



## **Regular Meeting of the Common Council**

**Wednesday, October 11, 2023**

**7:00 PM**

**Council Chambers, City Hall, 2nd Floor,  
27 West Main Street, New Britain, Connecticut**

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**NOTICE** - *The next regular meeting of the Common Council will be held on Wednesday evening, October 11, 2023, at 7:05 PM in Council Chambers, City Hall, 2nd Floor, 27 West Main Street, New Britain, Connecticut. In-person and remote public participation will begin prior to the regular meeting at 7:00 pm. Individuals seeking to join public participation remotely may join the queue beginning at 6:55 pm by calling 1 (339) 209-6176. Members of the public may attend meetings in person or view a live broadcast via the livestream link at <https://www.newbritainct.gov/meetings> or <https://www.youtube.com/@CONBCT/streams>*

### **7:00 PM - PUBLIC PARTICIPATION**

### **CALL TO ORDER**

### **ROLL CALL**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **AWARDS, PRESENTATIONS AND SPECIAL RECOGNITIONS**

### **APPROVAL OF MINUTES**

MINUTES OF THE REGULAR MEETINGS OF SEPTEMBER 13, 2023 AND SEPTEMBER 27, 2023.

[September 13, 2023](#)

[September 27, 2023](#)

### **AMENDMENTS TO AGENDA**

### **PETITIONS**

1. On September 12, 2023 the City received a letter of noncompliance on behalf of the Municipal Finance Advisory Commission (MFAC). See the attached letter to be documented on the record. The letter reads “the MFAC believes that the lack of timely audit reports is a serious matter and potentially a warning sign of financial challenges”. In addition, constituents have raised concerns that “Noncompliance with the OPM directive is possible evidence of fraud, waste and/or abuse of authority”.

Please have the Finance Department provide answers to the following:

- Why did the city fail to issue the required report in the required time?
- Is the City planning to submit the report before the November elections in order to reassure the residents of New Britain that the City is in a financially sound state?

Please provide a report with answers for the requested questions by the deadline for the next Common Council meeting of October 25, 2023.

A. Ayalon

[Petition](#)

[Attachment](#)

2. Ald. Ortiz-Luna for Mark Moriarty of the Public Works Department to provide an updated design and plan for the Allen Street Project. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.  
[Petition](#)
3. Ald. Ortiz-Luna for appropriate department(s) to provide proof of the Four Million Dollar (\$4,000,000.00) transfer from the “Rainy Day Fund” account to the Public Works Account which was passed on September 27, 2023 for the Allen Street Drainage Improvement Project. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.  
[Petition](#)
4. Ald. Ortiz-Luna for Jonathan Perugini, the Finance Director, to report the plans for the balance of money in the “Rainy Day Fund” account and the plans for the balance of money in the ARPA Fund. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.  
[Petition](#)
5. Ald. Ortiz-Luna for Justin Dorsey, Chief of Staff, to provide an update on the installation of a water fountain in the dog park at Washington Park. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.  
[Petition](#)

**CONSENT AGENDA** - *All reports are on consent unless removed during the Common Council meeting.*

**REPORTS OF BOARDS, COMMISSIONS, DEPARTMENTS AND LEGISLATIVE COMMITTEES:**

- A. RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE.  
[Report](#)
- B. JUAN BAUTISTA ORTIZ V. LINDA GLIMPSE. RE: SETTLEMENT OF CLAIMS.  
[Report](#)

- C. BOARD OF POLICE COMMISSIONERS RESPONSE TO ITEM NO. 35999. RE: TRAFFIC STUDY IN THE AREA OF HILLHURST AVENUE AND SLATER ROAD.  
[Report](#)  
[Original Petition](#)
- D. BOARD OF POLICE COMMISSIONERS RESPONSE TO ITEM NO. 36087. RE: PARKING STUDY ON STANLEY STREET, FROM 784 STANLEY STREET TO 846 STANLEY STREET.  
[Report](#)  
[Original Petition](#)
- E. BOARD OF POLICE COMMISSIONERS RESPONSE TO ITEM NO. 36123. RE: TRAFFIC STUDY AMHERST STREET, FOXON PLACE AND HILLCREST AVENUE.  
[Report](#)  
[Original Petition](#)
- F. BOARD OF POLICE COMMISSIONERS RESPONSE TO ITEM NO. 36205. RE: MAJOR CRIMES WITHIN THE CITY.  
[Report](#)  
[Original Petition](#)

#### **REPORTS RETURNED FROM COMMITTEE**

- G. COMMITTEE ON ADMINISTRATION, FINANCE AND LAW RECOMMENDATION FOR ITEM NO. 36222. RE: FIFTEEN (15) YEAR TAX ASSESSMENT MODIFICATION AGREEMENT WITH AVON AT 102 LLC FOR 102 WEST MAIN STREET.
- H. COMMITTEE ON ADMINISTRATION, FINANCE AND LAW RECOMMENDATION FOR ITEM NO. 36223. RE: THIRTEEN (13) YEAR TAX ASSESSMENT MODIFICATION AGREEMENT WITH ALPHA ACQUISITIONS LLC FOR 189 CHESTNUT STREET.  
[Report](#)
- I. PROPOSED ADDITION. RE: SETTLEMENT OF CLAIMS.  
[Report](#)

#### **RESOLUTIONS RETURNED FROM COMMITTEE**

- 1. ITEM NO. 36222. RE: FIFTEEN (15) YEAR TAX ASSESSMENT MODIFICATION AGREEMENT WITH AVON AT 102 LLC FOR 102 WEST MAIN STREET. R. SMEDLEY
- 2. ITEM NO. 36223. RE: THIRTEEN (13) YEAR TAX ASSESSMENT MODIFICATION AGREEMENT WITH ALPHA ACQUISITIONS LLC FOR 189 CHESTNUT STREET. R. SMEDLEY  
[Resolution](#)

#### **NEW RESOLUTIONS**

3. BUDGET ADJUSTMENT - FIRE DEPARTMENT. RE: FEMA 2022 REGIONAL ASSISTANCE TO FIREFIGHTERS GRANT FOR TECHNICAL RESCUE TRAINING. M. THOMPSON, I. SANCHEZ, M. MALINOWSKI  
[Resolution](#)
4. SOLE SOURCE PURCHASING. RE: \$28,575 TO AXON FOR TASERS, TASER CARTRIDGES, AND TASER TRAINING CARTRIDGES FOR THE NEW BRITAIN POLICE DEPARTMENT. H. DYSON, W. PABON, A. SEGARRA, P. CATANZARO, A. RUSSELL  
[Resolution](#)
5. RE: OCTOBER AS NATIONAL DISABILITY AWARENESS MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
6. RE: OCTOBER AS DOMESTIC VIOLENCE AWARENESS MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
7. RE: OCTOBER AS PREGNANCY AND INFANT LOSS AWARENESS MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
8. RE: OCTOBER AS ITALIAN AMERICAN HERITAGE MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
9. RE: OCTOBER AS POLISH AMERICAN HERITAGE MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
10. RE: OCTOBER AS BREAST CANCER AWARENESS MONTH. ALL MEMBERS OF THE COMMON COUNCIL  
[Resolution](#)
11. RE: TAX ABATEMENTS, CORRECTIONS AND REFUNDS. R. SMEDLEY, A. SEGARRA, L. ORTIZ-LUNA  
[Resolution](#)  
[Adjustments Cover Sheet](#)  
[Adjustments Report](#)  
[Refunds Cover Sheet](#)  
[Refunds Report](#)
12. RE: COMMUNITY LEARNING CENTER MINI-GRANT TO FUND STUDENT INTERNSHIP PROGRAM. P. CATANZARO, D. COSTA, J. HARGRAVES, I. SANCHEZ, P. SCIRPO, A. SEGARRA  
[Resolution](#)
13. RE: \$68,884 TO CDM SMITH, INC. TO CONDUCT A WATER AUDIT OF THE UTILITIES DIVISION'S DISTRIBUTION SYSTEM FOR UNACCOUNTED WATER. H. DYSON, M.

MALINOWSKI, A. SEGARRA

[Resolution](#)

14. RE: SUBWAY RENTAL RATE FOR THE PERIOD OF JANUARY 1, 2024 THROUGH DECEMBER 31, 2023 OF \$3.13 PER LINEAR FOOT. K. RUTKOWSKI, A. SEGARRA, I. SANCHEZ

[Resolution](#)

## **UNFINISHED BUSINESS**

RE: UNFINISHED BUSINESS

[Unfinished Business](#)

## **ADJOURNMENT**

September 13, 2023

## REGULAR MEETING OF THE COMMON COUNCIL

**SEPTEMBER 13, 2023**

Mayor Erin E. Stewart called the Regular Meeting of the Common Council to order at 8:19 p.m. on Wednesday, the 13th day of September 2023 in the Common Council Chambers, City Hall.

Eleven members were present at roll call: Ald. Dyson, Catanzaro, Costa, Hargraves, Malinowski, Ortiz-Luna, Pabon, Russell, Rutkowski, Segarra, and Smedley.

Four members were absent: Ald. Ayalon, Sanchez, Scirpo and Thompson.

Invocation was given by City Clerk, Mark H. Bernacki: O God, our Heavenly Father, as we mark the 22<sup>nd</sup> anniversary of the September 11<sup>th</sup> terrorists attacks, we ask for your blessings. Look down on the brave men and women who dedicated their lives to protect us, both foreign and domestic. Develop in our leaders the principles and commitment to protect our citizens from future harm and help them lead the world through the strength of our convictions and ideals. We ask this in Thy name. Amen.

The pledge to the flag was led by Mayor Stewart.

Ald. Smedley moved to accept and adopt the minutes of the Meeting of August 9, 2023, seconded by Ald. Russell. So voted.

Ald. Smedley moved to amend the Agenda by substituting 36216(14), seconded by Ald. Malinowski. Roll call vote – all members present voted in favor.

### PETITIONS

**36224 ALD. SMEDLEY TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE B-1 DISTRICT LOCATED AT 527 BURRITT STREET TO A-2 DISTRICT. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

**36225 ALD. SMEDLEY TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE B-1 DISTRICT LOCATED ON EAST STREET, SOUTH OF ELLIS STREET, AND NORTH OF BINGHAM STREET, TO B-1R DISTRICT. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

**36226 ALD. SMEDLEY TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE B-1 DISTRICT, GENERALLY LOCATED TO THE NORTHWEST OF THE INTERSECTION BETWEEN NORTH STREET AND STANLEY STREET TO B-3 DISTRICT. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

**36227 ALD. SMEDLEY TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE B-1 DISTRICT LOCATED AT 683 OSGOOD AVENUE TO T DISTRICT. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

**36228 ALD. SMEDLEY TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE T DISTRICT LOCATED ALONG EAST STREET BETWEEN NEWINGTON AVENUE AND RHODES STREET TO TODEM1 DISTRICT. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

**36229 ALD. SMEDLEY TO AMEND A SECTION OF THE ZONING ORDINANCES TO REMOVE CURB SERVICE TYPE EATING ESTABLISHMENTS FROM THE PROHIBITED USE LIST. REFERRED TO CITY PLAN COMMISSION & ZONING COMMITTEE.**

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Ald. Smedley moved to accept and adopt the Consent Agenda, seconded by Ald. Ortiz-Luna. Roll call vote – all members present voted in favor. Approved by Mayor Erin E. Stewart September 15, 2023.

## **CONSENT AGENDA CITY CLERK**

### **36206 RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

#### CLAIMANTS NAME

- Anziano, Anthony
- Baroni, Daniela
- Cocheo, Frank by Cassandra L. Dulepski, Esq.
- Cofield, Franchist
- Davis, Jessica
- DiPietro, Maria
- Mailhot, Rhonda
- Morelli, Daniel
- Orzol, Jacek
- Wells, John

Mark H. Bernacki  
City Clerk

## **CITY PLAN COMMISSION**

### **36182-1 RE: PROPOSED AMENDMENT TO THE ZONING MAP TO CHANGE THE A-3 AND B-3 LOCATED ALONG GLEN STREET TO CBD**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

To Amend the Official Zoning Map, as follows:

To change the A-3 (multifamily) and B-3 (neighborhood mixed use) located along Glen Street to CBD (central business district) district.

The proposed zone change area is specifically delineated on the attached zone change map, titled "Proposed Zoning Map Amendment to Change A-3 and B-3 Districts to CBD Along Glen Street", dated July 12, 2023.

Recommendation: The City Plan Commission recommends approval of the zoning map change. The adjacent areas to the north and west are currently zoned CBD. Rezoning the properties on the west side of Glen St. to CBD establishes zoning dimensional consistency within the block.

Homer White, Vice Chairperson  
City Plan Commission

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**36183-1 RE: PROPOSED AMENDMENT TO THE ZONING MAP TO CHANGE THE OP DISTRICT LOCATED AT 458 AND 462 FARMINGTON AVENUE TO T DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

To change the OP (office and public buildings) district located at 458 and 462 Farmington Avenue to T (residential) district.

The proposed zone change area is specifically delineated on the attached zone change map, titled "Proposed Zoning Map Amendment to Change OP to T District For 458, 462 Farmington Ave", dated July 12, 2023.

Recommendation: The City Plan Commission recommends approval of the zoning map amendment. These two properties contain residential uses that are not compatible with the requirements of the OP district. The uses and dimensional standards are compliant and better suited to the T district.

Homer White, Vice Chairperson  
City Plan Commission

**36184-1 RE: PROPOSED AMENDMENT TO SEC. 240-50 OF THE ZONING ORDINANCES RELATING TO THE MAXIMUM ACCESS DRIVEWAY REQUIREMENTS FOR PARKING IN THE FRONT YARD**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

The City Planning staff has reviewed the standards for driveway parking located in the front yard in certain residential districts. The terminology used for this provision is very specific to only a portion of the driveway.

Recommendation: The City Plan Commission recommends approval of the zoning text amendment. The proposed zoning revision will clarify the intent of the regulations and also help to mitigate street parking issues.

Homer White, Vice Chairperson  
City Plan Commission

**36185-1 RE: PROPOSED AMENDMENT TO SEC. 217-20; 217-30 AND 217-40 OF THE ZONING ORDINANCES RELATING TO THE TOD DISTRICTS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

The City Planning staff has undertaken a comprehensive review of the Zoning Ordinances for the City's Transit Oriented Development Districts. New requirements will be established to create a more pedestrian friendly environment by strengthening building and site design standards for new



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developments. Additionally, the dimensional standards will be simplified and brought into uniformity between the TOD districts.

Recommendation: The City Plan Commission recommends approval of the zoning text amendment. The proposed revisions will establish standards including parking, landscaping, bicycle infrastructure, and building design requirements that enhance the TOD districts.

Homer White, Vice Chairperson  
City Plan Commission

**36186-1 RE: PROPOSED AMENDMENT TO SEC. 125 AND 125-10 OF THE ZONING ORDINANCES RELATING TO THE SRD DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

The City Planning staff has undertaken a comprehensive review of the Zoning Ordinances for the Special Residential Design District. This district will be tailored to provide flexibility for larger developments by establishing a master plan process similar to the ARUD district. The SRD district will function as floating zone that may be overlaid on existing multifamily residential districts to promote planned redevelopment projects, and reduce the need for multiple variances.

Recommendation: The City Plan Commission recommends approval of the zoning text amendment. As a master plan approval process, the Common Council may establish suitable zoning standards that facilitate redevelopment of underutilized sites. This district provides flexibility to develop parcels to their highest and best use.

Homer White, Vice Chairperson  
City Plan Commission

**36187-1 RE: PROPOSED AMENDMENT TO SEC. 220-20 AND 220-20-10 OF THE ZONING ORDINANCES TO ENACT A MORATORIUM**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The City Plan Commission, at a regular meeting held on Monday, September 11, 2023, voted 4 to 0 to recommend approval of this amendment.

A moratorium is a time-limited pause on certain uses to allow for a comprehensive review of the regulations. This twenty four month moratorium on self-storage facilities, select motor vehicle uses, noncommercial places of public assembly in the CBD and B-3, and group homes will allow City Plan staff time to conduct research on each use. New zoning requirements may include definitions, standards, approval process, and locations permissible for each use. State and federal law will also be reviewed to ensure any proposed zoning ordinances are compliant.

Recommendation: The City Plan Commission recommends approval of the zoning text amendment. The moratorium provides the City the time necessary to assess the different uses and their impacts, and to establish zoning ordinances that promote goals and objectives of the Plan of Conservation and Development.

Homer White, Vice Chairperson  
City Plan Commission

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## PURCHASING DEPARTMENT

### **36207 RE: EMERGENCY PURCHASE ORDER FOR FARMINGTON AVENUE SEWER LINE REPAIRS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

In accordance with City Code of Ordinances, Chapter 2, Article VIII, Division V, Section 2-607(a), an emergency purchase order was authorized by the Mayor and issued to the vendor listed below on August 14, 2023

<u>Supplier</u>	<u>Item</u>	<u>Unit Price</u>
LTC Construction Company, Inc. New Britain, CT.	Farmington Ave. Repairs	\$29,885.04

The Purchasing Agent reports that no formal bid solicitation and advertisement as outlined in the Purchasing Ordinances were made for this item. In accordance with Section 2-607(a) of the City Code of Ordinances, the Purchasing Agent reports:

An emergency purchase order was requested by the Public Works Department, Utility Division for the Repairs to Farmington Avenue. The Sewer Line in Farmington Avenue collapsed in front of the Holy Cross Church. The collapsed Sewer Line caused a failure of the sewer system on Farmington Avenue and other City locations the Sewer Line provided service to. The collapsed Sewer Line also caused a failure of the Farmington Avenue, which could not be driven on by the public. The existing eighteen (18) inch sewer line needed to be removed and replaced with a new Sewer Line. The saturated soil subbase of the collapsed Sewer Line was also needed to be replaced to create a solid base for the Sewer Line repair.

The repairs are the responsibility of the Public Works Department, Utility Division who maintains the Sewer Line System. This Sewer Line repair had to be conducted immediately in order get the Sewer Line to work correctly and to provide a safe Farmington Avenue environment so it could be driven on. Funding for this repair is available in the Public Works Department, Utility Division's account number 208315101-5331, Sewer Fund Professional Services.

Jack Pieper  
Purchasing Agent

### **36208 RE: SALE OF SURPLUS EQUIPMENT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

Per Resolution 33363-2, dated February 10, 2016, the City's Public Works Fleet Manager conducted an on-line auction for the City's old Surplus Vehicles and Equipment. The on-line auction services was provided by Gov-Deals at no charge to the City. Gov-Deals provides on-line auction services for vehicles and equipment only to government agencies. They provide this service to over 5,900 municipalities and state governments in 48 states. They have over 315,000 registered buyers who receive e-mails from them regarding the items that they have on their website for auction.

The ATVs and Dirt Bikes were items that were confiscated by the New Britain Police Department legally. The ATVs and Dirt Bikes became City property and were deemed surplus and sold off.

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The money received in August for the sale of the ATVs and Dirt Bikes was deposited into the City's General Fund Account, 001624005-4481, General and Administrative, Sale of Property.

The highest bidders for the auctioned ATVs and Dirt Bikes for the month of July 2023 is attached.\* It indicates the ATVs and Dirt Bikes buyers, their address, number of bids received and the dollar amount received for the ATVs and Dirt Bikes that were sold.

The dollar amount that the City received for the on-line auction sale of the ATVs and Dirt Bikes during July 2023 was \$21,650.00.

\*On file in the Town Clerk's Office.

Jack Pieper  
Purchasing Agent

## **BOARD OF POLICE COMMISSIONERS**

### **36073-1 RE: TRAFFIC STUDY ON ALLEN STREET, FROM OAK STREET TO MCCLINTOCK STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Traffic Safety Bureau conducted a speed study from July 17, 2023 and July 24, 2023 along the requested portion of Allen Street. Allen Street is a two lane roadway with a posted speed limit of 25 mph. During the speed study a speed spy was installed to monitor traffic volumes, type and speeds. The finding of the study are as follows:

- Total Vehicles Analyzed: 41,050 • Average speed: 29 mph
- 85th percentile speed: 35 mph • Highest speed: 53 mph
- Based on a 10 mph tolerance – 13 % of vehicles were in violation.
- Primary Times of Violation: 7:00 am – 9:00 am and 3:00 pm – 6:00 pm.
- Vehicle data by type on supplemental document attached.

Based on the finding of the study, there is a minor speeding issue along the route. The roadway design (straight and wide open) lends itself to increased speeds. According to the data, the primary times that the speeds increase are predominately during morning and evening rush hours. The Traffic Safety Bureau will conduct focused enforcement along the route during the noted hours to curb speeding during those times.

The board voted to approve petition #36073 for focused enforcement along the petitioned route.

David Polletta  
Clerk of the Board

### **36109-1 RE: PARKING STUDY AT 494 SOUTH MAIN STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

As most of the petition was pertaining to overflow parking and allowed quantity of vehicles on the property this petition was also forwarded to Zoning Enforcement. Traffic Safety Bureau went to the property several times and addressed any on street parking issues. All vehicles parked on the street were either registered or had dealer plates on them. The General Manager, Michael Luisi was informed that the vehicles could not be parked within 25' of the intersection and adjusted the vehicles accordingly. Spot checks were conducted and found the establishment to be in compliance.

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James Strickland from Zoning Enforcement was assigned to look into the property in question. On 7/25/2023 Strickland made contact with the General Manager, Michael Luisi instructing him to remove all vehicles from the grass. Luisi reported back that he removed the vehicle and an additional 10 vehicles which he sent to their Waterbury location. On 7/31/2023 and 8/10/23, Strickland conducted a compliance check and found the establishment to be in compliance.

Based on the compliance from the establishment it is the recommendation to continue to conduct random spot checks to ensure continued compliance.

The board voted to approve petition #36109 for random spot checks to ensure continued compliance.

David Polletta  
Clerk of the Board

**36173-1 RE: TRAFFIC STUDY ON SHUTTLE MEADOW AVENUE, FROM RESERVOIR ROAD TO THE BERLIN TOWN LINE**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Traffic Safety Bureau conducted a speed study from August 8, 2023 and August 10, 2023 along the requested portion of Shuttle Meadow Avenue. Shuttle Meadow Avenue is a two lane roadway with a posted speed limit of 25 mph. During the speed study a speed spy was installed to monitor traffic volumes, types and speeds. The finding of the study are as follows:

- Total Vehicles Analyzed: 3,427 • Average speed: 38 mph
- 85th percentile speed: 45 mph • Highest speed: 56 mph
- Based on a 10 mph tolerance – 69 % of vehicles were in violation.
- Primary Times of Violation: 7:00 am – 9:00 am and 4:00 pm – 6:00 pm.

The roadway design lends itself to increased speeds. According to the data, this primary times that the speeds increase are predominately during morning and evening rush hours. This road is also used as a cross over from New Britain to Berlin. The north end of the roadway is the area predominately containing residential properties. Once by the reservoir there are no residence.

