



Keith Chapman  
Town Manager

# TOWN OF NEWINGTON

131 CEDAR STREET  
NEWINGTON, CONNECTICUT 06111

MAYOR BETH DELBUONO

NEWINGTON TOWN COUNCIL

REGULAR MEETING MINUTES

Tuesday, April 28, 2020

RECEIVED FOR RECORD  
IN NEWINGTON, CT

2020 MAY -4 AM 11:21

  
Town Clerk

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

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

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Councilor Anest  
Councilor Braverman  
Councilor Budrejko  
Councilor Camillo  
Councilor Donahue  
Councilor Manke  
Councilor Miner  
Councilor Nagel  
Mayor DelBuono

Staff Attendees:

Keith Chapman, Town Manager  
James E. Krupinski, Town Clerk  
Susan Gibbon, Council Clerk

III. APPROVAL OF AGENDA

- Motion by Councilor Manke add under New Business VI.I Waiver of RFP for Audio Visual and remove IX. Minutes of Previous Minutes. Seconded by Councilor Anest. Motion passed 8-0 (Councilor Camillo offline) *(roll call vote)*

IV. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom or Telephone: 888-788-0099 or 877-853-5247) (4 MINUTE TIME LIMIT PER SPEAKER ON ANY ITEM)

- None

V. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION

- None

VI. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)

A. Town Hall Project Update

- Town Manager Chapman stated that the project continues to be on schedule and on budget. Permanent power is in place. Mr. Chapman provided updates on various projects. Reconstruction of Mazzoccoli Way is underway.

B. Health Update

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

- Town Manager Chapman stated that there are over 200 cases of COVID-19 in Newington, with a large number of those in nursing homes. Met with staff on Monday to determine what will happen if this continues to be a problem in the new budget year. Asked all departments to look at their budgets and prepare back up budget with 30% reduction. If things do not improve for the town, it will impact the revenue side. Want to be prepared ahead of time. No town employees have been affected by COVID-19. Overall in CT there are 25,269 cases, 1,127 deaths and 1,766 hospitalization.
  - Mayor DelBuono thanked Mr. Chapman for his updates and for his proactive efforts regarding the budgets.
- C. Discussion-Anna Reynolds Elementary School Roof Replacement
- Town Manager Chapman stated that he is happy to report that the latest report on the roof condition are that the roof is not leaking. It appears that the roof waterproofing has adhered to the old roof and hopeful it will remain that way for the foreseeable future.
- D. Fair Housing Month Resolution

Motion by Councilor Anest

**WHEREAS, All persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and**

**WHEREAS, Federal fair housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and**

**WHEREAS, Connecticut fair housing laws require that all individuals, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, familial status, learning disability, physical or mental disability, sexual orientation, or gender identity or expression be given equal access to all housing-related opportunities, including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and**

**WHEREAS, the Town of Newington is committed to upholding these laws and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice;**

**NOW, THEREFORE, BE IT RESOLVED, that the Newington Town Council hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase and obtain financing for adequate housing of their choice on a non-discriminatory basis; and**

**BE IT FURTHER RESOLVED, that the Town Manager of the Town of Newington, or their designated representative, is responsible for responding to and assisting any person who alleges to be the victim of any illegal discriminatory housing practices in the Town of Newington and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the U.S. Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services, or other fair housing organizations to protect his or her right to equal housing opportunities.**

Seconded by Councilor Budrejko. Motion passed 8-0 (Councilor Camillo offline) *(roll call vote)*

E. TPZ Referral for Robbins Avenue Re-Alignment

- Town Manager Chapman stated that we did received a favorable response from TPZ for this and it can move forward.

Motion by Councilor Manke

**RESOLVED:**

**The Newington Town Council hereby moves to Place on File the Certificate of Action for Petition #14-20 – Sec. 8-24 Referral of Proposed Re-Alignment of Robbins Avenue, received from the Newington Town Plan & Zoning Commission, dated April 8, 2020, a copy of which is attached to this resolution.**

Seconded by Councilor Braverman. Motion passed 8-0 (Councilor Camillo offline) (*roll call vote*)

- Councilor Nagel stated he wanted to make sure that the residents in the area were ok with the final plan for the realignment in that area.
  - Town Manager Chapman stated that the neighborhood has been keep informed of this and they were very positive on the final design, it does not interfere with the current layout of the green on Robbins Avenue. Good support from the neighborhood.
  - Mayor DelBuono stated that she did have complaints from people in the neighborhood, but following the changes no additional complaints have been received are fine with the changes.
  - Councilor Manke asked if construction doesn't take place this year due to COVID-19, will we still stay in schedule or get bumped back.
  - Town Manager Chapman stated that we will stay within the schedule. Keep in mind that grant monies may not be available due to COVID-19. Optimistic.
  - Councilor Budrejko stated that it was encouraging as the residents were instrumental in getting this passed. The residents proposed solutions and talked with the town engineer to get this to go through.
  - Mayor DelBuono stated it was a good example of the town working with the community to get a positive outcome.
- F. TPZ Referral for Proposed Sale of Town Owned Property – 88 Stamm Road
- Town Manager Chapman stated that this was referred to TPZ and they did not support this and are not in favor of this.

Motion by Councilor Nagel

**RESOLVED:**

**The Newington Town Council hereby moves to Place on File the Certificate of Action for Petition #08-20 – Sec. 8-24 Referral of Proposed Sale of Town-Owned Property at 88 Stamm Road, received from the Newington Town Plan & Zoning Commission, dated April 8, 2020, a copy of which is attached to this resolution.**

Seconded by Councilor Braverman. Motion passed 8-0 (Councilor Camillo offline) (*roll call vote*)

- Councilor Budrejko stated that one item that did keep coming up at the TPZ meeting was the town needs to have a procedure in place regarding the sale of property.
- G. Communications Tower Space Agreement
- Town Manager Chapman stated that this started several years ago with the council and staff looking at an opportunity to move off of Cedarcrest Hospital and having a tower at the Balf area. Recently notified that Cedarcrest Hospital was being demolished. We did work out an agreement with Callahan Acres LLC on top of Cedar Mountain. It is a temporary situation. Moved all radio equipment to new tower. Will occupy space on that tower until we can determine what is the best long term plan for the town. The rent we will pay is equal to the taxes the owner is paying on the tower which is approx. \$7,000 annually. The Town Attorney has reviewed the agreement.
  - Councilor Miner asked on the rent section if is should state that personal property of the town and on the terms, there doesn't seem to be an out clause and is the tower certified as a public safety tower with the required security measures in place. Very thankful to the Callahan's for accommodating the town on such short notice.









