017 and on or before January 30 of each and every year thereafter for the remaining term of this Lease.
4. USE: LESSEE shall use the property as a museum or historical landmark. No commercial, industrial, agricultural, or religious uses of the property shall be permitted. Nothing herein, however, shall prohibit the LESSEE from operating a gift shop for the sale of gifts, antiques and historical items on the premises. Moreover, the property may be made available for public use in conformance with rules and regulations as provided for in this Lease, but LESSOR shall be responsible for scheduling reservations and assigning rooms to the public in accordance with the rules and regulations provided for in this Lease.
5. OPTION: Provided this Lease is in full force and effect at the time of the execution of the option, the LESSEE shall have one (1) option of twenty (20) years to extend the term of this Lease on the same terms and conditions as herein set forth. LESSEE shall exercise its option to extend the term of the Lease by giving written notice to LESSOR of its intention to do so by a date no later than ninety (90) days PRIOR to the expiration of the original term of this Lease, or by April 2, 2036.
6. SUB-LETTING AND ASSIGNMENT: The LESSEE shall not sub-let the demised premises or any portion thereof or assign this Lease without the prior written approval of the LESSOR.

7. CONDITION OF PREMISES: LESSEE accepts the demised premises in an “as is” condition and shall be subject to all Federal, State and local laws, regulations, rules, codes, ordinances and executive orders during the term of this Lease. LESSEE shall keep, maintain and preserve the historic nature of the demised premises. LESSEE shall determine what restoration measures for the demised premises are appropriate and shall be authorized to undertake and direct any such restoration at its own expense. Any such restoration shall be generally compatible with the historic nature of the demised premises. LESSEE shall be responsible for obtaining all necessary licenses, inspections, permits, certificates or other authorizations needed in connection with its use of the demised premises, but shall be excused from having to pay any building permit fees to the LESSOR.
8. UTILITIES: LESSOR shall be responsible for furnishing and paying for all utilities including water, electricity, gas and heat but not including telephone and internet services, which shall be the responsibility of LESSEE.
9. MAINTENANCE: LESSOR shall be responsible for the upkeep and maintenance of the grounds and buildings on the demised premises, including the house, garage and any outbuildings. LESSOR shall also be responsible for the maintenance of the house structure and its mechanical and electrical equipment, including but not limited to the heating, wiring and plumbing systems. LESSEE shall restore and replace any property damaged as a result of LESSEE’S use of the demised premises. LESSEE shall conduct its operations in a clean, sanitary and safe manner.
10. RETURN OF DEMISED PREMISES:
 - a. LESSEE agrees to yield and deliver peaceably to LESSOR possession of the demised premises on the date of termination, by expiration or otherwise in as good condition as at the commencement of this Lease if no improvements are undertaken, reasonable wear and tear excepted, or if improvements are undertaken, in as good a condition as they were in on the completion date of the last improvement made to the demised premises, wear and tear excepted.
 - b. The personal property owned and placed or installed by LESSEE in or on the demised premises shall remain the property of the LESSEE and must be removed by LESSEE unless agreed to otherwise by LESSOR and LESSEE, in writing, within thirty (30) days from the date of the termination of this Lease at LESSEE’S sole risk and expense.
 - c. If LESSEE’S property is not removed as herein provided, LESSEE shall be deemed to have waived its rights and said property shall be deemed abandoned by LESSEE and ownership thereof shall vest in LESSOR.
11. INSURANCE: Lessor shall be responsible for maintaining fire and hazard insurance on the demised premises. In the event of damage from fire or other hazards covered by the policy, insurance proceeds shall be applied to restoration or repair of the leased property, provided such damage is less than fifty (50) per cent of the fair market value of the leased property. In the event the destruction from fire or other hazards exceeds fifty (50) per cent of the fair market value of the leased property, then LESSOR shall have no duty to restore, repair or rebuild the leased property, all insurance proceeds shall be assigned and paid to LESSOR,

131 Cedar Street
Newington, Connecticut 06111

IF TO LESSEE: Newington Historical Society & Trust, Inc.
679 Willard Avenue
Newington, Connecticut 06111
Attention: President

Or to such other address as either party may give to the other, in writing, from time to time.