Based on the finding of the study, there is a severe speeding issue along the route. The recommendation is that the Traffic Safety Bureau will conduct focused enforcement along the route during the noted hours to curb speeding during those times. A speed trailer has been posted in the area that has the highest residences to also curb speeding and collect additional data.

The board voted to approve petition #36173 for focused speed enforcement along the petitioned route.

David Polletta  
Clerk of the Board

**36174-1 RE: REQUEST FOR ADDITIONAL SHORT TERM PARKING ON DIXON AVENUE NEAR THE ALLEN STREET INTERSECTION**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

A site survey of the current parking restrictions and property was conducted. Currently there is an area for parking on Dixon Street on the west side of the street next to the establishment (hatched area). Additionally, in the rear of the establishment are eight (8) parking spaces. Signage that is currently posted indicates that no one can park from the sign to the corner of Allen Street in accordance with the 25' distance required from an intersection.

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Based on the findings there is already parking located in the back of the building and on Dixon Street on the side of the establishment. There are no additional areas to add parking and parking cannot be added to the other side of the roadway due to roadway widths. It is for these reasons the recommendation is to deny the petition.

The board voted to deny petition #36174 for additional parking.

David Polletta  
Clerk of the Board

## **ZONING COMMITTEE**

### **36182-2 RE: PROPOSED AMENDMENT TO THE ZONING MAP TO CHANGE THE A-3 AND B-3 LOCATED ALONG GLEN STREET TO CBD**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36182, to amend the Official Zoning Map to change the A-3 (multifamily) and B-3 (neighborhood mixed use) located along Glen Street to CBD (central business district) district. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with a neutral recommendation.

Alderman Kris Rutkowski  
Chair

### **36183-2 RE: PROPOSED AMENDMENT TO THE ZONING MAP TO CHANGE THE OP DISTRICT LOCATED AT 458 AND 462 FARMINGTON AVENUE TO T DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36183, to amend the Official Zoning Map to change the OP (office and public buildings) district located at 458 and 462 Farmington Avenue to T (residential) district. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with a neutral recommendation.

Alderman Kris Rutkowski  
Chair

### **36184-2 RE: PROPOSED AMENDMENT TO SEC. 240-50 OF THE ZONING ORDINANCES RELATING TO THE MAXIMUM ACCESS DRIVEWAY REQUIREMENTS FOR PARKING IN THE FRONT YARD**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36184, to amend Sec. 240-50 of the Zoning Ordinances relating to the maximum access driveway requirements for parking in the front yard. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with a neutral recommendation.

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Alderman Kris Rutkowski  
Chair

**36185-2 RE: PROPOSED AMENDMENT TO SEC. 217-20; 217-30 AND 217-40 OF THE ZONING ORDINANCES RELATING TO THE TOD DISTRICTS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36185, to amend the Zoning Ordinances Sec. 217-20; 217-30 and 217-40 relating to the TOD (transit-oriented development) Districts to establish a more pedestrian friendly environment. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with a neutral recommendation.

Alderman Kris Rutkowski  
Chair

**36186-2 RE: PROPOSED AMENDMENT TO SEC. 125 AND 125-10 OF THE ZONING ORDINANCES RELATING TO THE SRD DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36186 to amend the Zoning Ordinances Sec. 125 and 125-10 relating to the SRD (special residential design) District to establish a floating zone to be overlaid on existing multifamily residential-zoned parcels. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with a neutral recommendation.

Alderman Kris Rutkowski  
Chair

**36187-2 RE: PROPOSED AMENDMENT TO SEC. 220-20 AND 220-20-10 OF THE ZONING ORDINANCES TO ENACT A MORATORIUM**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The Common Council Zoning Subcommittee held a public hearing and regular meeting on Tuesday, September 12, 2023, in Council Chambers, to which was referred the matter of Item No. 36187 to amend the Zoning Ordinances Sec. 220-20 and 220-20-10 to enact a moratorium for a specified time period on certain uses. By unanimous vote, the Zoning Subcommittee voted to accept and refer back to the Common Council with an unfavorable recommendation.

Alderman Kris Rutkowski  
Chair

**RESOLUTIONS RETURNED FROM COMMITTEE**

**36182-3 RE: AMENDMENT TO THE ZONING MAP TO CHANGE THE A-3 AND B-3 LOCATED ALONG GLEN STREET TO CBD**

September 13, 2023

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, Item No. 36182 amends the Official Zoning Map to change the A-3 (multifamily) and B-3 (neighborhood mixed use) located along Glen Street to CBD (central business district) district; and

WHEREAS, The proposed zone change area is specifically delineated on the attached zone change map, titled "Proposed Zoning Map Amendment to Change A-3 and B-3 Districts to CBD Along Glen Street", dated July 12, 2023; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the zoning changes as recommended in this resolution.

Ald. Robert Smedley

Ald. Smedley moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36183-3 RE: AMENDMENT TO THE ZONING MAP TO CHANGE THE OP DISTRICT LOCATED AT 458 AND 462 FARMINGTON AVENUE TO T DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, Item No. 36183 amends the Official Zoning Map to change the OP (office and public buildings) district located at 458 and 462 Farmington Avenue to T (residential) district; and

WHEREAS, The proposed zone change area is specifically delineated on the attached zone change map, titled "Proposed Zoning Map Amendment to Change OP to T District For 458, 462 Farmington Ave", dated July 12, 2023; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council as the Zoning Authority of the City of New Britain, approve the zoning changes as recommended in this resolution.

Ald. Robert Smedley

Ald. Smedley moved to accept and adopt, seconded by Ald. Malinowski. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36184-3 RE: AMENDMENT TO SEC. 240-50 OF THE ZONING ORDINANCES RELATING TO THE MAXIMUM ACCESS DRIVEWAY REQUIREMENTS FOR PARKING IN THE FRONT YARD**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that Section 240-50-40 of the Zoning Ordinances, City of New Britain, be amended to read as follows (inserted text appears in underline; deleted text appears in strikethrough; new sections begin with the word [new]):

240-50-40 Parking in the required front yard in the S-1, S-2, S-3, T, and T-6 districts is prohibited except within ~~an access~~ a driveway with a maximum width of twenty feet; except that any front yard paved parking lot not in conformance with this section, but in existence prior to the effective date of this section, is allowed to continue in its original configuration.

Ald. Robert Smedley

September 13, 2023

Ald. Smedley moved to accept and adopt, seconded by Ald. Hargraves. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36185-3 RE: AMENDMENT TO SEC. 217-20; 217-30 AND 217-40 OF THE ZONING ORDINANCES RELATING TO THE TOD DISTRICTS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that the Zoning Ordinances, City of New Britain, be amended to read as follows (inserted text appears in underline; deleted text appears in strikethrough; new sections begin with the word [new]):

UNDER 217-20, SPECIAL EXCEPTION USES TOD-EM-1 AND TOD-EM-2 ZONES, ADD:

[NEW] 217-20-70 Home professional office.

UNDER 217-30, ACCESSORY USES TOD-EM-1 AND TOD-EM-2 ZONES, DELETE:

~~217-30-30 Home professional offices as defined and limited under Section 30-20-320.~~

UNDER 217-40, DIMENSIONAL REGULATIONS, ADD, DELETE:

DIMENSIONAL REGULATIONS FOR SINGLE, TWO AND THREE FAMILY DWELLINGS TOD-EM-1, TOD-EM-2, TOD-ES-1, AND TOD-ES-2 ZONES.

217-40-10	Lot Area – Minimum (sq. ft.)	5,000
217-40-20	Lot Area – Minimum per dwelling unit	1,750
217-40-30	Floor Area Ratio – Maximum	<del>1.75</del> <u>1.0</u>
217-40-40	Lot Coverage - % of total area occupied by all buildings	<del>35</del> <u>50</u>
217-40-50	Lot Width – Minimum (ft.)	50
217-40-60	Building Height – Maximum (ft.)	40
217-40-70	Yards – Minimum Feet	
217-40-70.01	Front Yard	15
217-40-70.02	Side Yard	7
217-40-70.03	Side Yard-total for both on an interior lot	17
217-40-70.04	Side Yard-abutting side street on a corner lot	25
217-40-70.05	Rear Yard	25
217-40-80	Accessory Buildings	
217-40-80.01	Coverage of required rear yard	35%
217-40-80.02	Height in required rear yard – Maximum (ft.)	15
217-40-80.03	Setback from any lot line – Minimum (ft.)	3

DIMENSIONAL REGULATIONS FOR MULTI-FAMILY, MIXED-USE AND BUSINESS DEVELOPMENT OR THE LARGE SCALE REHABILITATION AND ADAPTIVE RE-USE OF EXISTING BUILDINGS TOD-EM-1, TOD-EM-2, TOD-ES-1, AND TOD-ES-2 ZONES.

217-45-10	Lot Area – Minimum (sq. ft.)	<del>40,000</del> <u>7,500</u>
217-45-20	Lot Area – Minimum per dwelling unit	1,250
217-45-30	Floor Area Ratio – Maximum	<del>4.50*</del> <u>2.0*</u>
217-45-40	Lot Coverage - % of total area occupied by all buildings	<del>50%*</del> <u>75%*</u>
217-45-50	Lot Width – Minimum (ft.)	<u>100*</u>
217-45-60	Building Height – Maximum (ft.)	<u>60*</u>



217-45-70	Yards – Minimum Feet	
217-45-70.01	Front Yard	10*
217-45-70.02	Side Yard	10*
217-45-70.03	Side Yard-total for both on an interior lot	20*
217-45-70.04	Side Yard-abutting side street on a corner lot	10*
217-45-70.05	Rear Yard	25*
217-45-80	Accessory Buildings	
217-45-80.01	Coverage of required rear yard	35%*
217-45-80.02	Height in required rear yard – Maximum (ft.)	25*
217-45-80.03	Setback from any lot line – Minimum (ft.)	3*

\* For existing buildings on lots over 40,000 7,500 square feet in area that are proposed to be rehabilitated for conversion and re-use for multi-family residential, mixed-use or any permitted or special exception use listed above, the existing floor area ratio, lot coverage, lot width, building height, and yard setbacks shall be considered to be nonconforming and legal to remain, notwithstanding the change in use or any change to the number of dwelling units.

[NEW] 217-45-90 BICYCLE PARKING REQUIREMENTS

Bicycle parking spaces shall at a minimum provide a bicycle rack that permits the locking of a bicycle frame and one wheel while supporting the bicycle in a stable position that will not damage the bicycle or its components or interfere with pedestrian access to the sidewalk and ingress and egress to buildings or facilities. These regulations are applicable to all new non-residential buildings meeting the requirements of Section 217-45-90 and residential or mix-use buildings containing twelve (12) units or more.

[NEW]

	Requirements: No. of Spaces
<u>Multi-Family Houses and Residential Units in Mixed-Use Developments</u>	<u>3 spaces per twenty (20) car parking spaces.</u>
<u>Commercial</u>	<u>1 per 10 car parking spaces or 1 per 2,500 square feet, whichever is greater.</u>

[NEW] 217-45-90.10 Temporary bicycle parking is intended to encourage bicycle use for shoppers, customers and visitors by providing convenient bicycle parking located adjacent to main entrances of buildings. Bicycle parking shall be located within 50 feet of each main building entrance as measured by the most direct pedestrian access route.

UNDER SECTION 217-50-10, OFF-STREET PARKING REQUIRMENTS FOR RESIDENTIAL USES IN THE TOD-EM-1 AND TOD-EM-2 ZONES, ADD, DELETE:

	Requirements: No. of Spaces
Two and Three-Family Houses	4.5 1.25 per dwelling unit
Multi-Family Houses and Residential Units in Mixed-Use Developments	4.25 1 per dwelling unit
Housing for the Elderly	Parking area sufficient to meet the anticipated requirements, with a minimum of 1 space per each 3 dwelling units.

UNDER SECTION 217-50, OFF-STREET PARKING REQUIREMENTS, ADD:

[NEW] 217-50-60 Parking facilities within a readily accessible area no more than 500 feet from the site may be used to satisfy the off-street parking requirements. Documents, satisfactory to the City Attorney, shall be submitted with applications for building permits to assure the adequacy of such additional or substitute parking facilities during the use of the premises and all successors. If the use of the premises is

changed, enlarged or extended by a subsequent user, such subsequent user will provide off-street parking for its own use, in accordance with Section 217-50-10 and Section 217-50-20 of these regulations.

UNDER SECTION 217-60, DESIGN STANDARDS, DELETE:

~~217-60-20 Access management design will be required on all sites to limit and reduce the number of driveway cuts onto East Main Street and Newington Avenue, thereby limiting traffic congestion and safety hazards, such techniques may include shared driveways, interior service drives and cross easements for adjacent properties.~~

UNDER SECTION 217-60, DESIGN STANDARDS, ADD:

[NEW] 217-60-20 Design Standards for Surface Parking.

The provisions and subsections under Section 217-60-20 relating to surface parking are applicable to all new buildings and developments constructed in the TOD-EM-1 and TOD-EM-2 districts.

[NEW] 217-60-20.10 Access management design will be required on all sites to limit and reduce the number of driveway cuts onto East Main Street, Harvard Street, Florence Street and East Street in the TOD-EM-1 and TOD-EM-2 districts, thereby limiting traffic congestion and safety hazards, such techniques may include shared driveways, interior service drives and cross easements for adjacent properties.

[NEW] 217-60-20.20 Surface parking lots shall be located to the rear or to the side of principle buildings. Surface parking shall not be located between a building and a street.

[NEW] 217-60-20.30 Parking lots visible from a street shall be continuously screened by a three-foot high wall, fence, or hedge. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall, fence or hedge.

[NEW] 217-60-20.40 In all off-street parking areas containing twenty-five (25) or more parking spaces, at least ten percent (10%) of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other material.

[NEW] 217-60-70 Street Facing Building Wall. In order to create a vibrant urban environment that is attractive, appropriately scaled and pedestrian friendly, the following requirements in subsections under Section 217-60-70 apply to new buildings or developments constructed in the TOD-EM-1 and TOD-EM-2 districts:

[NEW] 217-60-70.10 Front Lot Line Coverage and Transparency.

All parcels having street frontage on East Main Street, Harvard Street, Florence Street and East Street in the TOD-EM-1 and TOD-EM-2 districts shall have a minimum front lot line coverage of at least fifty percent (50%). Mixed use buildings containing ground floor retail and/or personal service uses shall have a minimum transparency of not less than seventy-five percent (75%) and the minimum transparency of the upper façade above the ground floor shall be not less than fifteen percent (15%). Glass shall be clear, non-reflective, and not painted or tinted. A horizontal façade division shall define the ground story façade from the upper stories.

[NEW] 217-60-70.20 Building Setback.

Any new building or development constructed on East Main Street, Harvard Street, Florence Street and East Street in the TOD-EM-1 and TOD-EM-2 districts shall have a maximum setback of ten (10) feet from the front lot line. In the case of a corner lot that has frontage on two intersecting streets, the building shall have a maximum setback of ten (10) feet from both lot lines fronting along the street. Notwithstanding this maximum setback restriction, buildings having front plazas or courtyards designed with landscaping, streetscape elements and pedestrian amenities to accommodate outdoor dining, pocket parks, sculptures or monument features may be set back up to a maximum twenty (20) feet from the front

lot line for the entire building width or up to twenty five (25) feet for fifty percent (50%) percent of the building width.

[NEW] 217-60-80 Façade Elements

Architectural trim, elements, and details shall be incorporated into façade design which promotes aesthetic qualities while sustaining and enhancing the unique qualities of the TOD-EM-1 AND TOD-EM-2.

[NEW] 217-60-80.10 Primary Façade Materials

At least eighty percent (80%) of each façade shall be constructed of primary materials. Primary façade building materials, subject to City Staff approval, include: high-quality, durable, natural materials, such as stone, brick; wood lap siding; lapped, shingled or panel fiber cement board siding; glass. Other high quality materials may be approved by City Staff if upon review a determination is made that such materials are appropriate to the architectural style of the building and the surrounding context.

[NEW] 217-60-80.20 Applicability. The provisions and subsections under Section 217-60-90 relating to exterior facades are applicable to all new building facades exceeding one thousand (1,000) square feet in area or substantial renovation of façade areas exceeding one thousand (1,000) square feet.

[NEW] 217-60-90 Screening.

The provisions and subsections under Section 217-60-100 relating to screening are applicable to all new buildings and developments constructed in the TOD-EM-1 and TOD-EM-2 districts.

[NEW] 217-60-90.10 Mechanical equipment, including rooftop mechanicals, shall be screened from views along adjacent streets, sidewalks and internal walkways by architectural materials, walls, fencing or landscaping.

[NEW] 217-60-90.20 Service and loading areas must be visually screened from streets and pedestrian ways and must be located to the side or rear of buildings.

[NEW] 217-60-90.30 Fencing materials along public street rights-of-way shall be limited to tubular steel or wrought- iron-type milled steel pickets. Fencing along the side or rear yards or within a lot may be wood, steel pickets or any other approved fence type. Chain link fencing shall not be permitted.

UNDER 218-20, SPECIAL EXCEPTION USES TOD-ES-1 ZONES, ADD:

[NEW] 218-20-60 Home professional office.

UNDER 218-25, SPECIAL EXCEPTION USES TOD-ES-2 ZONES, ADD:

[NEW] 218-25-20 Home professional office.

UNDER 218-30, ACCESSORY USES TOD-ES-1 AND TOD-ES-2 ZONES, DELETE:

~~218-30-30 Home professional offices as defined and limited under Section 30-20-320.~~

UNDER 218-40, DIMENSIONAL REGULATIONS TOD-ES-1 AND TOD-ES-2, DELETE:

<del>218-40-10</del>	<del>Lot Area — Minimum (sq. ft.)</del>	<del>15,000</del>
<del>218-40-20</del>	<del>Lot Area — Minimum per dwelling unit</del>	<del>1,250</del>
<del>218-40-30</del>	<del>Floor Area Ratio — Maximum</del>	<del>1.50*</del>
<del>218-40-40</del>	<del>Lot Coverage — % of total area occupied by all buildings</del>	<del>50%*</del>
<del>218-40-50</del>	<del>Lot Width — Minimum (ft.)</del>	<del>100*</del>
<del>218-40-60</del>	<del>Building Height — Maximum (ft.)</del>	<del>60*</del>
<del>218-40-70</del>	<del>Yards — Minimum Feet</del>	
<del>218-40-70.01</del>	<del>Front Yard</del>	<del>10*</del>

<del>218-40-70.02</del>	<del>Side Yard</del>	<del>10*</del>
<del>218-40-70.03</del>	<del>Side Yard-total for both on an interior lot</del>	<del>20*</del>
<del>218-40-70.04</del>	<del>Side Yard-abutting side street on a corner lot</del>	<del>10*</del>
<del>218-40-70.05</del>	<del>Rear Yard</del>	<del>25*</del>
<del>218-40-80</del>	<del>Accessory Buildings</del>	
<del>218-40-80.01</del>	<del>Coverage of required rear yard</del>	<del>35%*</del>
<del>218-40-80.02</del>	<del>Height in required rear yard — Maximum (ft.)</del>	<del>25*</del>
<del>218-40-80.03</del>	<del>Setback from any lot line — Minimum (ft.)</del>	<del>3*</del>

*~~\* For existing buildings on lots over 10,000 square feet in area that are proposed to be rehabilitated for conversion and re-use for multi-family residential, mixed-use or any permitted or special exception use listed above, the existing floor area ratio, lot coverage, lot width, building height, and yard setbacks shall be considered to be nonconforming and legal to remain, notwithstanding the change in use or any change to the number of dwelling units.~~*

UNDER 218-40, DIMENSIONAL REGULATIONS TOD-ES-1 AND TOD-ES-2, ADD:

[NEW] 218-40-90 The dimensional regulations for single, two and three family dwellings in the TOD-EM-1, TOD-EM-2, TOD-ES-1, AND TOD-ES-2 zones are subject to the applicable provisions of Section 217-40.

[NEW] 218-40-100 The dimensional regulations for multi-family, mixed-use and business development or the large scale rehabilitation and adaptive re-use of existing buildings in the TOD-EM-1, TOD-EM-2, TOD-ES-1, AND TOD-ES-2 zones are subject to the applicable provisions of Section 217-45.

UNDER SECTION 218-50-10, OFF-STREET PARKING REQUIRMENTS FOR RESIDENTIAL USES IN THE TOD-ES-1 AND TOD-ES-2 ZONES, ADD, DELETE:

	Requirements: No. of Spaces
Two and Three-Family Houses	<del>4.5</del> <u>1.25</u> per dwelling unit
Multi-Family Houses and Residential Units in Mixed-Use Developments	<del>4.25</del> <u>1</u> per dwelling unit

UNDER SECTION 218-50, OFF-STREET PARKING REQUIREMENTS, ADD:

[NEW] 218-50-60 Parking facilities within a readily accessible area no more than 500 feet from the site may be used to satisfy the off-street parking requirements. Documents, satisfactory to the City Attorney, shall be submitted with applications for building permits to assure the adequacy of such additional or substitute parking facilities during the use of the premises and all successors. If the use of the premises is changed, enlarged or extended by a subsequent user, such subsequent user will provide off-street parking for its own use, in accordance with Section 217-50-10 and Section 217-50-20 of these regulations.

UNDER SECTION 218-60, DESIGN STANDARDS, DELETE:

~~218-60-20 Access management design will be required on all sites to limit and reduce the number of driveway cuts onto East Street, thereby limiting traffic congestion and safety hazards, such techniques may include shared driveways, interior service drives and cross easements for adjacent properties.~~

UNDER SECTION 218-60, DESIGN STANDARDS, ADD:

[NEW] 218-60-20 Design Standards for Surface Parking.

[NEW] The provisions and subsections under Section 218-60-20 relating to surface parking are applicable to all new buildings and developments constructed in the TOD-ES-1 and TOD-ES-2 districts.

218-60-20.10 Access management design will be required on all sites to limit and reduce the number of driveway cuts onto East Street, thereby limiting traffic congestion and safety hazards, such techniques may include shared driveways, interior service drives and cross easements for adjacent properties.

[NEW] 218-60-20.20 Surface parking lots shall be located to the rear or to the side of principle buildings. Surface parking shall not be located between a building and a street.

[NEW] 218-60-20.30 Parking lots visible from a street shall be continuously screened by a three-foot high wall, fence, or hedge. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall, fence or hedge.

[NEW] 218-60-20.40 In all off-street parking areas containing twenty five (25) or more parking spaces, at least ten percent (10%) of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other material.

[NEW] 218-60-70 Street Facing Building Wall. In order to create a vibrant urban environment that is attractive, appropriately scaled and pedestrian friendly, the following requirements in subsections under Section 218-60-70 apply to new buildings or developments constructed in the TOD-ES-1 and TOD-ES-2 districts:

[NEW] 218-60-70.10 Front Lot Line Coverage and Transparency. All parcels having street frontage on East Street in the TOD-ES-1 and TOD-ES-2 districts shall have a minimum front lot line coverage of at least fifty percent (50%). Mixed use buildings containing ground floor retail and/or personal service uses shall have a minimum transparency of not less than seventy-five percent (75%) and the minimum transparency of the upper façade above the ground floor shall be not less than fifteen percent (15%). Glass shall be clear, non-reflective, and not painted or tinted. A horizontal façade division shall define the ground story façade from the upper stories.

[NEW] 218-60-70.20 Building Setback.

Any new building or development constructed on East Main Street, Harvard Street, Florence Street and East Street in the TOD-EM-1 and TOD-EM-2 districts shall have a maximum setback of ten (10) feet from the front lot line. In the case of a corner lot that has frontage on two intersecting streets, the building shall have a maximum setback of ten (10) feet from both lot lines fronting along the street. Notwithstanding this maximum setback restriction, buildings having front plazas or courtyards designed with landscaping, streetscape elements and pedestrian amenities to accommodate outdoor dining, pocket parks, sculptures or monument features may be set back up to a maximum twenty (20) feet from the front lot line for the entire building width or up to twenty five (25) feet for fifty percent (50%) percent of the building width.

[NEW] 218-60-80 Façade Elements

Architectural trim, elements, and details shall be incorporated into façade design which promotes aesthetic qualities while sustaining and enhancing the unique qualities of the TOD-ES-1 AND TOD-ES-2.

[NEW] 218-60-80.10 Primary Façade Materials

At least eighty percent (80%) of each façade shall be constructed of primary materials. Primary façade building materials, subject to City Staff approval, include: high-quality, durable, natural materials, such as stone, brick; wood lap siding; lapped, shingled or panel fiber cement board siding; glass. Other high quality materials may be approved by City Staff if upon review a determination is made that such materials are appropriate to the architectural style of the building and the surrounding context.

[NEW] 218-60-80.20 Applicability.

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The provisions and subsections under Section 217-60-90 relating to exterior facades are applicable to all new building facades exceeding one thousand (1,000) square feet in area or substantial renovation of façade areas exceeding one thousand (1,000) square feet.

[NEW] 218-60-90 Screening.

The provisions and subsections under Section 218-60-100 relating to screening are applicable to all new buildings and developments constructed in the TOD-ES-1 and TOD-ES-2 districts.

218-60-90.10 Mechanical equipment, including rooftop mechanicals, shall be screened from views along adjacent streets, sidewalks and internal walkways by architectural materials, walls, fencing or landscaping.

218-60-90.20 Service and loading areas must be visually screened from streets and pedestrian ways and must be located to the side or rear of buildings.

218-60-90.30 Fencing materials along public street rights-of-way shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along the side or rear yards or within a lot may be wood, steel pickets or any other approved fence type. Chain link fencing shall not be permitted.

Ald. Robert Smedley

Ald. Smedley moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36186-3 RE: AMENDMENT TO SEC. 125 AND 125-10 OF THE ZONING ORDINANCES RELATING TO THE SRD DISTRICT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that the Zoning Ordinances, City of New Britain, be amended to read as follows (inserted text appears in underline; deleted text appears in ~~strikethrough~~; new sections begin with the word [new]):

UNDER SECTION 125 SRD DISTRICT, ADD:

[NEW] The purpose of the Special Residential Design (SRD) District is to establish a floating zone that may be overlaid on existing multifamily residential-zoned parcels (within the T, T-6, OP, A-1, A-2, and A-3 zones) to promote planned redevelopment projects that are otherwise encumbered by current zoning and present the need for excessive variances. Subject parcels proposed for re-zoning as SRD are subject to the submission and approval of a master plan for the project (per requirements of Section 125-60). The master plan may propose dimensional, density, and/or parking plans specific to the subject development that may supersede and supplant requirements outlined in Sections 125-40 and 125-50 upon approval. The master plan shall establish district boundaries that may span across multiple parcels and may base dimensional, density, and parking calculations on entirety of land within district boundary regardless of parcel subdivision.

UNDER SECTION 125-10 PERMITTED USES IN THE SRD ZONING DISTRICT, ADD:

[NEW] 125-10-20 Garden Apartments

[NEW] 125-10-30 Single Family detached dwelling.

[NEW] 125-10-40 Two-Family detached dwelling.

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[NEW] 125-10-50 Multi-family houses, apartment buildings, row houses or town houses.

[NEW] 125-10-60 Park, playground or recreational area operated by the municipality.

UNDER SECTION 125-20 SPECIAL EXCEPTION USES IN THE SRD ZONING DISTRICT, ADD:

[NEW] 125-20-20 Home professional office.

UNDER SECTION 125-30 ACCESSORY USES IN THE SRD ZONING DISTRICT, ADD:

[NEW] 125-30-50 Home occupation.

UNDER SECTION 125-40 DIMENSIONAL REGULATIONS, AMEND:

125-40-10	<del>Lot Area – Minimum (sq. ft.)</del>	<del>200,000</del>
125-40-20	<del>Lot Area – Minimum per dwelling unit (sq. ft.)</del>	<del>40,000</del> <u>1,000</u>
125-40-21	<del>Open Space – Minimum of total development area per dwelling unit (sq. ft.)</del>	<del>25%</del> <u>500</u>
125-40-30	<del>Floor Area Ratio – Maximum</del>	<del>0.50</del> <u>1.00</u>
125-40-40	<del>Lot Coverage - % of total lot area occupied by main and accessory buildings.</del>	<del>20</del> <u>50</u>
125-40-50	<del>Lot Width – Minimum (ft.)</del>	<del>90</del> <u>100</u>
125-40-60	<del>Height – Maximum (ft.)</del>	<del>90</del>
125-40-70	<del>Yards – Minimum (ft.)</del>	
<del>125-40-70.01</del>	<del>Front</del>	<del>50</del>
<del>125-40-70.02</del>	<del>Side</del>	<del>50</del>
<del>125-40-70.01</del>		<del>10</del>
<del>125-40-70.03</del>	<del>Side – total for both on interior lot</del>	<del>100</del>
<del>125-40-70.04</del>	<del>Side – abutting a side street on a corner lot</del>	<del>50</del>
<del>125-40-70.05</del>	<del>Rear</del>	<del>50</del>
<del>125-40-70.02</del>		<del>25</del>
<del>125-40-80</del>	<del>Accessory Buildings</del>	
<del>125-40-80.01</del>	<del>Coverage of required rear yard – Maximum – %</del>	<del>20</del>
<del>125-40-80.02</del>	<del>Height in required rear yard – Maximum (ft.)</del>	<del>15</del>
<del>125-40-80.03</del>	<del>Setback from any lot line – Minimum (ft.)</del>	<del>25</del>

UNDER SECTION 125-40 DIMENSIONAL REGULATIONS, ADD:

[NEW] 125-40-10 The size of the parcel for which application may be made for a proposed Special Residential Design District shall be at least two (2) acres. A parcel of less than two (2) acres may be permitted to apply if it meets one of the following criteria:

1. Subject parcel or parcels shall be incorporated into an existing adjacent Special Residential Design District Master Plan.
2. A tract of land containing contiguous parcels under common ownership shall be incorporated into an adjacent Special Residential Design District Master Plan.

UNDER SECTION 125 – SRD DISTRICT, ADD:

[NEW] 125-50 – Supplemental Regulations

[NEW] 125-50-10 Subject to the regulations, standards and conditions set forth herein.

[NEW] 125-50-20 Major natural surface drainage channels shall be preserved as part of the required open space. Developed areas shall be served by storm sewers. All surfaces shall be treated to prevent the erosion of soil.

[NEW] 125-50-30 Screening and Landscaping Standards

[NEW] 125-50-30.10 The following standards are intended to enhance the appearance and natural beauty of the city and to protect and increase property values through preservation of existing vegetation and planting of new screening and landscaping material within the SRD. These standards are intended to reduce excessive heat, glare and accumulation of dust, to provide privacy from noise and visual intrusion and to prevent excessive runoff of drainage water and erosion of the soil.

[NEW] 125-50-30.20 Landscaping, trees and screening plants shall be planted and in growing condition according to accepted horticultural practices and they shall be maintained in a healthy growing condition. Any landscaping, trees and screening plants which are in a condition that does not fulfill the intent of this section, shall be replaced by the Developer during the next planting season for the particular plant material.

[NEW] 125-50-30.30 A screening fence or wall required by this section shall be maintained by the property owner (developer, association, etc.) in good condition throughout the period of the use of the lot. Finished surfaces of the screening fence or wall shall face out.

[NEW] 125-50-30.40 Groundcover. The preferred groundcover shall be grass, except for areas that are covered by access walkways or mulched planting beds. In locations where slope, shade or other circumstances dictate, other groundcovers such as pachysandra, myrtle, daylilies, hosta, etc. may be utilized.

[NEW] 125-50-30.50 Parking lots visible from a street, adjacent to other SRD zoned parcels, shall be continuously screened by a three (3) foot high wall, fence, or hedge. Parking lots adjacent to properties not associated with the established SRD zone shall be continuously screened by a six (6) foot high wall, fence, or hedge.

[NEW] 125-50-30.60 In all off-street parking areas containing twenty-five (25) or more parking spaces, at least ten percent (10%) of the interior for the aggregate of all parking areas within the SRD shall be landscaped with trees, shrubs, groundcover and other materials. Curbs shall be utilized in all parking areas, except curbs may be omitted when green infrastructure is used to manage stormwater run-off. In the latter case, curb-stops shall be utilized at the end of each parking stall. In calculating the interior landscape area requirement, end caps, landscape islands separating parking spaces and rows, and solely landscaped areas no more than ten (10) feet from the edge of curb may be utilized. The entire stormwater management area may be included in the landscape area calculation when used for managing a parking area's stormwater.

[NEW] 125-50-30.70 All loading areas, dumpster and recycling areas shall be screened from view of any public street by means of location relative to the main building and/or by other such means including evergreen plantings a minimum of six (6) feet in height and spaced so as to provide complete visual screening immediately; masonry walls a minimum of six (6) feet in height or any other structure or fence which is opaque, structurally able to withstand the use, and aesthetically compatible in design with the building and surrounding district.

[NEW] 125-50-30.80 The above standards may be modified in a specific SRD Development where an equivalent or superior screening will be provided.

[NEW] 125-50-40 Architectural Review Criteria for a Special Residential Design District Designation.



[NEW] 125-50-40.10 The presence of significant design features such as architectural styles, harmonious use of material, parking areas broken by landscape features, varied use of house types, sitting, circulation patterns, landscaping, etc.

[NEW] 125-50-40.20 Building or structure intensities - including the dimensions, elevations, and gross square foot area by type.

[NEW] 125-50-40.30 General architectural design and appearance.

[NEW] 125-50-40.40 Relationship between structures and massing of buildings or structures.

[NEW] 125-50-40.50 Type and colors of building materials, exterior facade and facing and fenestration and fire retardant characteristics.

[NEW] 125-50-40.60 Special architectural features.

[NEW] 125-50-40.70 Site identification signs:

[NEW] 125-50-40.70.10 Location, height, size and dimensions for all individual type of signs.

[NEW] 125-50-40.70.20 Design, color(s), lettering, lighting, intensity, and appearance of all signs.

[NEW] 125-50-50 General Criteria for Evaluating a Proposed Special Residential Design District Zone Designation.

[NEW] The intent of this ordinance is to approve SRD Districts only where specified development proposals are determined feasible. The City Plan Commission and Zoning Subcommittee may recommend to the Common Council, their approval of a petition for a SRD District provided that a finding is made that the facts submitted with the application, meets the requirements of Section 125-60-50.

[NEW] 125-50-50.10 The Developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 125-60-30 and Section 125-60-40.

[NEW] 125-50-50.20 The size and intensity of the proposed residential use and its effect on the compatibility with the adopted Master Plan of Development, the specific zone and the neighborhood.

[NEW] 125-50-50.30 The capacity of adjacent and feeder streets to handle peak traffic loads created by the zone designation.

[NEW] 125-50-50.40 The overall effect on values and utilization of neighborhood properties.

[NEW] 125-50-50.50 Utilities and drainage and recreational facilities have been laid out not to unduly burden the capacity of such facilities, such other facilities presently connected there with, and such facilities proposed by the adopted Master Plan of Development, and officially adopted Master Utility Plans.

[NEW] 125-50-50.60 Unusual topography of the location, the natural location, and height of buildings, walls, fences, grades, and landscaping of the site.

[NEW] 125-50-50.70 The extent, nature and arrangement of parking facilities, entrances and exits.

[NEW] 125-50-50.80 Extent of Fire and Police protection.

[NEW] 125-50-50.90 The preservation of the character of the neighborhood and environment.

[NEW] 125-50-50.100 The proposed development will be in keeping with the general interest and spirit of the City of New Britain's Building/Zone Regulations and City's Master Plan of Development.

[NEW] 125-60 Master Plan.

[NEW] 125-60-10 The Special Residential Design district ("SRD") is a residential use zoning district that functions like a floating zone. The SRD is available only to property wholly located in any of the following zones T, T-6, OP, A-1, A-2, and A-3.

[NEW] 125-60-10.10 The provisions of the SRD will apply only to specific properties that are rezoned to an SRD designation by the Zoning Subcommittee. Upon rezoning to SRD designation, a unique, numbered zoning district classification (SRD # ) will be created on the Zoning Map of the City of New Britain, and the Master Plan approved in conjunction with the map amendment shall become an integral part of the zoning for the land included within that SRD and shall establish the zoning standards for that SRD.

[NEW] 125-60-10.20 The zoning district only exists with the text of these regulations and is not placed on the New Britain Zoning Map until approval of an application to create a particular SRD and to affix that zoning district to a specific property. The creation of an SRD can only be accomplished by approval of a zoning map change, which requires a concurrent master plan. Subsequent to the approval of a zoning map change and master plan, a building permit application and accompanying Site Plan must be approved before site development can begin. Such detailed Site Plan shall be submitted and reviewed pursuant to [Section 280-60](#) and any other applicable provisions of these Regulations.

[NEW] 125-60-20 Unless provided otherwise in this [Section 125](#), uses within the SRD shall be subject to all provisions and definitions of these Regulations. However, because the intent of the SRD is to provide flexibility in design standards in order to achieve important design objectives as described herein, in cases of conflict with other provisions of these Regulations including the zoning definitions, the provisions of this [Section 125](#) shall prevail. Unless expressly prescribed by this [Section 125](#), all uses, dimensional, architectural, bulk, location, landscaping, parking, and lighting requirements for a SRD shall be established by the Common Council, acting in its capacity as zoning authority of the City of New Britain in its sole legislative discretion as part of approved Master Plan for that zone, and the Common Council, acting in its capacity as zoning authority of the City of New Britain may apply as written or may vary to meet the purposes of the SRD all particular requirements of these Regulations pertaining thereto. The Common Council, acting in its capacity as zoning authority of the City of New Britain shall have the final authority to evaluate and make a determination on all such matters.

[NEW] 125-60-30 Master plan for the area to be rezoned, including the following elements:

[NEW] 125-60-30.10 Master Plan Requirements. Petitions to amend the Zoning Map to create an SRD District shall provide the following information. All maps shall be of a size that complies with the requirements for filing with the New Britain Town Clerk.

[NEW] 125-60-30.20 Boundary survey of the land to be included in the district at a scale no smaller than 1" = 50 feet, and prepared at the A-2 standard of accuracy by a Connecticut Licensed Land Surveyor;

[NEW] 125-60-30.30 Existing topography with 2' contours to T-2 or T-3 level of accuracy show the general gradient of the site, existing structures, existing roads and rights-of-way, major topographic features, and limits of inland wetlands, watercourses and floodplains as mapped in the field by a qualified Soils Scientist and plotted by a Connecticut Licensed Land Surveyor;

[NEW] 125-60-30.40 Existing land uses and zoning within five hundred (500) feet of the area to be rezoned;

[NEW] 125-60-30.50 Names of all property owners located within five hundred (500) feet of the boundary of the property to be rezoned, as listed on the Town Assessor's records;

[NEW] 125-60-30.60 Location of proposed land uses within the area to be rezoned; the number of residences, and the allocation among various types of residences; the aggregate square footage of each type of dwelling unit; the aggregate maximum number of bedrooms for each type of residential use; the residential density and the method used to calculate it;

[NEW] 125-60-30.70 Proposed contours with intervals adequate to indicate drainage and grades;

[NEW] 125-60-30.90 Location and size of proposed buildings and structures, including:

- the square footage of each proposed building
- the allocation of uses for each type of building
- the height of each building or structure
- the location and use of existing buildings or structures, and the intended use thereof
- and the architectural and site Design Guidelines

[NEW] 125-60-30.100 Public and private streets and circulation patterns and potential traffic improvements proposed by the applicant;

[NEW] 125-60-30.110 General locations of on and off-street parking, loading and delivery areas;

[NEW] 125-60-30.120 Existing and proposed pedestrian facilities and circulation routes;

[NEW] 125-60-30.130 Potential location of public transit connections or stops;

[NEW] 125-60-30.140 Public and private open spaces, both improved and natural, and the square footage or acreage thereof;

[NEW] 125-60-30.150 General locations of utilities and drainage facilities to serve the area to be rezoned;

[NEW] 125-60-30.160 General landscaping plans, including existing vegetation to be preserved and general location of landscape buffers, including general type of landscaping proposed (e.g., evergreen tree, shade tree, flowering tree, evergreen shrub or hedge, flowering shrub, ground cover, existing vegetation to remain) and general location of landscaping (buffers, street trees, parking lot islands, foundation plantings); provided that details such as the species, number, size, and exact location of such landscaping may be deferred to the subsequent review;

[NEW] 125-60-30.170 Proposed project phasing of improvements and provisions to address construction traffic; and

[NEW] 125-60-30.180 The location of all inland wetlands and watercourses as delineated by a certified soil scientist in Connecticut.

[NEW] 125-60-30.190 A traffic and parking impact statement including information such as:

[NEW] 125-60-30.190.10 Analysis of anticipated traffic to be generated by the land uses proposed for the area to be rezoned.

[NEW] 125-60-30.190.20 Description of traffic improvements, including pedestrian, public transit improvement to mitigate traffic impacts, and bicycle infrastructure.

[NEW] 125-60-30.190.30 Anticipated phasing of traffic improvements within project area.

[NEW] 125-60-30.190.40 If required by the City Engineer, a comprehensive traffic study prepared by a licensed State of Connecticut Professional Engineer. Said document shall be signed and sealed by the licensed preparer.

[NEW] 125-60-30.190.50 Parking plan including:

- The anticipated parking demands, including peak hours and the method of calculation.
- The total allocation of available parking spaces for on-street and off-street parking.

[NEW] 125-60-30.200 All submitted Master Plans shall include elevations subject to the architectural review criteria of Section 125-60-50.

[NEW] Once adopted, the Master Plan for a newly established SRD zone shall establish the zoning standards and govern all the development within the specific SRD district. Any modification in the planned development, that is deemed by the City Planner to be a substantive change from the approved Master Plan, is not permissible, unless the Master Plan is revised to depict and explain the proposed changes and modifications and unless the modified Master Plan submitted and subjected to through the standard zone change process and reapproved by the Common Council, acting in its capacity as zoning authority of the City of New Britain.

UNDER SECTION 235 – SPECIAL REGULATIONS FOR RESIDENTIAL DESIGN DISTRICT, DELETE:

~~235-10— Subject to the regulations, standards and conditions set forth herein.~~

~~235-10-20 Major natural surface drainage channels shall be preserved as part of the required open space. Developed areas shall be served by storm sewers. All surfaces shall be treated to prevent the erosion of soil.~~

~~235-10-30 Preservation of all open space must be guaranteed by legal documents filed in the City Land Records. Depending on what the City Plan Commission recommends, it can be either in the form of conservation easements, fee ownership, or both. Conservation may be public or private. Fee simple may be vested in a private corporation, association, or, if acceptable to the City's governing body, by dedication to the City as Municipally Owned Land.~~

~~235-10-40 Screening and Landscaping Standards.~~

~~235-10-40.10 The following standards are intended to enhance the appearance and natural beauty of the city and to protect and increase property values through preservation of existing vegetation and planting of new screening and landscaping material within the SRD. These standards are intended to reduce excessive heat, glare and accumulation of dust, to provide privacy from noise and visual intrusion and to prevent excessive runoff of drainage water and erosion of the soil.~~

~~235-10-40.20 Landscaping, trees and screening plants required by City Plan Commission, shall be planted and in growing condition according to accepted horticultural practices and they shall be maintained in a healthy growing condition. Any landscaping, trees and screening plants which are in a condition that does not fulfill the intent of this section, shall be replaced by the Developer during the next planting season for the particular plant material.~~

~~235-10-40.30 A screening fence or wall required by this section shall be maintained by property owner (developer, association, etc.) in good condition throughout the period of the use of the lot. Finished surfaces of the screening fence or wall shall face out.~~

~~235-10-40.40 All landscaping, trees and screening material adjacent to parking areas, loading areas or driveways shall be properly protected by barriers, curbs or other means, from damage by vehicles.~~

~~235-10-40.50 To the extent that existing healthy trees, if properly located are preserved, they shall be fully credited against the requirements of this section. The City Plan Director shall determine which trees shall be preserved as part of the site plan.~~

~~235-10-40.60 Screening Specifications. The following specifications are considered as prototypes. The City Plan Commission may recommend one type or combinations of all. In order to comply with the defined "desired effect", the number and spacing of required trees and width of the screening strip may be varied pursuant to Section 235-10-40.70.~~

~~235-10-40.60.01 Type "A" Screening.~~

~~The desired effect is partial visual screening. The width of the strip may be varied. However, it shall be a minimum of 50 feet. Plant material shall consist of large trees and/or evergreens spaced approximately 50 feet on centers or flowering trees or flowering trees spread approximately 25 feet on centers or a combination of both.~~

~~235-10-40.60.02 Type "B" Screening.~~

~~The desired effect is to complete visual screening of parking and loading areas. The screening material shall consist of a hedge, screening fence, screening wall or a combination thereof. The screening strip shall be 6 feet for said fence or wall and at least 10 feet for a hedge unless a greater width is specifically required.~~

~~235-10-40.60.03 Type "C" Screening.~~

~~The desired effect is complete visual screening of parking and loading areas and special spatial separation. Plant material shall be the same as specified for Type "A" screening plus a hedge, screening fence or screening wall. The screening strip shall be a minimum of 50 ft. on center.~~

~~235-10-40.60.04 Type "D" Screening.~~

~~The desired effect is primarily spatial separation. The screening strip shall be a minimum of 100 ft. wide. Plant material shall consist of a mixture of large trees, flowering trees and evergreens spaced about 50 ft. on centers.~~