16. MISCELLANEOUS PROVISIONS: LESSOR and LESSEE further agree to the following matters:

- a. LESSEE shall have the power to adopt policies and promulgate rules and regulations regarding the use of the demised premises. To insure that such policies, regulations and rules are consistent with the public purpose and public ownership of the demised premises, such policies, rules and regulations are subject to approval by the LESSOR.
- b. LESSEE shall be the curator of the House and garage on the demised premises and their contents and shall further keep, maintain and preserve the historic nature of the demised premises. LESSEE shall have the right to select, arrange, and dispose of any and all personal property within the House including, but not limited to, furniture, objects d'art, antiques and memorabilia. Any personal property acquired by LESSEE and placed in the House shall remain the property of the LESSEE. Any personal property placed in the House shall be generally compatible with the historic nature of the House.
- c. All officers of the LESSEE shall have free access to and from the House at all reasonable times.
- d. LESSEE shall make the House available to Newington citizens as much a practicable by setting reasonable visiting hours and by not charging admission fees to Newington residents.

17. DEFAULT:

- a. In the event LESSEE is in violation of any provision of this Lease and fails to rectify or cure the default within Forty-Five (45) days from the date a written notice from LESSOR to LESSEE has been delivered in accordance with the terms of this Lease stating the clause or clauses in default and what is necessary to cure the default, this Lease shall be terminated.
- b. In the event LESSEE loses its status as a charitable corporation (reports on LESSEE'S charitable status shall be filed with LESSOR on a yearly basis), files a petition in bankruptcy, is otherwise unable to pay its bills as they mature or dissolves its corporation, this Lease shall be terminated.
- c. All events of termination set forth herein shall be effective upon notice from LESSOR to LESSEE.

18. ENTIRE AGREEMENT: This Lease contains all agreements between the parties hereto. No representative or agent of LESSOR or LESSEE is authorized to make any representations in, or to alter or modify this Lease in any way. Any additions, alterations, changes or modifications to or in this Lease to be binding upon the parties hereto must be in writing and signed by the LESSOR and LESSEE.
19. APPLICABLE LAW: This Lease shall be construed in accordance with the laws of the State of Connecticut.
20. SEVERABILITY: The invalidity of any one or more phrases, sentences, clauses or sections contained in this Lease, as determined by a court of competent jurisdiction, shall not affect the remaining portions of this Lease.
21. CAPTIONS: The captions of this Lease are inserted only as a matter of convenience and reference and are not to be construed as a part of this Lease, or in any way to define, amplify, limit or describe the scope or intent of this Lease, or the terms, conditions and provisions thereof or as affecting the meaning of the text of any Article in any way.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and to a duplicate instrument of the same tenor and date, at Newington, Connecticut this _____ day of _____, 2016.

Signed, Sealed and Delivered
In the Presence of:

TOWN OF NEWINGTON

By: _____
Tanya Lane, Its Town
Manager, Duly Authorized

THE NEWINGTON
HISTORICAL SOCIETY &
TRUST, INC.

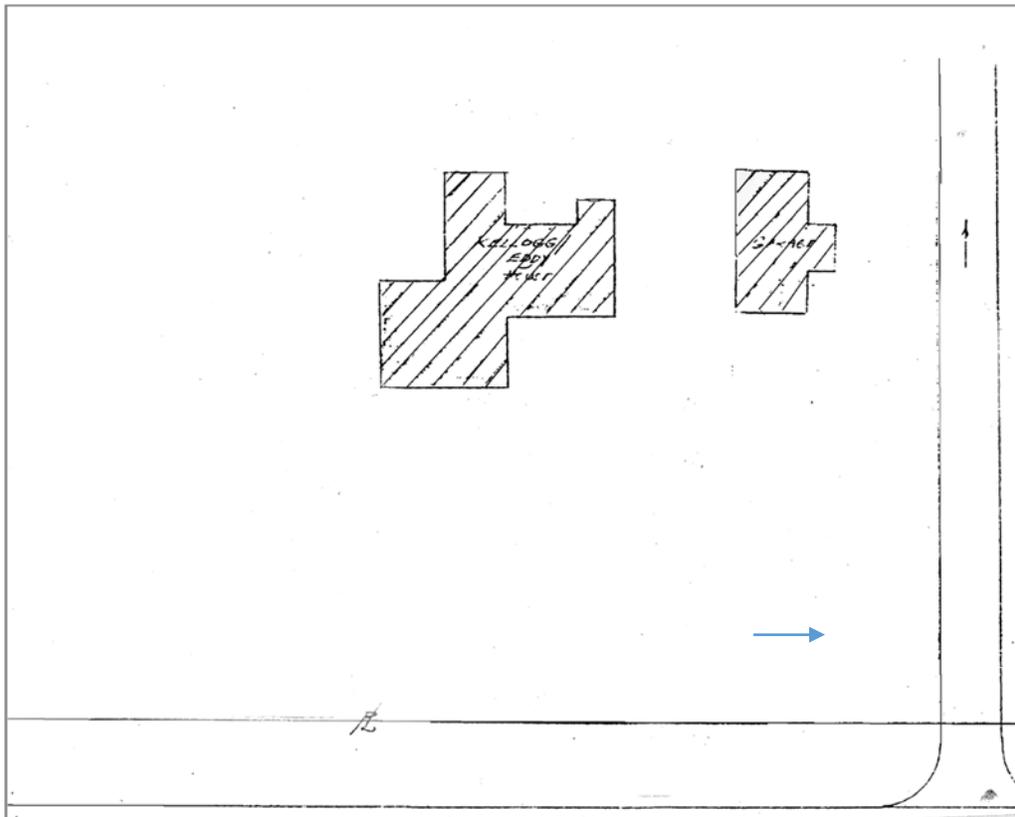
By: _____
James Late
Its President
Duly Authorized