~~235-10-40.70 Modification of Screening.~~

~~The City Plan Commission is authorized to consider and vary such modifications in the above standards, in a specific SRD Development, where the City Plan Commission makes a finding that equivalent or superior screening will be provided.~~

~~235-10-40.70.01 Definitions.~~

~~235-10-40.70.02 DESIRED EFFECT. The visual impressions desired for screening and landscaping.~~

~~235-10-40.70.03 LARGE TREES. Deciduous shade trees, such as Sugar Maple, Red Oak, or Conifers such as White Pine, Canadian Hemlocks. The required large trees shall be a minimum of 2 1/2" - 3" caliper.~~

~~235-10-40.70.04 FLOWERING TREES. Trees such as Dogwood, Crabapple, etc.~~

~~235-10-40.70.05 HEDGE. A hedge shall provide complete visual screening and consist of evergreens at least 4 ft. in height at the time of planting and it shall be maintained at a height of at least 6 ft.~~

~~235-10-40.70.06 SCREENING FENCE OR SCREENING WALL. These are devices for complete visual screening. They shall be at least 6 ft. in height and 3/4 solid.~~

~~235-10-40.70.07 PARTIAL VISUAL SCREENING. A type of screening through which the screened object is partially visible.~~

~~235-10-40.70.08 COMPLETE VISUAL SCREENING. A type of screening which affords a year-round effect and through which the screened object is obscured.~~

~~235-10-40.70.09 LANDSCAPING. The term landscaped or landscaping shall mean that an area to be at least covered with grass, or ground cover. Any additional planting is either specifically required by the ordinance or left to the discretion of the property owner (Developer, Association, etc.).~~

~~235-10-50 All streets that revert back to the City of New Britain shall comply in design with the adopted Subdivision Regulations.~~

~~235-10-60 Pedestrian walks shall overlook all dwelling units so that open space and other features of the development can be reached by residents without pedestrians sharing streets with vehicles. Pedestrians and vehicular grade separation shall be provided for walks causing any street that carry traffic through the SRD.~~

~~235-10-70 Maximum number of attached residential units shall not exceed six (6) in any building.~~

~~235-10-80 Areas of visual and acoustical privacy shall be created for each dwelling unit by the use of fences, and landscaping and/or the location of buildings.~~

~~235-10-90 Phasing Plan shall be required for all developments. The City Plan Commission may require approval of each major development phase.~~

~~235-10-110 Outdoor trash receptacles such as dumpsters shall not be permitted unless totally screened.~~

~~235-10-120 Final Development Plans shall include the following:~~

~~235-10-120.01 Class A-2 Boundary Survey Map 1"=20' or 1"=40'.~~

~~235-10-120.02 Site Plan 1"=20' or 1"=40'.~~

~~235-10-120.03 Site Development Plan.~~

~~235-10-120.04 Site Landscaping Plan.~~

~~235-10-120.05 Architectural Plans.~~

~~235-10-130 The following shall be shown on the above Plans:~~

~~235-10-130.01 Certification of a Class A-2 Boundary Survey Map by a State of Connecticut licensed Civil Engineer and Land Surveyor in the form of separate embossed stamps with their signatures across them.~~

~~235-10-130.02 Small Key Map showing location - typically 1"=500'.~~

~~235-10-130.03 Land, proposed structures, uses, acreage, relevant streets, surrounding zoning classification.~~

~~235-10-130.04 Dwelling unit densities, rooms, etc.~~

~~235-10-130.05 Building intensities.~~

~~235-10-130.06 Vehicular and pedestrian circulation.~~

~~235-10-130.07 Off-street parking.~~

~~235-10-130.08 Proposed pedestrian walks, etc.~~

~~235-10-130.09 Proposed open space, Lawns, etc.~~

~~235-10-130.10 Landscaping Plan and Schedule.~~

~~235-10-130.11 Existing and proposed utilities and easements.~~

~~235-10-130.12 Preliminary building plans, floor plans, exterior elevations and perspectives.~~

~~235-10-130.13 Relationship to existing and future land uses.~~

~~235-10-130.14 Priority schedule of construction.~~

~~235-10-130.15 Future division of property.~~

~~235-10-130.16 Any other information the Commission may reasonably require or the applicant may wish to submit (i.e. traffic report).~~

~~235-10-140 A comprehensive report compiled by the City Plan Commission staff shall be submitted to the City Plan Commission prior to its final development approval. The following shall be included:~~

~~235-10-140.01 Traffic circulation and security report from the Chief of Police.~~

~~235-10-140.02 Plan Review Report from the Fire Marshal.~~

~~235-10-140.03 Plan Review Report from the City Engineer.~~

~~235-10-140.04 Plan Review Report from Bureau of Engineering.~~

~~235-10-140.05 Plan Review Report from the Water Department.~~

~~235-10-140.06 Environmental Impact Statement prepared through the Planning Department in conjunction with the Conservation Commission, Soil Conservation Service, or Department of Environmental Protection.~~

~~235-10-140.07 Reports or statements from any other Advisory Board or Commission, if deemed necessary.~~

~~235-10-150 Criteria for Evaluating a Proposed Special Residential Design District Zone Designation.~~

~~The intent of this ordinance is to approve SRD Districts only where specified development proposals are determined feasible. The City Plan Commission and Zoning Committee may recommend to the Common Council, their approval of a petition for a SRD District provided that a finding is made that the facts submitted with the application, meets the requirements of Section 230-10-140 and Section 280-60-30.10.~~

~~235-10-150.01 The Developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 235-10-30, 235-10-40, and 235-10-50.~~

~~235-10-150.02 The size and intensity of the proposed residential use and its effect on the compatibility with the adopted Master Plan of Development, the specific zone and the neighborhood.~~

~~235-10-150.03 The capacity of adjacent and feeder streets to handle peak traffic loads created by the zone designation.~~

~~235-10-150.04 The overall effect on values and utilization of neighborhood properties.~~

~~235-10-150.05 Utilities and drainage and recreational facilities have been laid out not to unduly burden the capacity of such facilities, such other facilities presently connected there with, and such facilities proposed by the adopted Master Plan of Development, and officially adopted Master Utility Plans.~~

~~235-10-150.06 Unusual topography of the location, the natural location, and height of buildings, walls, fences, grades, and landscaping of the site.~~

~~235-10-150.07 The extent, nature and arrangement of parking facilities, entrances and exits.~~

~~235-10-150.08 Extent of Fire and Police protection.~~

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~~235-10-150.09 The preservation of the character of the neighborhood and environment.  
235-10-150.10 The proposed development will be in keeping with the general interest and spirit of the City of New Britain's Building/Zone Regulations and City's Master Plan of Development.  
235-10-150.11 All other standards prescribed by these requirements.~~

UNDER SECTION 280-60 – BUILDING PERMITS—SITE PLAN PROCEDURE, STANDARDS, AND REVIEW FOR BUILDINGS, STRUCTURES, OR USES OF LAND, OTHER THAN FOR DWELLINGS DESIGNED FOR LESS THAN SIX (6) FAMILIES AND THEIR ACCESSORY BUILDINGS AND STRUCTURES, DELETE:

~~280-60-30-10 Architectural Review Standards for a Special Residential Design District Designation:~~

~~280-60-30-10.01 The presence of significant design features such as architectural styles, harmonious use of material, parking areas broken by landscape features, varied use of house types, sitting, circulation patterns, landscaping, etc.~~

~~280-60-30-10.02 Total number of dwelling units.~~

~~280-60-30-10.03 Number of dwelling units by type of unit (1-bedroom, 2-bedroom, etc.) and the number of rooms within such type of unit.~~

~~280-60-30-10.04 Building or structure intensities – including the dimensions, elevations, and gross square foot area by type.~~

~~280-60-30-10.05 General architectural design and appearance.~~

~~280-60-30-10.06 Relationship between structures and massing of buildings or structures.~~

~~280-60-30-10.07 Type and colors of building materials, exterior facade and facing and fenestration and fire retardant characteristics.~~

~~280-60-30-10.08 Special architectural features.~~

~~280-60-30-10.09 Site identification signs:~~

~~280-60-30-10.10 Location, height, size and dimensions for all individual type of signs.~~

~~280-60-30-10.11 Design, color(s), lettering, lighting, intensity, and appearance of all signs.~~

Ald. Robert Smedley

Ald. Smedley moved to accept and adopt, seconded by Ald. Hargraves. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36187-3 RE: AMENDMENT TO SEC. 220-20 AND 220-20-10 OF THE ZONING ORDINANCES TO ENACT A MORATORIUM**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF NEW BRITAIN that the Zoning Ordinances, City of New Britain, be amended to read as follows (inserted text appears in underline; deleted text appears in ~~strikethrough~~; new sections begin with the word [new]):

UNDER 220, PROHIBITED USES, ADD:

[NEW] 220-20 – Moratorium

This section is established to provide the Zoning Commission with the time necessary to consider adoption of potential changes to the Zoning Ordinances pursuant to Section 8-2 of the Connecticut General Statutes. This temporary and limited-term moratorium shall apply to the uses in this section in order to study their impact on the public health, safety, and welfare of the community.

[NEW] 220-20-10 – Self-Storage Facilities

For a period of twenty four months, commencing from the effective date of this section, 10/1/2023, no applications will be accepted, considered, or approved and no zoning permits will be issued to permit the establishment of self-storage facilities.

[NEW] 220-20-20 – Select Motor Vehicle Uses

For a period of twenty four months, commencing from the effective date of this section, 10/1/2023, no applications will be accepted, considered, or approved and no zoning permits will be issued to permit the establishment of the motor vehicle uses listed below. This section does not apply to motor vehicle uses existing at the effective date of these regulations that are renewing or modifying their license:

- Motor vehicle repair garage.
- Motor vehicle sales lot.
- Motor vehicle services – unlicensed.
- Motor vehicle wrecking or recycling business.
- Motor vehicle towing and storage lot.

[NEW] 220-20-30 – Noncommercial Places of Public Assembly in Select Business Districts

The purpose of this section is to promote uses that contribute to the vitality of the Central Business District (CBD) and the B-3 district by providing an area of the City that generates a consistent flow of pedestrian activity. These areas should prioritize active and tax generating uses on the ground floor of buildings to serve the growing population and facilitate implementation of the Plan of Conservation and Development (POCD). Goals of the POCD include the following:

- Grow the downtown employment base.
- Grow the tax base.
- Expand restaurant, retail, and service opportunities.
- Maintain a balance of employment, retail, restaurant, and residential uses to ensure constant activity.

For a period of twenty four months, commencing from the effective date of this section, 10/1/2023, no applications will be accepted, considered, or approved and no zoning permits will be issued to permit the establishment of the following noncommercial public assembly uses located on the ground floor in the CBD and B-3 districts:

- Church or similar place of worship.
- College, vocational school.
- Public or semi-public assembly space.
- School, public elementary or high, or a private school.
- Club – nonprofit.
- Arena, assembly hall less than 20,000 sq. ft.

[NEW] 220-20-40 – Group Homes

For a period of twenty four months, commencing from the effective date of this section, 10/1/2023, no applications will be accepted, considered, or approved and no zoning permits will be issued to permit the establishment of the following group homes:

- Substance abuse treatment facilities.
- Housing of adults with intellectual disabilities.
- Mental health or addiction services.



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- Facilities which provide custodial care and treatment for persons accused or convicted of a misdemeanor or non-violent felony and residing voluntarily of by court placement.

Ald. Robert Smedley

Ald. Smedley moved to accept and adopt, seconded by Ald. Pabon. Ald. Smedley moved to table, seconded by Ald. Russell. RESOLUTION TABLED with Ald. Costa opposed.

**NEW BUSINESS  
RESOLUTIONS**

**36209 RE: BUDGET AMENDMENT – FEMA ASSISTANCE FOR FIREFIGHTERS FIRE PREVENTION GRANT – SMOKE DETECTORS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

Whereas, The New Britain Fire Department has instituted a pioneering program of firefighters installing life-saving smoke alarms in the homes of New Britain residents; and

Whereas, the New Britain Fire Department applied for a \$30,000 grant from the 2022 FEMA Assistance to Firefighters Fire Prevention Program to purchase additional smoke alarms; and

Whereas, the New Britain Fire Department has been awarded a total project cost of \$30,000 with a 5% (\$1429) local cost share resulting in federal funds awarded in the amount of \$28,571 (Grant EMW-2022-FP-00839); and

Whereas, 2022 FEMA Assistance to Firefighters Fire Prevention Program awarded has a performance period of Aug. 18, 2023 to Aug. 17, 2025 to complete this project unless extended by the FEMA amendment process; and

Whereas, the City of New Britain recognizes that the acceptance of this grant will allow the installation of thousands of smoke alarms over the next several years; and

Therefore, be it Resolved, that a budget amendment within the Fire Department Grants Special Revenue Fund be made as follows:

Revenue:		
226212130-4232	Grants & Contributions	\$ 28,571
226212130-6001	Transfer General Fund	\$ 1,429
Expenditures:		
2262121130-5825	Fire Prevention	\$ 30,000

Alderman Michael Thompson  
Alderman Iris Sanchez  
Alderman Matthew Malinowski

Ald. Malinowski moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36210 RE: BUDGET AMENDMENT – FIRE DEPARTMENT – 2022 ASSISTANCE FIREFIGHTERS GRANT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

September 13, 2023

Whereas, the New Britain Fire Department has always strived to provide the most up to date training and equipment to its fire fighters in an effort to increase our ability to serve the City of New Britain; and

Whereas, the New Britain Fire Department continues to identify and seek grant funding and alternative funding streams to offset the financial impact to the City of New Britain; and

Whereas, The New Britain Fire Department was awarded a FEMA 2022 Assistance to Firefighters Grant for Professional Development Training, including Fire Officer I & II, Fire Service Instructor I, UL-FSRI Fire Dynamics Boot Camp and Optimizing Human Performance classes(EMW-2022-FG-09322); and

Whereas, the total project cost for the Grant funded project is \$728,108 (\$661,916 in Federal Funds, and \$66,192 required as Local Match); and

Whereas, 2022 FEMA Assistance to Firefighters Grant Program awarded has a performance period of Aug. 9, 2023 to Aug. 8, 2025 to complete this project unless extended by the FEMA amendment process; and

Whereas, the City of New Britain recognizes that the acceptance of this grant will allow our firefighters to receive high level training that will increase their safety while operating on an emergency scene and improve service to the community; and

Therefore, be it Resolved, that a budget amendment within the Fire Department Grants Special Revenue Fund be made as follows:

<u>Revenue</u>		<u>Original Budget</u>
226212131-4232	Grants & Contributions	\$661,916
226212131-6001	Transfer General Fund	<u>\$66,192</u>
	Total Revenue	\$728,108
<u>Expenditures:</u>		
226212131-5337	Training/Conferences	<u>\$728,108</u>
	Total Expenditures	\$728,108

Alderman Michael Thompson  
Aldерwoman Iris Sanchez  
Alderman Matthew Malinowski

Ald. Malinowski moved to accept and adopt, seconded by Ald. Smedley. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36211 RE: PURCHASE OF A POWER LIFT C-RIG STATION WITH ACCESSORIES FOR THE NEW BRITAIN POLICE DEPARTMENT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested for the following under the State of Connecticut's Cooperative Purchasing Plan for the New Britain Police Department.

<u>Supplier</u>	<u>Description</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Total Price</u>
Total Fitness	Power Lift Station w/accessories	1	\$32,629.00	= \$32,629.00
Equipment	Shipping & Installation	1	\$ 5,250.00	= \$ 5,250.00
South Windsor, CT				
			Total Cost =	\$37,879.00

September 13, 2023

WHEREAS, The New Britain Police Department requested a purchase order for the purchase of a Total Fitness Power Lift Station with accessories utilizing the State of Connecticut's contract award # 18-PSX0320. This fitness equipment will replace the current power lift station and attachments which are currently over ten years old, worn, and not suitable due to safety concerns; and

WHEREAS, Total Fitness is an authorized Connecticut distributor for large scale Law Enforcement purchases of fitness equipment and located in South Windsor, CT, and therefore the recommended supplier of the Power Lift Station with accessories; and

WHEREAS, Funding is available for this purchase in the Police Department's budgeted account number 289211128-5740, Federal Asset Forfeiture, other miscellaneous equipment; and

NOW, THEREFORE, BE IT RESOLVED that the Purchasing Agent is hereby authorized to issue a purchase order for \$37,879.00 to Total Fitness Equipment of South Windsor, CT for the purchase of the Power Lift C-Rig station with accessories for the New Britain Police Department utilizing the State of Connecticut's Cooperative Purchasing Plan, contract award # 18-PSX0320.

Ald. Howard Dyson  
Ald. Alden Russell

Ald. Wilfredo Pabon  
Ald. Paul Catanzaro

Ald. Angel Segarra

Ald. Russell moved to accept and adopt, seconded by Ald. Malinowski. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36212 RE: SEPTEMBER AS OVARIAN CANCER AWARENESS MONTH**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, Almost 20,000 women are diagnosed with ovarian cancer in the United States every year, and about 14,000 lose their lives; and

WHEREAS, Each year during September, women living with ovarian cancer, their families and supporters, along with patient advocacy organizations, come together to raise awareness about ovarian cancer; and

WHEREAS, Diane Helping Hands, Inc. educates women about the signs and symptom of Ovarian Cancer raising awareness and advocating for early detection and intervention against this form of gynecological cancer; and

WHEREAS, Diane Helping Hands, Inc. will be encouraging and supporting the warriors, celebrating with survivors, and honoring the angels of Ovarian Cancer on September 16, 2023 at their 2<sup>nd</sup> Annual Ovarian Cancer Awareness Walk; and

WHEREAS, The City of New Britain unite with Diane Helping Hands, Inc. and all those who are courageously battling ovarian cancer, those who have tragically succumbed to the disease, their loved ones, and the devoted healthcare workers; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of New Britain and Mayor Erin E. Stewart, proclaim September 2023, to be Ovarian Cancer Awareness Month.

Ald. Robert Smedley  
Ald. Angel Segarra  
Ald. Jerrell Hargraves  
Ald. Luz Ortiz-Luna  
Ald. Kris Rutkowski

Ald. Howard Dyson  
Ald. Paul Catanzaro  
Ald. Matthew Malinowski  
Ald. Wilfredo Pabon  
Ald. Peter Scirpo

Ald. Aram Ayalon  
Ald. Desiree Costa  
Ald. Iris Sanchez  
Ald. Alden Russell  
Ald. Michael Thompson

September 13, 2023

Ald. Smedley moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36213 RE: SEPTEMBER AS NATIONAL RECOVERY MONTH**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: The undersigned beg leave to recommend the adoption of the following:

Resolution Summary: PURPOSE: This resolution allows for the City of New Britain to recognize September as National Recovery month. National recovery month is a national observance held every September to promote and support new evidence-based treatment and recovery practices, the rise of a strong and proud recovery community, and the dedication of service providers and community members across the nation who make recovery in all its forms possible. Our country is facing a nationwide epidemic when it comes to the use of heroin, prescription opioids, and synthetic opioids resulting in a rapid rise in overdoses and deaths. There is an apparent need to address this public health crisis with a plan to build prevention efforts, promote awareness about opioid misuse, and to reduce deaths and injuries.

WHEREAS, The Mayor's Opioid Task Force was established in 2019 with the goal of reducing death rate due to opioid and heroin overdose in New Britain; and

WHEREAS, The City of New Britain became a Recovery Friendly Community in January 2020; and

WHEREAS, the grant from the State Department of Public Health titled, Overdose to Community Action started an initiative to be known as NB Recovers, with an active website [www.nbrecover.org](http://www.nbrecover.org) and social marketing channels; and

WHEREAS, all EMS paramedics are fully trained as Certified Recovery Coaches as an immediate intervention to Narcan. Trauma Informed care is provided to residents along with the promotion of enrollments into treatment programs with a shared vision amongst community providers around the city which is called, the Rapid Recovery Partners; and

WHEREAS, in 2023 with help from the Recovery Partners, there have been 455 referrals by EMS with a total of 587 client interactions; and

WHEREAS, This resolution seeks to acknowledge that the problem exists not just nationally, but in our very own community and we pledge our unwavering support towards the work of the Mayor's New Britain Recovers Task Forces to help those in need of recovery services in a stigma-free manner; and

WHEREAS, We know that there are often times when individuals suffering with addiction do not know where to go to access help without being judged; and

NOW THEREFORE BE IT RESOLVED that we officially designate September as National Recovery month here in the City of New Britain as we continue pledging to work to develop educational opportunities for our employees and partners on how to help someone who may be suffering with this disease.

Ald. Robert Smedley  
Ald. Angel Segarra  
Ald. Jerrell Hargraves  
Ald. Luz Ortiz-Luna  
Ald. Kris Rutkowski

Ald. Howard Dyson  
Ald. Paul Catanzaro  
Ald. Matthew Malinowski  
Ald. Wilfredo Pabon  
Ald. Peter Scirpo

Ald. Aram Ayalon  
Ald. Desiree Costa  
Ald. Iris Sanchez  
Ald. Alden Russell  
Ald. Michael Thompson

Ald. Russell moved to accept and adopt, seconded by Ald. Catanzaro. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36214 RE: SEPTEMBER 15, 2023 TO OCTOBER 15, 2023 AS HISPANIC HERITAGE MONTH**

September 13, 2023

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, National Hispanic Heritage Month is recognized from September 15<sup>th</sup> to October 15<sup>th</sup> of each year; granting us, as a Nation and a community, the opportunity to join together and celebrate the diverse culture and acknowledge the abounding achievements and benefactions of all residents with Hispanic roots; and

WHEREAS, Hispanic individuals have made major contributions to the development of our Country and our City through leadership in government, businesses, education, sports and the arts; and

WHEREAS, approximately 54 million Hispanic individuals reside in our Country making those with Hispanic roots the Nation's largest ethnic or racial minority; and

WHEREAS, there are over 2.3 Million Hispanic-owned businesses which have generated over \$350.7 Billion in our national economy, making them an asset to our economic health; and

WHEREAS, the City of New Britain is honored to be a home to such an illustrious population and proudly recognizes all the accomplishments Hispanic men and woman have made in developing this community; and

NOW, THEREFORE, BE IT RESOLVED, that the City of New Britain proclaim September 15, 2023 to October 15, 2023 as Hispanic Heritage Month and encourage all residents to celebrate with appropriate programs and activities that memorialize the contributions of Hispanic individuals to our Nation and our community.

Ald. Robert Smedley  
Ald. Angel Segarra  
Ald. Jerrell Hargraves  
Ald. Luz Ortiz-Luna  
Ald. Kris Rutkowski

Ald. Howard Dyson  
Ald. Paul Catanzaro  
Ald. Matthew Malinowski  
Ald. Wilfredo Pabon  
Ald. Peter Scirpo

Ald. Aram Ayalon  
Ald. Desiree Costa  
Ald. Iris Sanchez  
Ald. Alden Russell  
Ald. Michael Thompson

Ald. Pabon moved to accept and adopt, seconded by Ald. Ortiz-Luna. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36215 RE: SEPTEMBER AS LEUKEMIA, LYMPHOMA AND MYELOMA AWARENESS MONTH**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: The undersigned beg leave to recommend the adoption of the following:

WHEREAS, blood cancers currently afflict more than 1,629,474 people in the United States, with an estimated 184,720 new cases diagnosed each year, and an estimated 2,660 new cases diagnosed in Connecticut each year, and

WHEREAS, leukemia, lymphoma and myeloma will kill an estimated 57,380 people in the United States and an estimated 660 people in Connecticut this year, and

WHEREAS, the Leukemia & Lymphoma Society (LLS), through voluntary contributions, is dedicated to finding cures for these diseases through research efforts and the support for those that suffer from them, and

WHEREAS, LLS maintains an office in Connecticut to support patients with these diseases and their family members, and

WHEREAS, the City of New Britain is similarly committed to the eradication of these diseases and supports the treatment and care of its citizens that suffer from them, and

September 13, 2023

WHEREAS, the City of New Britain encourages private efforts to enhance research funding and education programs that address these diseases,

Now, Therefore, Be It RESOLVED, that the City of New Britain joins with LLS in designating the month of September as Leukemia, Lymphoma and Myeloma Awareness Month, to enhance the understanding of blood-related cancers and to encourage voluntary participation in activities to support education programs and the funding of research programs to find a cure for them.

Ald. Robert Smedley  
Ald. Angel Segarra  
Ald. Jerrell Hargraves  
Ald. Luz Ortiz-Luna  
Ald. Kris Rutkowski

Ald. Howard Dyson  
Ald. Paul Catanzaro  
Ald. Matthew Malinowski  
Ald. Wilfredo Pabon  
Ald. Peter Scirpo

Ald. Aram Ayalon  
Ald. Desiree Costa  
Ald. Iris Sanchez  
Ald. Alden Russell  
Ald. Michael Thompson

Ald. Dyson moved to accept and adopt, seconded by Ald. Rutkowski. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36216 RE: CONTRACT WITH TRI-STATE MATERIALS TESTING LAB FOR SPECIAL MATERIAL INSPECTION AND LABORATORY SERVICES**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, between multiple City departments, the City has an unprecedented amount of projects currently in construction; and

WHEREAS, construction materials including soils, concrete, asphalt, steel and others need to be tested for their compliance with bid specifications; and

WHEREAS, specialized material testing services require specialty lab equipment, certifications, and training, and government agencies, private constructors, and developers typically hire out by these services; and

WHEREAS, Tri-State Materials Testing Lab (TSMT), founded in 1995, is one of the largest full-service testing, inspection and engineering companies servicing the construction industry in Connecticut and the tri-state region, and offers a broad scope of inspection and testing services including concrete, asphalt and soil testing to exploratory soil borings, welding & structural steel inspection, masonry and window testing among others; and

WHEREAS, funding is available for hiring these services is available in the various Capital Projects accounts for specific projects; and

RESOLVED, the City is hereby authorized to enter individual contracts on an on-call basis with Tri-State Materials Testing Lab for fees up to \$50,000 for special material inspection and laboratory services.

Ald. Kris Rutkowski  
Ald. Iris Sanchez

Ald. Rutkowski moved to accept and adopt, seconded by Ald. Smedley. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36217 RE: SAFE STREETS AND ROADS FOR ALL ACTION PLANNING GRANT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

September 13, 2023

WHEREAS, The City of New Britain, in conjunction with the Capitol Region Council of Governments (CRCOG), was the sub-recipient of federal assistance grant funds originating from the U.S. Department of Transportation (USDOT) Federal Highway Administration (FHWA) under the Safe Streets and Roads for All (SS4A) program; and

WHEREAS, The grant award to the City of New Britain is for a total amount of \$437,500 with an eighty percent (80%) federal and twenty percent (20%) municipal ratio; and

WHEREAS, The SS4A funds will be used to develop a comprehensive Safety Action Plan, which will include a public engagement process, to define projects and strategies to reduce fatalities and serious injuries at high crash locations using a Safe Systems Approach to address the safety of all road users including those who walk, bike, drive and ride transit; and

WHEREAS, The City of New Britain must enter into a Subaward Agreement with CRCOG and follow a quality based consultant selection process in accordance with Federal Requirements prior to starting this work; and

WHEREAS, Funding for the 20% municipal match is available from the Public Works Department's Various Capital Improvement Projects Bond, Professional Services account number 0083446704-5331; and

NOW, THEREFORE, BE IT RESOLVED, That the Common Council authorizes Mayor Erin E. Stewart to execute said Agreement and sign any other documents related thereto; and

Alderman Kris Rutkowski  
Alderwoman Iris Sanchez  
Alderman Angel Segarra

Ald. Rutkowski moved to accept and adopt, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36218 RE: CRACK SEALING OF VARIOUS CITY STREETS FOR THE PUBLIC WORKS DEPARTMENT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested for the following under the State of Connecticut's Cooperative Plan for the Public Works Department:

<u>Supplier</u>	<u>Services</u>	<u>Price</u>
Connecticut Sealcoating, Inc. Bethlehem, CT.	Crack Sealing of Various City Streets	\$85,828.00
	Crack Sealing of Caretaker Road	\$10,491.25
	Total Price	\$96,319.25

WHEREAS, The New Britain Public Works Department, is requesting the purchase of Crack Sealing of Various City Streets and the Public Works Utilities Division's Caretaker, Water Treatment Plant Road utilizing the State of Connecticut's Cooperative Purchasing Plan, Contract Number 20PSX0092, during 2023; and

September 13, 2023

WHEREAS, Connecticut Sealcoating, Inc has provided this service to the City in the past when they were awarded the bid to Crack Seal Various City Streets. The Crack Sealing Services that they conducted on Various City Streets in the past has meet City bid specifications and was of the highest quality. The State of Connecticut recently awarded the bid to Connecticut Sealcoating, Inc. to have them Crack Seal State Roads and Highways; and

WHEREAS, Funding for the purchase of the Crack Sealing of various City Streets and the Caretaker, Water Treatment Road is available within the Public Works Department's account number 0083446704-5454, Public Works Various Capital Improvements, Construction Contracts and the Public Works Department, Utilities Division's account number 9303500107-5300, Water Operational Expense, Consulting and Contractual; and

NOW, THEREFORE, BE IT RESOLVED, That the Purchasing Agent is hereby authorized to issue two (2) purchase orders for \$85,828.00 and \$10,491.25 to Connecticut Sealcoating, Inc of Bethlehem, CT. for the Crack Sealing of various City Streets and the Caretaker, Water Treatment Road during 2023 for the New Britain Public Works Department and Public Works Department, Utilities Division utilizing the State of Connecticut's Cooperative Purchasing Plan, Contract Award 20PSX0092.

Ald. Kris Rutkowski  
Ald. Angel Segarra  
Ald. Matthew Malinowski

Ald. Iris Sanchez  
Ald. Howard Dyson

Ald. Dyson moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36219 RE: PURCHASE OF SERVER SOFTWARE FOR COMPUTER AIDED DISPATCH AND RECORDS MANAGEMENT SERVICES FOR PUBLIC SAFETY**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested by the New Britain Public Safety Telecommunications Center Division; for the following under the State of CT Contract Award # 13PSX0280:

<u>Supplier</u>	<u>Item</u>	<u>Total Price</u>
CDW Government 75 Remittance Dr., Chicago, IL	Microsoft SQL Software Server Upgrade	\$103,176.37

WHEREAS, The New Britain Public Safety Department requested a purchase order for the purchase of Microsoft SQL Server Software utilizing the State of Connecticut's Contract #13PSX0280; and

WHEREAS, The Upgrades will be conducted on the existing Public Safety Telecommunications IT Network for all of City of New Britain Public Safety Departments; and

WHEREAS, The new server equipment requires the newest Microsoft SQL Server Enterprise Core Edition to run our new CAD and RMS Systems, providing the proper redundancy to ensure mission critical communication for all the City's Public Safety Departments; and

WHEREAS, Funding is available for this purchase in the New Britain Public Safety Department's account number 001213001-5434 – Maintenance Contracts; and

NOW, THEREFORE, BE IT RESOLVED that the Purchasing Agent is hereby authorized to issue a purchase order for \$103,176.37 to CDW Government of Chicago, IL for the purchase of Server Equipment Upgrades utilizing the State of Connecticut's Contract # 13PSX0280.



September 13, 2023

Ald. Peter Scirpo  
Ald. Angel Segarra

Ald. Smedley moved to accept and adopt, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36220 RE: AGREEMENT WITH TRITEC SOLAR ON THEIR SOLAR PROJECT IN OXFORD TO JOIN THE NRES SAM PROGRAM**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, The City of New Britain has been given the opportunity to enter into an agreement with TriTec Solar (further known as Seller); to join them to pursue the Non-Residential Renewable Energy Solutions – State, Agricultural, and Municipal Program (NRES SAM Auction Program); and

WHEREAS, The Seller shall generate electricity from their Oxford Solar Field project. This solar field project will generate approximately 5,000,000 kWh of electricity. TriTec Solar will pursue the NRES SAM Program and submit a competitive bid in proportion to the electric generation production of Clean Energy Facility for 20 years; and

WHEREAS, The City would then receive a quarterly cash payment from TriTec from the NRES SAM bid amount that should approximately be \$112,000 yearly; and

WHEREAS, These credits shall be put into the City's special revenue fund to be utilized to pay for energy related savings projects as well as help off-set raising electricity costs; and

WHEREAS, The agreement for the term of this contract shall be for a minimum of twenty (20) years; with options to renew; and

NOW, THEREFORE, BE IT RESOLVED, The Mayor is hereby authorized to enter into a twenty (20) year agreement with TriTec Solar to pursue the NRES SAM Program in conjunction with their Solar Field Project in Oxford, CT.

Ald. Robert Smedley  
Ald. Howard Dyson  
Ald. Aram Ayalon

Ald. Dyson moved to accept and adopt, seconded by Ald. Smedley. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36221 RE: TAX ABATEMENTS, CORRECTIONS AND REFUNDS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, the Collector of Taxes has referred a list of tax abatements, corrections and refunds.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of New Britain accept and adopt the tax abatements, corrections and refunds to allow the Tax Collector to distribute accordingly.

Ald. Robert Smedley  
Ald. Angel Segarra  
Ald. Luz Ortiz-Luna

September 13, 2023

Ald. Smedley moved to accept and adopt, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36222 RE: TAX ASSESSMENT MODIFICATION AGREEMENT WITH AVON AT 102 LLC FOR 102 WEST MAIN STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, The City of New Britain is committed to the revitalization and improving quality housing stock and livability of the Downtown area; and

WHEREAS, The City of New Britain is committed to the adaptive reuse and activation of underutilized buildings in order to promote economic development and grow the grand list; and

WHEREAS, Avon at 102 LLC purchased the former MidConn Bank building at 102 West Main Street with the intention of converting it into a mixed-use building, with residential apartment units and commercial suites, and

WHEREAS, Amit Lakhotia, managing partner of Avon at 102 LLC, has exhibited plans to convert the building into 79 residential apartment units and 2 commercial units—and maintaining 16 deed-restricted low income units for 30 years; and

WHEREAS, Amit Lakhotia has made significant investments in properties within the City of New Britain and committed to completion of multiple residential and mixed use development projects in the City; and

WHEREAS, the proposed adaptive reuse project will significantly increase the value of the property and positively contribute to growth of the grand list; and

WHEREAS, The City of New Britain and Avon at 102 LLC are desirous of entering into a real estate tax modification agreement which limits real estate property taxes to \$700.00 per residential and commercial unit commencing with addition to grand list following the issuance of the temporary certificate of occupancy with annual real estate property tax increases of 2% for each succeeding assessment date for a total term not to exceed fifteen (15) years; and

WHEREAS, 102 West Main Street is located in an enterprise zone and is eligible for tax assessment modification/deferral benefits pursuant to Section 32-71(e) of the Connecticut General Statutes and Section 22-10 of the Code of Ordinances; now therefore be it

RESOLVED, That Erin E. Stewart, Mayor be and is hereby authorized to negotiate and execute on behalf of the City of New Britain a Tax Modification Agreement and any documents related thereto in accordance with the terms outlined in this resolution.

Aldersperson Robert Smedley

Ald. Smedley moved to accept and refer to the Committee on Administration, Finance and Law, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

**36223 RE: TAX ASSESSMENT MODIFICATION AGREEMENT WITH ALPHA ACQUISITIONS LLC FOR 189 CHESTNUT STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

September 13, 2023

WHEREAS, The City of New Britain is committed to the revitalization and improving quality housing stock and livability of the Downtown area; and

WHEREAS, The City of New Britain is committed to the adaptive reuse and conversion of underutilized buildings in order to promote economic development and grow the grand list; and; and

WHEREAS, Alpha Acquisitions LLC purchased the former Plimpton and Hills building at 189 Chestnut Street with the intention of converting it into residential apartment units, and

WHEREAS, Alex Opuszynski, managing partner of Alpha Acquisitions LLC, has exhibited plans to convert the building into 30 residential apartment units and a suite of amenities for building residents; and

WHEREAS, Alex Opuszynski has made significant investments in multifamily properties within the City of New Britain; and

WHEREAS, the proposed residential conversion project will significantly increase the value of the property and positively contribute to growth of the grand list; and

WHEREAS, The City of New Britain and Alpha Acquisitions LLC are desirous of entering into a real estate tax modification agreement which limits real estate property taxes to the 2022 payment of \$14,949 for two (2) years, \$900 per residential unit for four (4) years, \$1,000 per unit for four (4) years, and \$1,200 per unit for three (3) years, for a total of thirteen (13) years commencing with addition to grand list following the issuance of the temporary certificate of occupancy; and

WHEREAS, 189 Chestnut Street is located in an enterprise zone and is eligible for tax assessment modification/deferral benefits pursuant to Section 32-71(e) of the Connecticut General Statutes and Section 22-10 of the Code of Ordinances; now therefore be it

RESOLVED, That Erin E. Stewart, Mayor be and is hereby authorized to negotiate and execute on behalf of the City of New Britain a Tax Modification Agreement and any documents related thereto in accordance with the terms outlined in this resolution.

Aldersperson Robert Smedley

Ald. Smedley moved to accept and refer to the Committee on Administration, Finance and Law, seconded by Ald. Dyson. So voted. Approved by Mayor Erin E. Stewart September 15, 2023.

There being no further business to come before the Council, Ald. Smedley moved to adjourn, seconded by Ald. Pabon. So voted. Meeting adjourned at 8:46 p.m.

ATTEST: Mark H. Bernacki. City Clerk

September 13, 2023

September 27, 2023

## REGULAR MEETING OF THE COMMON COUNCIL

**SEPTEMBER 27, 2023**

Mayor Pro Tempore Robert Smedley called the Regular Meeting of the Common Council to order at 7:26 p.m. on Wednesday, the 27th day of September 2023 in the Common Council Chambers, City Hall.

Eleven members were present at roll call: Ald. Dyson, Catanzaro, Costa, Hargraves, Ortiz-Luna, Pabon, Russell, Sanchez, Scirpo, Segarra and Smedley.

Four members were absent: Ald. Ayalon, Malinowski, Rutkowski and Thompson.

Invocation was given by City Clerk, Mark H. Bernacki: O God, our Heavenly Father, we thank you for the fall harvest. The shortening of daylight, the cool mornings, and the changing of leaf colors, signals that the change of season is rapidly approaching. We look forward to Roger's Orchards, Karabin Farms and numerous country fairs to showcase their bounty. We ask this in Thy name. Amen.

The pledge to the flag was led by Mayor Pro Tempore Smedley.

Ald. Dyson moved to accept and adopt the Consent Agenda, seconded by Ald. Russell. Roll call vote – all members present voted in favor. Approved by Mayor Erin E. Stewart September 28, 2023.

### CONSENT AGENDA

#### CITY CLERK

#### 36230 RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

##### CLAIMANTS NAME

- Santana, Lolita
- Torres, Salvador
- Wells, John

Mark H. Bernacki  
City Clerk

#### BOARD OF POLICE COMMISSIONERS

#### 36133-1 RE: ENFORCEMENT OF PARKING RESTRICTIONS ON OAKLAND AVENUE

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

Oakland Avenue is currently only parking on the north side of the street. Numerous patrols during the daytime hours found no violations. Violations are assumed to be occurring after work hours when residents return home. As parking enforcement issues have become more prevalent with the increase of vehicle in the city, the Police Department and City Parking Enforcement have been attempting to tackle the problem together. City Parking Enforcement has been working overtime to check on problem areas throughout the city. Both the Police Department and City Parking Enforcement will increase patrols through the area for parking violation as the area has been deemed a problem area.

September 27, 2023

The board voted to approve petition #36133 for increased parking enforcement on Oakland Avenue.

David Polletta  
Clerk of the Board

**36155-1 RE: INSTALLATION OF “CROSSING TRAFFIC DOES NOT STOP” WARNING SIGNAGE ON RHODES STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

A site survey of the signage found that the signage still had the old standard of indicating a 2-way stop. This is no long the recognized signage to inform operators that crossing traffic does not stop. Based on the findings of the site survey, the recommendation is to install “Crossing Traffic Does Not Stop” warning signage on both sides of Rhodes Street at the stop sign.

The board voted to approve petition #36155 to install “Crossing Traffic Does Not Stop” warning signage on both sides of Rhodes Street at the stop sign.

David Polletta  
Clerk of the Board

**36156-1 RE: INSTALLATION OF NO PARKING SIGNAGE ON STANLEY STREET AT THE INTERSECTION OF SCHULTZ STREET**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

The intersection in question was reviewed and physically driven to determine the sight line issues. During this physical survey, there were several vehicles parked on the east side of the street north of the intersection. No vehicles were parked on the south side of the intersection making the sight line south clear and unobstructed. Because of the clear sightline Traffic Sergeant Adam Capowski was easily able to pull out past the stop line to clear any oncoming traffic that may be travelling southbound. Had vehicles been parked on the south side of the intersection, it would be extremely difficult to clear the southbound lane from the stop line. Currently, state law prohibits drivers from parking within 25 feet of an intersection.

Based on the results of the traffic study, the recommendation is to install signage to mark the 25 feet required by law and indicate no parking from the sign to the corner of the intersection.

The board voted to approve petition #36156 to install signage to mark the 25 feet required by law and indicate no parking from the sign to the corner of the intersection.

David Polletta  
Clerk of the Board

**NEW BUSINESS  
RESOLUTIONS**

**36231 RE: COOPERATIVE PURCHASING – REPLACEMENT FIRE STATION ALERTING SYSTEMS FOR ALL FIRE HOUSES AND NBEMS HEADQUARTERS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

September 27, 2023

Whereas, The City of New Britain Common Council Resolution 32382-1 authorized Capital Funding for the purchase of additional radio equipment and radio system development; and

Whereas, the current fire station alerting system is in need of replacement and does not meet current operational needs; and

Whereas, a purchase order was requested for the replacement of the fire stations and NBEMS headquarters station alerting systems under the H-GAC cooperative purchasing contract EC07-232 with BRYX, Inc. for \$253,400.00; and

Whereas, Funding is available for this purchase in the New Britain Public Safety Department's Various Capital Projects account number 0083238201-5454 (Construction Contracts); and Various Capital Projects 0083446701-5454 (Construction Contracts); and

Therefore, be it Resolved, that the Purchasing Agent is hereby authorized to issue a purchase order for \$253,400.00 to BRYX, Inc. for the purchase and installation of replacement fire station alerting systems for all fire houses and NBEMS Headquarters utilizing the H-GAC cooperative purchasing contract EC07-232.

Alderman Michael Thompson  
Alderwoman Iris Sanchez  
Alderman Matthew Malinowski

Ald. Dyson moved to accept and adopt, seconded by Ald. Sanchez. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36232 RE: MOTOROLA SOLUTIONS FOR THE PURCHASE, PROGRAMMING AND INSTALLATION OF NFPA COMPLIANT PORTABLE RADIOS AND MOBILE REPEATERS FOR THE FIRE DEPT.**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

Whereas, The City of New Britain Common Council Resolution 32382-1 authorized Capital Funding for the purchase of additional radio equipment and radio system development; and

Whereas, the current Fire Department portable radios have reached end of life and are not currently complaint with the National Fire Protection Association Standards for portable radios to be utilized in environments that are immediately dangerous to life and health; and

Whereas, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a) , a purchase order was requested for 69 NFPA complaint portable radios and 9 mobile repeaters, with programming and accessories for a total amount of \$894,684.04 under the State of Connecticut's Contract A-99-001 with Motorola Solutions; and

Whereas, Funding is available for this purchase in the New Britain Public Safety Department's Various Capital Projects account number 0083238201-5454 (Construction Contracts); and

Therefore, be it Resolved, that the Purchasing Agent is hereby authorized to issue a purchase order for \$894,684.04 to Motorola Solutions for the purchase, programming and installation of 69 NFPA complaint portable radios and 9 mobile repeaters utilizing State of Connecticut's Contract # A-99-001; and

Alderman Michael Thompson  
Alderwoman Iris Sanchez  
Alderman Matthew Malinowski

September 27, 2023

Ald. Dyson moved to accept and adopt, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36233 RE: PURCHASE OF SAND FOR SNOW AND ICE CONTROL FOR THE 2023-2024 WINTER SEASON FOR THE PUBLIC WORKS DEPARTMENT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, Public Bid No. 4130 was solicited and received in accordance with the Purchasing Ordinances of the City of New Britain for the Purchase of Sand used for Snow and Ice Control on City Streets during the 2023-2024 Winter Season for the Public Works Department; and

WHEREAS, Funding is available for this purchase from the Public Works Department's account, 001315007-5659, Winter Storm Operations, Operating Material and Supplies; and

WHEREAS, Invitations to bid was solicited and the bid was duly advertised in the New Britain Herald Newspaper, the City and State of Connecticut's Department of Administration Services websites and e-mailed to twenty (20) and mailed to one (1) Sand Companies. The Purchasing Agent did not receive any e-mails or letters from the Sand Companies on the mail lists who indicated that they could not respond to the bid request. The responses were received as per attached\*; and

WHEREAS, The bids and samples of sand submitted by the bidders were reviewed for conformance to specifications by the Public Works Department Administration and the Purchasing Agent; and

WHEREAS, The Director of the Public Works Department is recommending that the bid be awarded to Hubert E. Butler Construction Company of Portland, CT. who submitted the lowest bid to have them deliver the Sand to the Public Works Department's City Yard location. The Sand sample that they submitted with their bid submittal met all of the bid specifications; and

THEREFORE, BE IT RESOLVED, That the Purchasing Agent is hereby authorized to issue a standing purchase order for \$15.40 per Cubic Yard for the delivery of Sand to the Public Works Department's City Yard for Snow and Ice Control of City Streets during the 2023-2024 winter season to Hubert E. Butler Construction Company of Portland, CT. per the terms and specifications of Public Bid No. 4130.