LEASE BETWEEN THE TOWN OF NEWINGTON
AND THE NEWINGTON HISTORICAL SOCIETY & TRUST, INC.

Schedule A

Property description

1. A single-family, wood-frame, two and one-half story dwelling located at 679 Willard Avenue, Newington, CT 06111, originally built in 1808 with an addition built in 1928. Contains 5,451 square feet of habitable space plus a 2,768 square foot full-height cellar (with concrete floor) and an unfinished attic. The rooms include: two living rooms, dining room, meeting room, sun room, kitchen with two pantries, seven bedrooms, galley kitchenette, three three-piece bathrooms and a two-piece lavatory. Heating is by means of a gas-fired hot water system. Floors are oak plank and pine, some of which are linoleum covered; walls are of plaster. There are six fireplaces (one covered).
2. A three-car, wood-frame garage/workshop containing 1234 square feet at ground level and 700 square feet of storage space above built in 1928; concrete floor.



Town Manager

President Board of Directors

Date



Tanya D. Lane
Acting Town Manager

TOWN OF NEWINGTON

131 CEDAR STREET
NEWINGTON, CONNECTICUT 06111

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council

From: Jaime Trevethan, Asst. to the Town Manager (on behalf of Tanya D. Lane,
Acting Town Manager)

Date: February 18, 2016

Re: Streetscape Phase VI Oversight Committee

As indicated in the minutes of the January 26 Town Council meeting, the Council took action to appoint Councilors Anest and Budrejko to oversee the Streetscape Phase VI project. However, no such committee was in existence at that time. Therefore, there will be an item on the February 23 Town Council agenda to create a Streetscape Phase IV Oversight Committee, existing of two Council members, to assist staff with oversight of the project. The resolution will also validate the appointments of Councilors Anest and Budrejko.

Attach.

AGENDA ITEM: VI.C.

DATE: 2/23/16

RESOLUTION NO: _____

RESOLVED:

That the Newington Town Council hereby creates a Streetscape Phase VI Oversight Committee, consisting of two members of the Town Council, to assist Town staff in overseeing work related to the Streetscape Phase VI project.

BE IT FURTHER RESOLVED:

That the Newington Town Council hereby validates the following appointments as indicated in the minutes of the January 26, 2016 Town Council Meeting:

Streetscape Phase VI Oversight Committee

Name	Address	Party	Term	Replaces
NTC Rep: Carol Anest	30 Harding Avenue	D	NTC Term	vacant
NTC Rep: Gail Budrejko	21 Isabelle Terrace	R	NTC Term	vacant

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: VIII

DATE: 2-23-16

RESOLUTION NO. _____

RESOLVED:

That property tax refunds in the amount of \$278.17 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 – FEBRUARY 23, 2016

Leslies Poolmart Inc. 21001 North Tatum Blvd., Ste. 1630-630 Phoenix, AZ 85050	\$278.17
Total	\$278.17