\*On file in the Town Clerk's Office.

Ald. Kris Rutkowski  
Ald. Iris Sanchez  
Ald. Angel Segarra

Ald. Dyson moved to accept and adopt, seconded by Ald. Pabon. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36234 RE: FISCAL YEAR 2022-2023 BUDGET TRANSFER AND AMENDMENT – GENERAL FUND**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

Whereas, revenue, expenditure, encumbrance and accrual activities for Fiscal Year 2022 - 2023 have concluded (unaudited),

Whereas, the City performed better than expected, leaving a \$1,717,748 positive result of budgetary operations, and



September 27, 2023

Whereas, the City has multiple accounts these results need to be transferred to in order to provide funding for the below items, and

Whereas, \$500,000 be transferred into the City's BOE Non-Operating Account to be utilized for the hiring of paraeducators to meet the need of additional enrolled special education students; and

Whereas, \$220,000 be transferred into the account designated for to fund the City Hall Roof & Window Replacement project, due to material cost overruns; and

Whereas, \$50,000 be transferred into the account designated to fund new downtown parking infrastructure; and

Whereas, \$947,748 be transferred into the Tax Stabilization Fund account to be utilized for future tax mitigation; and

Whereas, a line item budget transfer is proposed to adjust both revenue and expenditure budgets per sections Sec. 2-491 and 2-494 of the ordinances of the City, and;

Therefore, Be It Further Resolved, that the necessary line item transfers and amendments within the General Fund, for the fiscal year ending June 30, 2023 be made by the Finance Department so that the budget figures match the actuals.

Alderman Robert Smedley

Ald. Dyson moved to accept and adopt, seconded by Ald. Costa. Roll call vote – 11 in favor, 0 opposed. IN FAVOR: Ald. Dyson, Catanzaro, Costa, Hargraves, Ortiz-Luna, Pabon, Russell, Sanchez, Scirpo, Segarra and Smedley. Approved by Mayor Erin E. Stewart September 28, 2023.

**36235 RE: PROPOSED AMENDMENT TO THE CODE OF ORDINANCES CHAPTER 20.5 SPECIAL DISTRICT**

*Proposal on file in the Town Clerk's Office.*

Alderson Robert Smedley

Ald. Dyson moved to accept and refer to the Committee on Planning, Zoning and Housing, seconded by Ald. Hargraves. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36236 RE: ALLEN STREET DRAINAGE IMPROVEMENT PROJECT – PUBLIC WORKS DEPARTMENT**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, the area of Allen Street continues to experience flooding and residents have complained about recent and previous flooding for decades; and

WHEREAS, the Public Works Department is in need of funding to begin the Allen Street Drainage Improvements Project; and

WHEREAS, funding for this work is available in the "Rainy Day" account through the City of New Britain; and

NOW, THEREFORE, BE IT RESOLVED, for the transfer of no more than \$4,000,0000 to the Public Works Department account to help fund this project.

September 27, 2023

Alderman Luz Ortiz-Luna  
Alderman Desiree Costa  
Alderman Iris Sanchez

Ald. Ortiz-Luna moved to accept and adopt, seconded by Ald. Costa. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36237 RE: MUSCO SPORTS LIGHTING, LLC TO UPDATE THE LIGHTING SYSTEM AT WALNUT HILL TENNIS/PICKLEBALL COURTS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

Resolution Summary: Authorize the Parks and Recreation Department to utilize the Keystone Purchasing Network Contract Number KPN-201901-01 to upgrade the lights at the Walnut Hill Park tennis courts through Musco Sports Lighting, LLC. Musco will provide the design and layout for the new lighting system as well as the complete install of the new light fixtures. The city utilizes Musco sports lighting throughout the park system and the administration is very pleased with their performance and features. The new lights will feature Musco's LED Green Technology and will be both higher performing and cost efficient. The new system will also feature Musco's Control Link technology which allows for remote access to the lights as well as diagnostic capabilities to identify system problems.

WHEREAS, Walnut Hill Park continues to be an incredibly popular City Park for users of many different types including tennis and pickleball, and

WHEREAS, the sports lighting at the tennis/pickleball courts at Walnut Hill Park is both antiquated and lower performing in providing the foot candles needed to play at night, and

WHEREAS, the City will pay Musco Sports Lighting, LLC to provide design and layout for the new lighting system and complete installation of new fixtures; and

WHEREAS, the city is requesting a purchasing order to upgrade the Walnut Hill Park Tennis Court lights through Musco Sports Lightning, LLC utilizing the Keystone Purchasing Network Contract Number KPN-201901-01; and

WHEREAS, funding is available for upgrading the lights at Walnut Hill Park Tennis courts in the Recreation and Community Services Department's account number 2132000121-52108 LOCIP, Walnut Hill Park Tennis Court Reconstruction; and

NOW, THEREFORE, BE IT RESOLVED, that the Purchasing Agent is hereby authorized to issue a Purchase Order for \$63,894.00 to Musco Sports Lighting, LLC to upgrade the lighting system at the Walnut Hill Tennis Courts.

Alderman Paul Catanzaro  
Alderman Jerrell Hargraves  
Alderman Angel Segarra

Alderman Desiree Costa  
Alderman Iris Sanchez

Alderman Howard Dyson  
Alderman Peter Scirpo

Ald. Hargraves moved to accept and adopt, seconded by Ald. Ortiz-Luna. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36238 RE: PROFESSIONAL SERVICES AGREEMENT WITH PMA MANAGEMENT CORP. OF NEW ENGLAND FOR THIRD PARTY CLAIMS ADMINISTRATION OF GENERAL LIABILITY CLAIMS**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

September 27, 2023

WHEREAS, PMA Management Corp. of New England is a Third Party Administrator (TPA) with extensive experience as a risk manager and TPA for Connecticut municipalities, particularly those that are self-insured; AND

WHEREAS, PMA has been the City's TPA for Workers' Compensation Claims since December 1, 2014; AND

WHEREAS, PMA Management Corp. of New England's claims services have resulted in a more effective administration of compensation benefits and medical care, yielded significant cost savings to the City of New Britain on an annual basis as a result of the implementation of a Managed Care Plan and negotiated rates with the providers in the plan; AND

WHEREAS, PMA Management Corp. of New England also provides third party administration services for general liability claims; AND

WHEREAS, the City has been completely satisfied with the services provided PMA Management Corp. of New England and is interested in expanding PMA's services to include third party administration of general liability claims; NOW THEREFORE BE IT

RESOLVED, that Erin E. Stewart, Mayor of the City of New Britain is hereby authorized to execute on behalf of the City of New Britain a professional services agreement with PMA Management Corp. of New England for the administration of City and Board of Education General Liability Claims and to execute any and all documents, amendments, or extensions related thereto.

Aldersperson Robert Smedley

Ald. Dyson moved to accept and adopt, seconded by Ald. Sanchez. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36239 RE: \$45,000 TO CDW GOVERNMENT FOR UNINTERRUPTED POWER SUPPLY (UPS) FOR CITY HALL'S NEW SERVER ROOM**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested by the New Britain Information Technology (IT) Division; for the following under the State of CT Contract Award # 13PSX0280:

<u>Supplier</u>	<u>Item</u>	<u>Total Price</u>
CDW Government 75 Remittance Dr., Chicago, IL	Uninterrupted Power Supply	\$45,000

WHEREAS, The New Britain IT Division requested a purchase order for UPS utilizing the State of Connecticut's Contract #13PSX0280; and

WHEREAS, The Upgrades will be conducted in the City Hall Server room for the IT Network for all of City of New Britain Buildings; and

WHEREAS, The existing UPS equipment is at end of life, impacting mission critical communication for all the City's Facilities; and

WHEREAS, Funding is available for this purchase in the City of New Britain LOCIP IT Department's account number 2130700619-52103 City Data Center; and

September 27, 2023

NOW, THEREFORE, BE IT RESOLVED that the Purchasing Agent is hereby authorized to issue a purchase order for \$45,000 to CDW Government of Chicago, IL for the purchase of Server Equipment Upgrades utilizing the State of Connecticut's Contract # 13PSX0280.

Ald. Peter Scirpo  
Ald. Angel Segarra

Ald. Scirpo moved to accept and adopt, seconded by Ald. Ortiz-Luna. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

**36240 RE:      **INSTALLATION OF EV CHARGING STATIONS FOR THE CITY'S PARKING GARAGES****

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to recommend the adoption of the following:

WHEREAS, the City of New Britain would like to enter into an agreement with Environmental Systems Corporation (ESC) through Eversource's Connecticut Electrical Vehicle Charging Rebate Program for the Facilities & Energy Management Division of the Support Services Department for the following:

<u>Supplier</u>	<u>Item</u>	<u>Location</u>	<u>City Price</u>
ESC W. Hartford, CT.	1 - EV Charging Stations Level 3	Blogoslawski Garage or Downtown	\$ 48,719.44
	1 - EV Charging Stations Level 2	Stanley Golf Course.	\$ 5,655.56

WHEREAS, The Facilities & Energy Management Division of the Support Services Department request the install of Electrical Vehicle Charging Stations for the City's above noted locations. All new electrical and related equipment would be installed to ensure these stations would be working properly. This replacement would lead to new state-of-the-art stations with analytic reporting, faster charging, and reduced maintenance costs and time; and

WHEREAS, The Energy Efficiency Fund Program (BEA) utilizes contractors that are selected through a competitive bid process run by Eversource's Procurement Department. ESC is one of these contractors selected. These contractors are approved for the program and agree to the Eversource fixed pricing process for the selected energy/electrical measures. ESC is also on the State of Connecticut's Cooperative Purchasing Plan, Contract Award #18PSX0104; and

WHEREAS, The program would include an incentive rebate of about \$309,846.21 that significantly reduces the total project cost for the City to a total of \$54,375.00. The project would be funded by the Facilities & Energy Division, Blogoslawski Account #001316008-5435 and Parks Misc. Capital Projects Account #201420101-5746; as well as the grant accepted from the Department of Energy and Environmental Protection in the amount of \$19,500.00; and

NOW, THEREFORE, BE IT RESOLVED that Mayor Erin E. Stewart be and is hereby authorized to enter into an agreement with ESC of West Hartford, CT for the installation of Electrical Vehicle Charging Stations for the City's Parking Garages.

Ald. Angel Segarra  
Ald. Howard Dyson

Ald. Robert Smedley  
Ald. Michael Thompson

Ald. Dyson moved to accept and adopt, seconded by Ald. Russell. So voted. Approved by Mayor Erin E. Stewart September 28, 2023.

September 27, 2023

There being no further business to come before the Council, Ald. Sanchez moved to adjourn, seconded by Ald. Russell. So voted. Meeting adjourned at 8:06 p.m.

ATTEST: Mark H. Bernacki. City Clerk

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



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Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, October 11, 2023, and referred to the

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

On September 12, 2023 the City received a letter of noncompliance on behalf of the Municipal Finance Advisory Commission (MFAC). See the attached letter to be documented on the record. The letter reads “the MFAC believes that the lack of timely audit reports is a serious matter and potentially a warning sign of financial challenges”. In addition, constituents have raised concerns that “Noncompliance with the OPM directive is possible evidence of fraud, waste and/or abuse of authority”.

Please have the Finance Department provide answers to the following:

- Why did the city fail to issue the required report in the required time?
- Is the City planning to submit the report before the November elections in order to reassure the residents of New Britain that the City is in a financially sound state?

Please provide a report with answers for the requested questions by the deadline for the next Common Council meeting of October 25, 2023.

Alderman Aram Ayalon



# STATE OF CONNECTICUT OFFICE OF POLICY AND MANAGEMENT

## OFFICE OF FINANCE

TO: Erin Stewart, Mayor, City of New Britain

FROM: Kimberly Kennison, Executive Financial Officer *Kimberly Kennison*

DATE: September 12, 2023

SUBJECT: Noncompliance with the Municipal and State Single Auditing Act  
– Outstanding and Late FY 2022 Audit Reports

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This letter of noncompliance is being sent on behalf of the Municipal Finance Advisory Commission (MFAC). Statutorily, the municipality's June 30, 2022, audit report was to have been submitted to the Office of Policy and Management (OPM) by December 31, 2022, but remains outstanding as of the date of this letter. The City of New Britain is eligible for Tier I designation under [Section 7-395d](#) of the General Statutes from not having submitted its June 30, 2022 Financial and State Single Audit Reports within 12 months of its fiscal year end.

As a Commission charged with working with municipalities to improve upon their fiscal condition and financial practices, the MFAC believes that the lack of timely audit reports is a serious matter and potentially a warning sign of financial challenges. Audits must be completed in a timely manner for management of the municipality, the governing board, and its citizens to make informed decisions that can be critical to the municipality's financial plan. Furthermore, significantly late audits, often impact the timing of the subsequent year's audit completion.

At this time, the Commission has not designated your municipality as a Tier I municipality for oversight by the MFAC. However, the Commission is requesting the information below in order to assess the audit status of your municipality's FY 2022 and 2023 audit reports.

1. A summary description by line item of each significant reason why the FY 2022 audit was not filed by the December 31<sup>st</sup> due date and is still outstanding.
2. The remedial measures taken or planned to address the reasons for the late audit identified in item #1 above and to ensure that the reason does not recur for the FY 2023 audit report submission. If one of the reasons for the late audit was due to staffing shortages in the finance office, the municipality should provide an update on its finance office staffing levels including the remedial measures to correct the staffing shortage.
3. Provide the dates that the corrective measures were taken or is projected to be taken, including the individuals responsible for implementing.
4. A projected date for the submission of the FY 2022 audit report (financial and State Single Audit reports).

5. Your municipality's General Fund FY 2021-22 budget to actual unaudited results for the twelve-month period ended June 30, 2022. If the information is not available, please explain.

Items 1 through 4 above should be provided using the attached excel file. Item #5 can be provided at a summary level: revenue by source / expenditures by function or department or similar level. **Please send the information requested to Bill Plummer at [bill.plummer@ct.gov](mailto:bill.plummer@ct.gov) and Michael Reis at [michael.reis@ct.gov](mailto:michael.reis@ct.gov) by September 29, 2023.**

Thank you for your attention to this important matter and please contact us should you have any questions.

Attachment

C: Chief Financial Officer, City of New Britain  
City Clerk  
Members of the MFAC  
State Auditors of Public Accounts



CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



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Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, October 11, 2023, and referred to the

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Ortiz-Luna for Mark Moriarty of the Public Works Department to provide an updated design and plan for the Allen Street Project. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.

Alderwoman Luz Ortiz-Luna

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



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Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, October 11, 2023, and referred to the

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Ortiz-Luna for appropriate department(s) to provide proof of the Four Million Dollar (\$4,000,000.00) transfer from the "Rainy Day Fund" account to the Public Works Account which was passed on September 27, 2023 for the Allen Street Drainage Improvement Project. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.

Alderwoman Luz Ortiz-Luna

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



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Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, October 11, 2023, and referred to the

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Ortiz-Luna for Jonathan Perugini, the Finance Director, to report the plans for the balance of money in the "Rainy Day Fund" account and the plans for the balance of money in the ARPA Fund. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.

Alderwoman Luz Ortiz-Luna

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



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Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, October 11, 2023, and referred to the

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Ortiz-Luna for Justin Dorsey, Chief of Staff, to provide an update on the installation of a water fountain in the dog park at Washington Park. Please provide a written report by the deadline for the October 25, 2023 Common Council meeting.

Alderwoman Luz Ortiz-Luna



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: CITY CLERK

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to report the following:

**ITEM #:**

**RE: CLAIMS FOR INJURIES AND/OR PROPERTY DAMAGE**

CLAIMANTS NAME

- Colon, Miguel
- State Farm/ subrogee of Perez, Eva

Mark H. Bernacki  
City Clerk



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

**REPORT OF:** Office of Corporation Counsel

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to report the following:

**RE: JUAN BAUTISTA ORTIZ v. LINDA GLIMPSE**

In accordance with Sec. 2-44(f) of the Code of Ordinances, this report is being submitted to the Common Council that the case of Juan Bautista Ortiz v. Linda Glimpse, now pending in Federal District Court, District of Connecticut, under Docket No. 3:22-cv-00468-MPS, settled for the sum of THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00). Sec. 2-44(f) provides that the Office of Corporation Counsel has authority to resolve any pending claim for an amount which does not exceed \$5,000.00 provided a report is submitted to the Common Council.

Mr. Ortiz filed a federal lawsuit on or about March 31, 2022 alleging a claim for false arrest against Defendant Linda Glimpse, who is a detective with the NBPD. Mr. Ortiz was arrested on or about March 17, 2021 and charged with committing Arson in the First Degree and Conspiracy to Commit Arson in the First Degree in connection with an investigation conducted by Detective Glimpse which uncovered evidence suggesting that Mr. Ortiz conspired to set his motorhome ablaze with the intent to defraud his insurance carrier. Mr. Ortiz was ultimately acquitted of all charges after a jury trial in New Britain state court on or about April 10, 2023. Mr. Ortiz maintains that his arrest violated his Fourth Amendment right to be free from unreasonable restraint because Detective Glimpse's investigation failed to yield even probable cause to arrest, let alone sufficient evidence to support a conviction.

Although we believe this is a very defensible case, in that Detective Glimpse did have probable cause to arrest Mr. Ortiz based on her investigation, a settlement of \$3,500.00 is a reasonable and practical solution given the circumstances. Further, a potential jury verdict against Detective Glimpse exposes the City of New Britain to a monetary award that may dramatically exceed the settlement figure reached in this case, which may include punitive damages, and attorney's fees and costs.

This settlement was made upon the advice and approval of Corporation Counsel Gennaro Bizzarro, Esq. This lawsuit will be withdrawn by Plaintiff without any costs to the City of New Britain and settlement was made without any admission of liability.

John F. Diakun  
City Attorney



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: THE BOARD OF POLICE COMMISSIONERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain:  
the undersigned beg leave to report the following:

ITEM #: 35999-1

**RE:** Common Council Petition #35999, Alderman Rutkowski “for the appropriate department(s) to conduct a traffic study in the area of Hillhurst Avenue and Slater Road. Residents have complained of congestion in this area and are concerned for safety. In addition, residents have complained of large trucks turning onto Hillhurst Avenue and Robindale Drive in order to turn around causing the trucks to get stuck due to the lack of area to turn. Residents have requested “No Outlet” or “Dead End” signage be installed in this area to help mitigate this issue.”

Date: September 19, 2023

Slater Road is a primary roadway for traversing the city from north to south. That area is controlled by a traffic signal. The southwest corner has a bottle return facility that is heavily trafficked, however is off the main route. The Webster Bank Resource Center is also no longer operational further reducing traffic flow in the immediate area. At the time of this petition roadwork was being completed adding to the congestion in the area. The roadwork has since been completed and traffic appears to be flowing normally. The requested signage for ‘No Outlet’ was already planned as part of the construction and was installed.

Based on the requested signage already being planned as part of the construction work, no further action is required. The complaint of congestion and “concerns for safety” are very broad. The congestion on the roadway is during normal rush hours and directly related to the Route 84 Ramps, however all other times of the day the roadway flows without issue. The recommendation is to accept the petition as completed as the signage is already installed

The board voted to approve petition #35999 for “No Outlet” signage.

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David Polletta  
Clerk of the Board

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



Doc ID: 006816520001 Type: CCM  
File **35999**

Mr.

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, January 25, 2023, and referred to the

**35999** BOARD OF POLICE COMMISSION

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Rutkowski for the appropriate department(s) to conduct a traffic study in the area of Hillhurst Avenue and Slater Road. Residents have complained of congestion in this area and are concerned for safety. In addition, residents have complained of large trucks turning onto Hillhurst Avenue and Robindale Drive in order to turn around causing the trucks to get stuck due to the lack of area to turn. Residents have requested "No Outlet" or "Dead End" signage be installed in this area to help mitigate this issue.



Alderman Kris Rutkowski





# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: THE BOARD OF POLICE COMMISSIONERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain:  
the undersigned beg leave to report the following:

ITEM #: 36087-1

**RE:** Common Council Petition #36087, Alderman Rutkowski and Hargraves “for the appropriate department(s) to conduct a study on Stanley Street, from 784 Stanley Street to 846 Stanley Street, to investigate off street parking and on street overflow parking on lots that appear to exceed the maximum allowable parking limit. Residents have complained of there being an abundance of cars parked in small lots, with additional vehicles being parked on the road and/or sidewalks, in a designated no parking area. In addition to the study, please supply information regarding the amount of tickets having been administered in this area within the past two years. Also, please provide details on what the City is doing, or plans to do, in order to curtail the parking issues in the area.”

Date: September 19, 2023

The area cited has been an area the Traffic Safety Bureau has continued and will continue to monitor. Over the course of the last 2 years the Traffic Safety Bureau has issued 10 tickets and given numerous warning. The area is clearly posted as “No Parking”. The issue noted with these establishments is their lots are over loaded and cannot support employee or customer parking. The Traffic Safety Bureau has attempted to balance enforcement and warnings. The operators, often times customers, immediately return to their vehicles and move them. When the same vehicle is observed committing the same violation, tickets were issued. This issue was also presented to the zoning enforcement office.

The case was assigned to Dave Zajac of Building/Zoning Enforcement. Dave has continued to monitor the sites and has addressed capacity issues with them. At the time of this writing the establishments were in compliance, but were being monitored by Zoning. The recommendation is that both the Traffic Safety Bureau and Zone Enforcement continue to monitor and address violations as they occur.

The board voted to approve petition #36087 for continued monitoring of violations and enforcement.

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David Polletta  
Clerk of the Board

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



Doc ID: 006849470001 Type: CCM  
File **36087**

Mr.

Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, April 26, 2023, and referred to the

**36087**

BOARD OF POLICE COMMISSINERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Rutkowski and Ald. Hargraves for the appropriate department(s) to conduct a study on Stanley Street, from 784 Stanley Street to 846 Stanley Street, to investigate off street parking and on street overflow parking on lots that appear to exceed the maximum allowable parking limit. Residents have complained of there being an abundance of cars parked in small lots, with additional vehicles being parked on the road and/or sidewalks, in a designated no parking area. In addition to the study, please supply information regarding the amount of tickets having been administered in this area within the past two years. Also, please provide details on what the City is doing, or plans to do, in order to curtail the parking issues in this area.

Alderman Kris Rutkowski

Alderman Jerrell Hargraves



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: THE BOARD OF POLICE COMMISSIONERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain:  
the undersigned beg leave to report the following:

ITEM #: 36123-1

**RE:** Common Council Petition #36123, Alderman Costa “for the appropriate department(s) to conduct a traffic study on Amherst Street, Foxon Place and Hillcrest Avenue. Residents have safety concerns in the neighborhood. This neighborhood serves as a cut through for drivers from Stanley Street to East Street, which brings an increase of traffic and an increase in speeding in this area. In addition, residents have concerns that drivers are not stopping for bus signals in this neighborhood; therefore, it is requesting that a traffic study and an electronic speed monitor be posted to help deter speeding. Please note that the times of day that traffic and speeding are generally a concern is before and after school times: 7:30 am to 9:00 am and 3:30 pm to 7:30 pm.”

Date: September 19, 2023

Sergeant Adam Capowski of the Traffic Safety Bureau states there are only two ways in and out of the neighborhood, through Biltmore and through Hillcrest Avenue. Residents can either enter from Stanley Street by way of Hillcrest Avenue or from East Street by way of Biltmore Street. It is noted that numerous homes had CCSU flags and signs on the property and vehicles with CCSU decals, assuming the houses were being rented by CCSU students. Depending on what side of campus a student needs to go to could change their driving habits.

The Traffic Safety Bureau conducted a traffic study designed to evaluate the amount of traffic flow in and out of the neighborhood, and also, the average rate of speed. The traffic study was conducted along Hillcrest Avenue and Biltmore Street to investigate the claims that the neighborhood was being used as a cut through from Stanley Street to East Street. There are 152 homes within the neighborhood that would be included in this study and would have to access the neighborhood by one of the two entry points. Understanding that the residents are most likely leave for work between 7:00 – 9:00 am and return between 3:00 – 6:00 pm or they are college students that leave and return at various times depending on class schedule. Based on the data, in reference to the first concern in the petition of the area being used as a cut through, the data does not indicate that there is an issue and conclude the neighborhood is not being used as a cut through. If this was indeed the issue it would be expected that the number of vehicles surveyed at both locations would be close to the same.

In reference to the second concern of vehicles speeding, the data shows that speeding is not an issue as the average speeds are 24 and 28 mph. The area is a 25 mph posted area. The areas where the violations were captured were during the morning and evening rush hour timeframes.

During the listed dates the speed study revealed the following data:

**Biltmore Street**

- Average speed: 24 mph (Posted 25 mph)
- Primary Times of Violation: 7:00 am – 9:00 am and 3:00 pm – 6:00 pm.

**Hillcrest Avenue**

- Average speed: 28 mph (Posted 25 mph)
- Primary Times of Violation: 7:00 am – 9:00 am and 3:00 pm – 6:00 pm.

UConn crash data for the last 3 years was also reviewed finding three crashes resulting in property damage only for the entirety of the neighborhood.

The last concern of vehicles not stopping for the school bus could not be studied. Contact was made with Patrick Soucy, First Student Transportation Manager, who confirmed that all First Student buses are equipped with Stop Sign/SOS cameras to capture any violations. To date there have been no such violations reported. Mr. Soucy also stated that he will contact the Traffic Safety Bureau immediately if such violation occurs for enforcement action to be taken.

In addition to the traffic study being completed the petition requested that electronic speed monitor be posted to deter speeding. Based on the totality of the study, speeding does not appear to be an issue. The recommendation is to place the speed trailer on Hillcrest Avenue as a deterrence and will monitor with random speed enforcement.

The board voted to approve petition #36123 to place the speed trailer on Hillcrest Avenue as a deterrence and will monitor with random speed enforcement.

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David Polletta  
Clerk of the Board

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



Doc ID: 006857470001 Type: CCM

File **36123**

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Mr.

\_\_\_\_\_

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Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, May 10, 2023, and referred to the

**36123**

BOARD OF POLICE COMMISSIONERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Costa for the appropriate department(s) to conduct a traffic study on Amherst Street, Foxon Place and Hillcrest Avenue.

Residents have safety concerns in the neighborhood. This neighborhood serves as a cut through for drivers from Stanley Street to East Street, which brings an increase of traffic and an increase in speeding in this area.

In addition, residents have concerns that drivers are not stopping for bus signals in this neighborhood; therefore, it is requested that a traffic study and an electronic speed monitor be posted to help deter speeding.

Please note that the time of day that traffic and speed are generally a concern is before and after school times: 7:30 am to 9:00 am and 3:30 pm to 7:30 pm.

Alderwoman Desiree Costa



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: THE BOARD OF POLICE COMMISSIONERS

To Her Honor, the Mayor, and the Common Council of the City of New Britain:  
the undersigned beg leave to report the following:

ITEM #: 36205-1

**RE:** Common Council Petition #36205, Alderman Ayalon “for the appropriate department to respond to the following: In recent weeks anecdotes have appeared about a series of car break ins. A few days ago a car’s window was smashed near Allen St and a car battery was stolen. In addition, reportedly, last week a car smashed into one of the YWCA buildings. None of these events were reported in the Herald or other media outlets. For the police department, please provide the following: 1. What are some of the major crimes going on in New Britain and what should the residents be on the lookout for? 2. What are the police doing to address these issues? 3. Please renew the policy of reporting to the media about crimes in New Britain in order to enhance safety and transparency.”

Date: September 19, 2023

Sergeant Kyle Jones from the Criminal Investigations Division was tasked with drafting a response to the petition. This involved major crimes in the city and what the residents should be on the lookout for. The hot topic was car break-ins, Sergeant Jones investigated 69 complaints of larceny from motor vehicles over the summer and larceny from motor vehicles in July. Considering surrounding towns, we contacted Newington at the time, they had 125 car break-ins. We have been fortunate to send officers out under the ARPA grant to conduct proactive enforcement, between the hours of 11am – 7am with four undercover personnel and a supervisor. The efforts alone have seen a decrease in numbers. We have coordinated with other law enforcement agencies and had six arrest warrants, one which resulted in the arrest of three juveniles.

Furthermore, the New Britain Police Department was one of several law enforcement agencies that was awarded the auto theft and violence grant. The purpose of this grant is to reduce auto theft and other crimes related to auto theft in the community. The funds provided by this grant have led to the recovery of several stolen motor vehicles, the arrest of suspects wanted for auto theft and crimes related to auto theft, and the deployment of extra patrols with a focus on reducing auto theft and crimes related to auto theft. In regards to the NBPDP policy to the media, we have not changed our policy. This was a play on the lack of a police blotter for a while, which has been updated to the website. The police website has been linked to the city website, the police blotter is updated weekly on the police website. When a request comes in, we are cooperative with media. Nothing is ever kept from anyone.

Chairman Wardwell stated the policy has to do with transparency and the lawful release of information according to state law under public record. Commissioner Ingram made the recommendation to post helpful tips onto the New Britain Police social media page.

The board voted to approve petition #36205 and the response as presented.

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David Polletta  
Clerk of the Board

Form TC 15

CITY CLERK'S OFFICE  
NEW BRITAIN, CONN.



Doc ID: 006887960001 Type: CCM  
File **36205**

Mr.

Your attention is called to the following petition received by the Common Council at its meeting held Wednesday evening, August 9, 2023, and referred to the

**36205**

**BOARD OF POLICE COMMISSION**

To Her Honor, the Mayor, and the Common Council of the City of New Britain: the undersigned beg leave to petition your Honorable body:

Ald. Ayalon for the appropriate department(s) to respond to the following:

In recent weeks anecdotes have appeared about a series of car break ins. A few days ago a car's window was smashed near Allen St and a car battery was stolen. A few weeks ago, Alderman Segarra's car windows were smashed as well. In addition, reportedly, last week a car smashed into one of the YWCA buildings. None of these events were reported in the Herald or other media outlets. For the police department, please provide the following:

1. What are some of the major crimes going on in New Britain and what should the residents be on the lookout for?
2. What are the police doing to address these issues?
3. Please renew the policy of reporting to the media about crimes in New Britain in order to enhance safety and transparency.

Alderman Aram Ayalon  
Minority Leader





# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### **REPORT OF: COMMITTEE ON ADMINISTRATION, FINANCE AND LAW**

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to report the following:

**ITEM #: 36223-1**

**RE: Tax Assessment Modification Agreement with Alph Acquisitions LLC**

The Committee on Administration, Finance and Law held a public hearing and regular meeting on Wednesday, October 4, 2023, in Council Chambers, to which was referred the matter of Item No. 36223, Thirteen (13) year tax assessment modification agreement with Alpha Acquisitions LLC for 189 Chestnut Street. By majority vote, the Committee on Administration, Finance and Law voted to accept and refer back to the Common Council with a favorable recommendation.

Alderwoman Desiree Costa  
Vice Chair



# CITY OF NEW BRITAIN

## NEW BRITAIN, CONNECTICUT

### REPORT OF: STANDING CLAIMS SUBCOMMITTEE

To Her Honor, the Mayor, and the Common Council of the City of New Britain:  
the undersigned beg leave to report the following:

ITEM #:

**RE:** Standing Claims Subcommittee

The Standing Claims Subcommittee of the Committee on Administration, Finance and Law at a special meeting held on Tuesday evening, October 10, 2023, in Council Chambers, City Hall, having held public hearings and made investigations of said claims, respectfully begs leave to recommend the following:

- A. Resolved; that the sum of Twenty-Two Thousand Dollars (\$22,000.00) be paid to Daniela Baroni, of 190 Overlook Avenue, New Britain, Connecticut, in full settlement of her claim of property damages sustained as a result of water backup on July 4, 2023.
- B. Resolved, that the sum of Five Thousand Dollars (\$5,000.00) be paid to John Wells, tenant of property at 1 Selander Street, New Britain, Connecticut, in full settlement of his claim of property damages sustained as a result of flooding on July 4, 2023 and July 16, 2023.
- C. Resolved, that the sum of Three Thousand Dollars (\$3,000.00) be paid to John Wells, tenant of property at 1 Selander Street, New Britain, Connecticut, in full settlement of his claim of property damages sustained as a result of flooding on September 13, 2023.
- D. Resolved, that the sum of Forty-Five Thousand Dollars (\$45,000.00) be paid to Maria DiPietro, of 200 Overlook Avenue, New Britain, Connecticut, in full settlement of her claim of property damages sustained as a result of flooding on July 4, 2023 and July 16, 2023.

Alderman Matthew Malinowski  
Chair

# RESOLUTION

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**Item # 36223**

**RE: Tax Assessment Modification Agreement for 189  
Chestnut Street**

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS,** The City of New Britain is committed to the revitalization and improving quality housing stock and livability of the Downtown area; and

**WHEREAS,** The City of New Britain is committed to the adaptive reuse and conversion of underutilized buildings in order to promote economic development and grow the grand list; and;  
and

**WHEREAS,** Alpha Acquisitions LLC purchased the former Plimpton and Hills building at 189 Chestnut Street with the intention of converting it into residential apartment units, and

**WHEREAS,** Alex Opuszynski, managing partner of Alpha Acquisitions LLC, has exhibited plans to convert the building into 30 residential apartment units and a suite of amenities for building residents; and

**WHEREAS,** Alex Opuszynski has made significant investments in multifamily properties within the City of New Britain; and

**WHEREAS,** the proposed residential conversion project will significantly increase the value of the property and positively contribute to growth of the grand list; and

**WHEREAS,** The City of New Britain and Alpha Acquisitions LLC are desirous of entering into a real estate tax modification agreement which limits real estate property taxes to the 2022 payment of \$14,949 for two (2) years, \$900 per residential unit for four (4) years, \$1,000 per unit for four (4) years, and \$1,200 per unit for three (3) years, for a total of thirteen (13) years commencing with addition to grand list following the issuance of the temporary certificate of occupancy; and

**WHEREAS,** 189 Chestnut Street is located in an enterprise zone and is eligible for tax assessment modification/deferral benefits pursuant to Section 32-71(e) of the Connecticut General Statutes and Section 22-10 of the Code of Ordinances; now therefore be it

**RESOLVED,** That Erin E. Stewart, Mayor be and is hereby authorized to negotiate and execute on behalf of the City of New Britain a Tax Modification Agreement and any documents related thereto in accordance with the terms outlined in this resolution.

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Aldersperson Robert Smedley

# RESOLUTION

**Item #** **RE: 2022 Regional Assistance for Firefighters Grant (Technical Rescue Training EMW-2022-FG-02763) Budget Adjustment**

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**Whereas**, the New Britain Fire Department has always strived to provide the most up to date training and equipment to its fire fighters in an effort to increase our ability to serve the City of New Britain; and

**Whereas**, the New Britain Fire Department continues to identify and seek grant funding and alternative funding streams to offset the financial impact to the City of New Britain, including working with our mutual aid partners on regional grant opportunities; and

**Whereas**, The West Hartford and New Britain Fire Departments were awarded a FEMA 2022 Regional Assistance to Firefighters Grant for Technical Rescue Training, including Confined Space Rescue and Machinery Extrication (EMW-2022-FG-02763); and

**Whereas**, the total project cost for the Grant funded project is \$402,320 (\$365,745 in Federal Funds, and \$36,574.55 required as Local Match) to be split equally between the Departments; and

**Whereas**, the Town of West Hartford shall serve as the fiduciary for this grant award, and process all payments and reimbursements for this grant; and

**Whereas**, 2022 FEMA Assistance to Firefighters Grant Program awarded has a performance period of August 1, 2023 to July 31, 2025 to complete this project unless extended by the FEMA amendment process; and

**Whereas**, the City of New Britain recognizes that the acceptance of this grant will allow our firefighters to receive high level training that will increase their safety while operating on an emergency scene and improve service to the community; and

**Therefore, be it Resolved**, that a budget amendment within the Fire Department Grants Special Revenue Fund be made as follows:

Revenue		Original Budget
226212132-4232	Grants & Contributions	\$182,873
226212132-6001	Transfer General Fund	\$18,287
	Total Revenue	\$201,160
Expenditures:		
226212132-5337	Training/Conferences	\$201,160
	Total Expenditures	\$201,160

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Alderman Michael Thompson

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Alderman Iris Sanchez

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Alderman Matthew Malinowski

# RESOLUTION

Item # RE: Tasers, Taser Cartridges, and Taser Training Cartridges for the New Britain Police Department

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, in accordance with City Code of Ordinances, Chapter 2, Article VIII, Division 1, Section 2-538 (a), a purchase order was requested by the New Britain Police Department for Tasers, Taser cartridges, and Training cartridges:

<u>Supplier</u>	<u>Description</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Total Price</u>
AXON	Training Cartridges	500	\$35.40	\$17,700.00
Scottsdale, AZ	Taser Cartridges	100	\$41.65	\$4,165.00
	X-26P Taser	5	\$1,342.00	\$6,710.00

Total: \$28,575.00

**WHEREAS**, The New Britain Police Department requested a purchase order for the purchase of Tasers, Taser Cartridges, and Taser Training Cartridges. These Taser products are used on a daily basis for duty carry on and also for annual recertification by officers of the New Britain Police Department; and

**WHEREAS**, AXON is the manufacturer of all Taser products and accessories. They do not have a dealer in the State of Connecticut where their products can be purchased. All purchases for the Taser accessories must be made directly from AXON. The Purchasing Agent verified this and has been in contact with AXON. Therefore bid solicitation for the purchase of the Tasers, Taser Cartridges, and Training Cartridges would not be beneficial to the City, and

**WHEREAS**, Funding is available for this purchase in the Police Department's budgeted account number 001211015-5614, Ammunition and Explosives, and

**NOW, THEREFORE, BE IT RESOLVED** that the Purchasing Agent is hereby authorized to issue a purchase order for \$28,575.00 to AXON of Scottsdale, AZ for the purchase of Tasers, Taser Cartridges, and Taser Training Cartridges for the New Britain Police Department.

Ald. Howard Dyson

Ald. Wilfredo Pabon

Ald. Angel Segarra

Ald. Paul Catanzaro

Ald. Alden Russell

# RESOLUTION

Item #

RE: October as National Disability Awareness Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, The City of New Britain prides itself on a being a welcoming community to residents and visitors of all backgrounds and abilities, and recognizes and commemorates the 78<sup>th</sup> Anniversary of the National Disability Awareness Month; and

**WHEREAS**, At the forefront of these efforts is the New Britain Commission on Persons with Disabilities, which during this month will reinforce the value and talent people with disabilities add to our workplaces and communities and affirm New Britain's commitment to an inclusive community that increases access and opportunities to all, including individuals with disabilities; and

**WHEREAS**, The purpose of National Disability Employment Awareness Month is to educate about disability employment issues and celebrate the many and varied contributions and vital role of America's workers with disabilities; and

**WHEREAS**, October 2023 marks the 78<sup>th</sup> anniversary of National Disability Employment Awareness Month; and

**WHEREAS**, The history of National Disability Employment Awareness Month traces back to 1945 when Congress enacted a law declaring the first week in October each year "National Employ the Physically Handicapped Week." In 1962, the word "physically" was removed to acknowledge the employment needs and contributions of individuals with all types of disabilities; and in 1988, Congress expanded the week to a month and changed the name to National Disability Employment Awareness Month; and

**WHEREAS**, Workplaces welcoming of the talents of all people, including people with disabilities, are a critical part of our efforts to build a diverse inclusive community and strong economy; and

**NOW, THEREFORE, BE IT RESOLVED**, That the City of New Britain recognize and commemorate the 78th anniversary of National Disability Employment Awareness Month: and

**BE IT FURTHER RESOLVED**, That the City of New Britain pledges to continue to work together to advance individuals with disabilities and work to pursue the goals of opportunity, full participation, economic self-sufficiency, and independent living for people with disabilities; and

**BE IT FURTHER RESOLVED**, that the Common Council and the Mayor of the City of New Britain, reinforce the value and talent people with disabilities add to our workplaces and communities, recognizing the efforts of the Commission on Persons with Disabilities, and affirm New Britain's commitment to an inclusive community that increases access and opportunities to all, including individuals with disabilities.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# RESOLUTION

Item # RE: October as Domestic Violence Awareness Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

WHEREAS, domestic violence is a serious crime which is not bound to any one group of people, but traverses all economic, racial, gender, educational, religious and social barriers, and is sustained by indifferences; and

WHEREAS, in the United States, on average 24 people per minute are victims of rape, physical violence or stalking by an intimate partner, which is more than 12 million men and women over the course of a year; and

WHEREAS, in 2016, 39,661 victims of domestic violence sought help and were provided services across Connecticut, including 33,734 adults and 5,927 children; and

WHEREAS, the crime of domestic violence transgresses an individual's privacy, dignity, security and humanity due to the methodic use of physical, emotional, sexual, psychological, and economic control and/or abuse; and

WHEREAS, victims should have access to support services to help escape the cycle of abuse; and

WHEREAS, it is a moral obligation to encourages domestic violence victims and their families to seek assistance from appropriate victim's services organizations such as the Prudence Crandall Center, Inc.; and

NOW THEREFORE BE IT RESOLVED, that the Common Council of the City of New Britain and Mayor Erin E. Stewart recognize October as Domestic Violence Awareness Month and urge all citizens to work together to promote justice, provide safety and prevent harm for all.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# **RESOLUTION**

Item # RE: October as Pregnancy and Infant Loss Awareness Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, Pregnancy and Infant Loss is such a common occurrence, one that is usually not recognized, and

**WHEREAS**, many parents and families have suffered a miscarriage, a stillbirth or the death of an infant during delivery or shortly after birth, and

**WHEREAS**, this devastating tragedy often occurs suddenly, without warning, as a result of miscarriage, stillbirth, preterm birth, Sudden Infant Death Syndrome (SIDS), accident, or other causes or complications; and

**WHEREAS**, the City of New Britain wishes to acknowledge the profound grief experienced by families who suffer the death of a baby as well as to acknowledge the existence of the babies and infants that died far too early; and

**WHEREAS**, even the shortest lives are still valuable, and the grief of those who mourn the loss of these lives should not be trivialized; and

**WHEREAS**, the 15th day of October is recognized in parts of the United States and in many other jurisdictions around the world, as a day of remembrance and awareness of pregnancy and infant loss; and

**WHEREAS**, the tragedy of pregnancy and infant loss, which exacts a terrible emotional toll, may be preventable in some instances, with increased awareness of the causes and impacts surrounding pregnancy and infant loss, and may lead to greater understanding, support and resources in communities across the state and country; and

**WHEREAS**, a month of remembrance honors the lives of children taken far too soon and supports grieving parents, grandparents, siblings and other family members whose lives are forever altered by the heartbreak of losing a child; and

**WHEREAS**, those parents and families require support and understanding during their time of grief, and promoting awareness of the challenges faced by those parents and families is a positive means of establishing support and understanding, and

**WHEREAS**, Pregnancy and Infant Loss Awareness/Remembrance Month would enable the people of New Britain to consider how, as individuals and communities, they can meet the needs of bereaved mothers, fathers, and family members, and work to prevent the causes of these deaths;



**NOW, THEREFORE, BE IT RESOLVED** that the City of New Britain proclaim October as Pregnancy and Infant Loss Awareness month and encourage parents, caregivers and all residents to become educated in opportunities to prevent pregnancy and infant loss and support bereaved families when prevention is not possible.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# RESOLUTION

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**Item #**

**RE:** Italian American Heritage Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, Italian American Heritage Month has been celebrated across the United States in October since 1989 to reflect on the professional and social accomplishments of all Americans of Italian descent and their impact on American Society; and

**WHEREAS**, the City of New Britain is proud to be home to such a distinguished population and recognizes the accomplishments Italian American men and women have made in fields including business, education, government, law, medicine and public safety; and

**WHEREAS**, in addition to a strong professional presence, Italian American fraternal organizations, including Angelo Tomasso Sr. Lodge Order Sons and Daughters of Italy in America, Calabria Mia, Generale Ameglio Society, Angelo Custode Society, Campodipietra Society and Italian Heritage Foundation, Inc., have long been pillars in the New Britain community and have contributed to the rich, diverse culture of our City; and

**NOW, THEREFORE, BE IT RESOLVED**, that the City of New Britain designates October as Italian American Heritage Month.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# RESOLUTION

Item #

RE: October as Polish-American Heritage Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

WHEREAS, during the month of October we recognize and honor the Americans of Polish decent who have helped build our nation and our community; and

WHEREAS, many valorous Polish individuals fought alongside their American comrades during the Revolutionary War to win independence for this great nation; and

WHEREAS, General Casimir Pulaski served diligently and tenaciously during the Revolutionary War with distinction and his courageous efforts and selfless acts will never be forgotten; and

WHEREAS, October 11<sup>th</sup> is designated as General Pulaski Memorial Day in honor of the valiant leader that sacrificed his life, for a country not his own, in an endeavor to secure freedom and liberty for others; and

WHEREAS, during this time we also reflect on the contributions of the many Polish-Americans that have so richly given to develop this great nation and throughout history; and

WHEREAS, Polish American Citizens have contributed so much to our society and our community from their support in battle, their skills in business, knowledge in education and in all areas of life; and

NOW, THEREFORE, BE IT RESOLVED, that the City of New Britain recognize October as Polish-American Heritage Month and encourage all residents to celebrate the sacrifices, contributions, culture and prosperity of our friends and neighbors of Polish decent.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# RESOLUTION

Item# RE: October as Breast Cancer Awareness Month

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

WHEREAS, excluding skin cancer, breast cancer is the most common cancer in women: it is the second leading cause of cancer death in women, after lung cancer; and

WHEREAS, the chance of a woman having invasive breast cancer some time during her life is about 1 in 8. The chance of dying from breast cancer is about 1 in 36; and

WHEREAS, currently there are over 2.8 million women living in the United States who have been treated for breast cancer; and

WHEREAS, approximately 40,000 women will die from the disease this year; and

WHEREAS, Men are also able to get breast cancer and, in fact, there are 2,360 cases every year of breast cancer in men in the United States; and

WHEREAS, it is not yet known exactly what causes breast cancer, but what is known, is that certain risk factors are linked to the disease; and

WHEREAS, woman age 40 and older should have a mammogram annually. Women in their 20s and 30s should have a clinical breast exam as part of a regular exam by a health expert; and

WHEREAS, studies show that regular mammography screening of women between the ages of 50 and 69 reduces breast cancer mortality by approximately 30% in this age group. However, women with breast cancer will not benefit from mammography screening unless they have access to appropriate treatment; and

WHEREAS, the earlier breast cancer is found, the better the chances that treatment will work; and

WHEREAS, the most common sign of breast cancer is a new lump or mass. A lump that is painless, hard and has uneven edges is more likely to be cancer, but some cancers are tender, soft and rounded; therefore, it is important to have anything unusual checked by your doctor; and

WHEREAS, Breast Cancer Awareness Month is a special opportunity every year to focus attention on this urgent challenge that affects us all in some way; and

NOW, THEREFORE, BE IT RESOLVED that the City of New Britain recognizes October as Breast Cancer Awareness Month and implores the citizens of the City to be aware of this disease, its risks and symptoms and are encouraged to self-screen monthly and be screened regularly.

Ald. Robert Smedley

Ald. Howard Dyson

Ald. Aram Ayalon

Ald. Iris Sanchez

Ald. Desiree Costa

Ald. Paul Catanzaro

Ald. Jerrell Hargraves

Ald. Matthew Malinowski

Ald. Luz Ortiz-Luna

Ald. Wilfredo Pabon

Ald. Alden Russell

Ald. Kris Rutkowski

Ald. Angel Segarra

Ald. Michael Thompson

Ald. Peter Scirpo

# **RESOLUTION**

Item #

RE: Tax Abatements, Corrections and Refunds

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

WHEREAS, the Collector of Taxes has referred a list of tax abatements, corrections and refunds.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of New Britain accept and adopt the tax abatements, corrections and refunds to allow the Tax Collector to distribute accordingly.

Ald. Robert Smedley

Ald. Angel Segarra

Ald. Luz Ortiz-Luna

October 11<sup>th</sup> 2023

**MOTOR VEHICLE AND ASSESSOR ADJUSTMENT REPORT**

To the Honorable Mayor and the Common Council of the City of New Britain:

I, Cheryl S. Blogoslowski, respectfully recommend acceptance and adoption of the following list of corrections of clerical errors in the Motor Vehicle and Assessor List.

RESOLVED: THAT CORRECTION OF CLERICAL ERRORS IN THE MOTOR VEHICLE AND ASSESSOR LIST, contained in list on file in the Office of Collector of Taxes, be and the same are hereby approved and ordered made in accordance with the provisions of Chapter 203, Section 12-57 of the General Statutes and Chapter 204, Section 12-126 of the General Statutes, Revision of 1958 – Revised to 1964 by years as follows:

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CHERYL S. BLOGOSLAWSKI  
Collector of Taxes  
City of New Britain

Assessor Adjustment Report  
 Month of September 2023  
 Common Council Meeting - Wednesday October 11th 2023

Bill #	Owner Name	Mailing Address	ADJ Date	COC #	Adj Code	Prop Loc/Vehicle Info	TOT Adj
2021-02-0200282	CARTAGENA FELIX	50 SAINT CLAIR AVE/NEW BRITAIN/CT/6051/0	9/28/2023	106152P	12	50 SAINT CLAIR AVE	-63.86
2022-02-0200299	CARTAGENA FELIX	50 SAINT CLAIR AVE/NEW BRITAIN/CT/6051/0	9/28/2023	106153P	12	50 SAINT CLAIR AVE	-53.97
2022-02-0201040	MANORA CANDY WHOLESale	50 SAINT CLAIR AVE/NEW BRITAIN/CT/6051/0	9/28/2023	106155P	12	50 SAINT CLAIR AVE	-76.18
Code 12 SubTotal:							-194.01
2022-03-0321032	KARSANOGLU UMUT	61 STONEGATE RD/NEW BRITAIN/CT/6053/2650	9/1/2023	105956M	13	AL66164/4T1BF32K83U036793/2003/ TOYOT/ CAMRY LE	-72.09
2022-03-0325516	MARTINEZ DENISE I	73 ELLIS ST/NEW BRITAIN/CT/6051/3442	9/1/2023	105957M	13	BA72252/2HNYD18974H508140/2004/ ACURA/ MDX TOUR	-54.04
2022-03-0312224	DRINCIC MURIS & HARIS	194 VILLAGE GREEN DR/NEW BRITAIN/CT/6053/0	9/1/2023	105958M	13	71844A/3ALXGF003JDJP9676/2018/ FRHT/ CASC	-1,148.50
2022-03-0327946	MORALES LUCENID	113 BENSON ST/NEW BRITAIN/CT/6051/4161	9/1/2023	105959M	13	BF75046/2HGES165X3H511080/2003/ HONDA/ CIVIC LX	-69.37
2022-03-0303348	BARROS JUSTIN K	30 AUSTIN ST/NEW BRITAIN/CT/6051/2816	9/1/2023	105960M	13	C317690/1C6SRFF79KN608387/2019/ RAM/ 1500 BIG	-863.44
2022-03-0308013	CLAUDIO ROSA L	103 GROVE ST APT 4N/NEW BRITAIN/CT/6053/3797	9/1/2023	105961M	13	BF60891/JM1BL1WP6D1796750/2013/ MAZDA/ MAZDA3I	-219.98
2022-03-0336721	ROSARIO BETHZAIDA	24 NASH ST APT 3/NEW BRITAIN/CT/6053/3582	9/1/2023	105962M	13	AG80875/4JGBB86E19A507626/2009/ MERCE/ ML350	-185.35
2022-03-0317816	HARPER JAYMEE A	56 HOWARD ST FL2/NEW BRITAIN/CT/6051/0	9/1/2023	105963M	13	AV29466/JTHBF1D23E5021989/2014/ LEXUS/ IS 250	-334.50
2022-03-0320436	JONES CLAIBORNE A	40 CHARLES ST 2/NEW BRITAIN/CT/6051/2112	9/1/2023	105964M	13	BC67854/5NPDH4AE7DH448384/2013/ HYUND/ ELANTRA	-34.41
2022-03-0307569	CHETNIK SOPHIE	192 BELDEN RD/NEW BRITAIN/CT/6051/0	9/1/2023	105965M	13	925ROG/4T1BE32KX5U020648/2005/ TOYOT/ CAMRY LE	-10.39
2022-03-0320597	JP MORGAN CHASE BANK NA	PO BOX 901098/FORT WORTH/TX/76101/2098	9/5/2023	105966M	13	AS39991/4S4BSANC6K3235818/2019/ SUBAR/ OUTBACK	-390.40
2022-03-0329474	NISSAN INFINITI LT LLC	P O BOX 254648/SACRAMENTO/CA/95865/0	9/5/2023	105967M	13	JIMER87/1N6ED1EK6NN637198/2022/ NISSA/ FRONTIER	-436.26
2022-03-0329367	NISSAN INFINITI LT LLC	P O BOX 254648/SACRAMENTO/CA/95865/0	9/5/2023	105968M	13	AV93173/3N1AB7AP8KY417722/2019/ NISSA/ SENTRA S	-391.11
2022-03-0346040	ZAFFIS ERIN	49 1ST ST/NEW BRITAIN/CT/6051/1620	9/5/2023	105970M	13	AU16938/3N1AB61E28L718503/2008/ NISSA/ SENTRA 2	-77.16
2022-03-0344550	WALSH CAROL A	514 BLACK ROCK AVE/NEW BRITAIN/CT/6052/1108	9/5/2023	105971M	13	762WDE/2G4WS52J431293302/2003/ BUICK/ CENTURY	-68.82
2021-03-0343183	WALSH CAROL A	514 BLACK ROCK AVE/NEW BRITAIN/CT/6052/1108	9/5/2023	105972M	13	762WDE/2G4WS52J431293302/2003/ BUICK/ CENTURY	-21.62
2022-03-0300061	ABDULLAH NAWAF A	35 NICOLE RD/NEW BRITAIN/CT/6053/0	9/5/2023	105973M	13	BH38336/5YJ3E1EB4NF278343/2022/ TESLA/ MODEL 3	-986.20
2022-03-0328904	NELSON JOSHUA B	70 KANE ST APT A1/WEST HARTFORD/CT/6119/2112	9/5/2023	105974M	13	AX46546/2C3CDZBT9GH275387/2016/ DODGE/ CHALLENGE	-562.53
2022-03-0311612	DIAZ LUZ E	158 BEAVER ST FL2/NEW BRITAIN/CT/6051/0	9/5/2023	105975M	13	670ZXM/KL4CJHSB2EB535649/2014/ BUICK/ ENCORE P	-314.86
2022-03-0320611	JP MORGAN CHASE BANK NA	PO BOX 901098/FORT WORTH/TX/76101/2098	9/6/2023	105976M	13	AV83632/JF2SKADC7LH431679/2020/ SUBAR/ FORESTER	-254.87
2022-03-0315156	GADOMSKI JOSEPH J	24 PEQUOT ST/NEW BRITAIN/CT/6053/2422	9/6/2023	105977M	13	AN63838/1GNCT18X34K114734/2004/ CHEVR/ BLAZER	-6.66
2022-03-0334681	RIVERA CARLOS JR	154 OVERHILL AVE/NEW BRITAIN/CT/6053/3813	9/6/2023	105978M	13	AZ21857/2HGFA16596H510370/2006/ HONDA/ CIVIC LX	-10.75
2022-03-0334215	REVOIR ADAM R	226 PERCIVAL AVE/BERLIN/CT/6037/0	9/6/2023	105985M	13	AE61300/389987/1984/ DILLY/ DILLY	-3.25
2022-03-0346544	SARPONG ALEX J	408 SOUTH ST #B/NEW BRITAIN/CT/6051/0	9/7/2023	105986M	13	AZ69968/KNAFE162965271724/2006/ KIA/ SPECTRA5	-14.15
2022-03-0334214	REVOIR ADAM R	226 PERCIVAL AVE/BERLIN/CT/6037/0	9/7/2023	105987M	13	03REV11/1FTFX1EF0DFD51776/2013/ FORD/ F150	-415.81
2021-03-0333161	REVOIR ADAM R	226 PERCIVAL AVE/BERLIN/CT/6037/0	9/7/2023	105988M	13	03REV11/1FTFX1EF0DFD51776/2013/ FORD/ F150	-499.88
2021-03-0333162	REVOIR ADAM R	226 PERCIVAL AVE/BERLIN/CT/6037/0	9/7/2023	105989M	13	AE61300/389987/1984/ DILLY/ DILLY	-3.25
2021-03-0315996	GONZALEZ ROBERTO	11 MAPLE ST APT B/HARTFORD/CT/6112/2744	9/7/2023	105995M	13	AJ23800/2C4RC1BGXCR424925/2012/ CHRYS/ TOWN & C	-190.22
2021-03-0315995	GONZALEZ ROBERTO	11 MAPLE ST APT B/HARTFORD/CT/6112/2744	9/7/2023	105996M	13	AH55649/4T1BE32K62U628050/2002/ TOYOT/ CAMRY LE	-89.91
2022-03-0316631	GONZALEZ ROBERTO	11 MAPLE ST APT B/HARTFORD/CT/6112/2744	9/7/2023	105997M	13	AH55649/4T1BE32K62U628050/2002/ TOYOT/ CAMRY LE	-83.75
2022-03-0316632	GONZALEZ ROBERTO	11 MAPLE ST APT B/HARTFORD/CT/6112/2744	9/7/2023	105998M	13	AJ23800/2C4RC1BGXCR424925/2012/ CHRYS/ TOWN & C	-168.14
2022-03-0342538	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/8/2023	106010M	13	AH85673/2T2BZMCA3KC206752/2019/ LEXUS/ RX 350	-799.26
2022-03-0342643	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/8/2023	106011M	13	BB95031/2T2HZMDA0MC289276/2021/ LEXUS/ RX 350	-760.15
2022-03-0342673	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/8/2023	106012M	13	BE82213/7MUDAABG8NV003897/2022/ TOYOT/ COROLLA	-209.05
2021-03-0337705	SERINO ANGELO G	402 CHURCH ST/NEW BRITAIN/CT/6051/2311	9/8/2023	106013M	13	AP83000/1FTYR44U57PA85609/2007/ FORD/ RANGER	-95.76
2022-03-0343084	USB LEASING LT	1850 OSBORN AVE/OSHKOSH/WI/54902/0	9/8/2023	106014M	13	AX61199/1C6HJTAG7ML513187/2021/ JEEP/ GLADIATO	-933.87
2022-03-0337887	SANDERS JANICE R	48 ADELE RD/NEW BRITAIN/CT/6053/0	9/8/2023	106015M	13	141URA/19UUA56661A022606/2001/ ACURA/ 3.2 TL	-49.21
2022-03-0327179	MICZKO MARIA B	121 SMITH ST/NEW BRITAIN/CT/6053/3618	9/8/2023	106016M	13	826NMO/4T1BE32KX3U256035/2003/ TOYOT/ CAMRY LE	-8.41
2022-03-0337886	SANDERS JAMYRON J	48 ADELE RD/NEW BRITAIN/CT/6053/1670	9/8/2023	106017M	13	BC98876/WAUDF78E68A153087/2008/ AUDI/ A4 2.0T	-125.00
2021-03-0329451	ORTIZ DESTINY K	200 RICHARD ST/NEW BRITAIN/CT/6053/3973	9/8/2023	106019M	13	BB78185/1HGCM66514A065691/2004/ HONDA/ ACCORD E	-110.43
2022-03-0346678	RICCIARDI RITA J	6 JOAN RD/NEW BRITAIN/CT/6053/1405	9/8/2023	106027M	13	AJ29619/WBA3B3G57DNR81122/2013/ BMW/ 328XI	-22.69

Assessor Adjustment Report  
 Month of September 2023  
 Common Council Meeting - Wednesday October 11th 2023

Bill #	Owner Name	Mailing Address	ADJ Date	COC #	Adj Code	Prop Loc/Vehicle Info	TOT Adj
2022-03-0328784	NAZARIO HEATHER L	186 ELLINGTON RD/EAST HARTFORD/CT/6108/0	9/8/2023	106029M	13	AW43581/1GTG6CEN8L1134949/2020/ GMC/ CANYON S	-844.28
2022-03-0328785	NAZARIO HEATHER L	186 ELLINGTON RD/EAST HARTFORD/CT/6108/0	9/8/2023	106030M	13	BG55311/1G11B5SA5DF307399/2013/ CHEVR/ MALIBU L	-217.16
2022-03-0328799	NAZARIO MIGUEL A	186 ELLINGTON RD/EAST HARTFORD/CT/6108/0	9/8/2023	106031M	13	AW07236/1GCCS19W3Y8189910/2000/ CHEVR/ S10	-65.57
2022-03-0345284	WILLIAMS KEVIN O	78 GREAT HILL RD/EAST HARTFORD/CT/6108/2827	9/8/2023	106032M	13	AH40256/JN8AT2MV6KW377112/2019/ NISSA/ ROGUE S/	-521.96
2021-03-0343867	WILLIAMS KEVIN O	78 GREAT HILL RD/EAST HARTFORD/CT/6108/2827	9/8/2023	106033M	13	AH40256/JN8AT2MV6KW377112/2019/ NISSA/ ROGUE S/	-561.88
2021-03-0334003	RIVERA SYLVIA D	173 BUENA VISTA AVE/NEWINGTON/CT/6111/0	9/11/2023	106036M	13	989MWL/JTDKDTB34E1065795/2014/ TOYOT/ PRIUS C	-257.41
2022-03-0335118	RIVERA SYLVIA D	173 BUENA VISTA AVE/NEWINGTON/CT/6111/0	9/11/2023	106037M	13	989MWL/JTDKDTB34E1065795/2014/ TOYOT/ PRIUS C	-322.00
2022-03-0311366	DENNY JUDY C	149 LINCOLN ST APT 2/NEW BRITAIN/CT/6052/0	9/11/2023	106038M	13	2ALHS5/JTMBF4DV3AD037073/2010/ TOYOT/ RAV4	-17.30
2022-03-0300687	AKASHA EMAN	40 S BURRITT ST/NEW BRITAIN/CT/6052/0	9/11/2023	106039M	13	BF68143/3N1BC1P9CK219778/2012/ NISSA/ VERSA S/	-116.83
2022-03-0300686	AKASHA EMAN	40 S BURRITT ST/NEW BRITAIN/CT/6052/0	9/11/2023	106040M	13	546ZLR/5TDBA22C75S031887/2005/ TOYOT/ SIENNA X	-9.90
2022-03-0307127	CCAP AUTO LEASE LTD	1601 ELM ST/DALLAS/TX/75201/0	9/11/2023	106041M	13	AX10282/1C6SRFJT2LN205800/2020/ RAM/ 1500 LAR	-269.42
2022-03-0342625	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/11/2023	106043M	13	BB20695/JTMN1RFV5MD073891/2021/ TOYOT/ RAV4 LIM	-944.59
2021-03-0341316	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/11/2023	106044M	13	BB20695/JTMN1RFV5MD073891/2021/ TOYOT/ RAV4 LIM	-333.88
2021-03-0341224	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/11/2023	106045M	13	AP14152/JTMBFREV2JJ206447/2018/ TOYOT/ RAV4	-580.06
2022-03-0315391	GARCIA ARIANA M	52 MONROE ST FL3/NEW BRITAIN/CT/6051/0	9/11/2023	106046M	13	BG14953/2HGES163X4H603886/2004/ HONDA/ CIVIC DX	-97.06
2022-03-0342557	TOYOTA LEASE TRUST	3200 WEST RAY ROAD/CHANDLER/AZ/85226/0	9/11/2023	106047M	13	AP14152/JTMBFREV2JJ206447/2018/ TOYOT/ RAV4	-567.40
2021-03-0316853	GUZMAN ANA I	238 FARMINGTON AVE/PLAINVILLE/CT/6062/1320	9/12/2023	106050M	13	AC80006/1HGCRF72GA240403/2016/ HONDA/ ACCORD E	-446.00
2022-03-0323543	LINS DE SOUSA LOPES PATRICIA	11 TRINITY ST 1ST FL/NEW BRITAIN/CT/6051/0	9/12/2023	106052M	13	BF19648/JTMM1RFV6ND088308/2022/ TOYOT/ RAV4 LE	-134.71
2022-03-0323541	LINS DE SOUSA LOPES PATRICIA	11 TRINITY ST 1ST FL/NEW BRITAIN/CT/6051/0	9/12/2023	106053M	13	BC60253/ZFBFCFACHXE004971/2014/ FIAT/ 500L LOU	-208.39
2021-03-0322806	LINS DE SOUSA LOPES PATRICIA	11 TRINITY ST 1ST FL/NEW BRITAIN/CT/6051/0	9/12/2023	106054M	13	BC60253/ZFBFCFACHXE004971/2014/ FIAT/ 500L LOU	-100.79
2022-03-0326896	MERCADO GIOVANNI	1390 EAST ST APT 301/NEW BRITAIN/CT/6053/2145	9/12/2023	106055M	13	AZ94281/1HGEM22993L019412/2003/ HONDA/ CIVIC EX	-31.55
2022-03-0333243	PRZYCHODZEN ANDRZEJ W	60 GRANDVIEW ST/NEW BRITAIN/CT/6053/3048	9/13/2023	106061M	13	985MTW/4T1BE46K98U735800/2008/ TOYOT/ CAMRY CE	-52.91
2022-03-0324264	LUCZAK ZBIGNIEW	27 ATLANTIC ST/NEW BRITAIN/CT/6053/3024	9/13/2023	106062M	13	6571CN/1GCWGFBA6D1108251/2013/ CHEVR/ EXPRESS	-204.50
2022-03-0307657	CHOUHDURY JOBAYED A	47 BELMONT ST/NEW BRITAIN/CT/6053/3505	9/13/2023	106063M	13	AV59706/5FRYD4H49GB007433/2016/ ACURA/ MDX TECH	-392.77
2022-03-0323382	LEVINE SOLL R	34 ROUND HILL RD/NEW BRITAIN/CT/6052/1125	9/13/2023	106064M	13	290WGN/5YXKTC64DG422714/2013/ KIA/ SORENTO	-116.70
2022-03-0325108	MAREK MICHAEL T	22 OAKWOOD DR/NEW BRITAIN/CT/6052/1502	9/13/2023	106065M	13	96CG60/1C6RD7FT7CS116916/2012/ DODGE/ RAM 1500	-262.60
2022-03-0300664	AIKHOJE STEPHEN T	314 OSGOOD AVE APT 305/NEW BRITAIN/CT/6053/2716	9/13/2023	106066M	13	AV67897/JTDKT903095240065/2009/ TOYOT/ YARIS	-64.92
2021-03-0304459	BOROWSKI KRZYSZTOF	367 BROAD ST/NEW BRITAIN/CT/6053/3959	9/13/2023	106067M	13	AY07092/JH4CU2F62CC026593/2012/ ACURA/ TSX TECH	-282.40
2022-03-0304725	BOROWSKI KRZYSZTOF	367 BROAD ST/NEW BRITAIN/CT/6053/3959	9/13/2023	106068M	13	AY07092/JH4CU2F62CC026593/2012/ ACURA/ TSX TECH	-290.84
2022-03-0334950	RIVERA LESLIE A	240 SMALLEY ST IST FL/NEW BRITAIN/CT/6051/0	9/14/2023	106069M	13	AY05399/3N1AB61E48L727946/2008/ NISSA/ SENTRA 2	-34.28
2019-03-0338482	SHELDON DESAIRE M	4 NAHUM DR APT D/HARTFORD/CT/6112/0	9/14/2023	106071M	13	AS40538/3FA6P0HD4ER105764/2014/ FORD/ FUSION S	-326.25
2022-03-0305708	BUTKUS JESSICA M	802 BUNKER HILL AVE/WATERBURY/CT/6708/1502	9/14/2023	106072M	13	BB20989/5NPD84LF2JH308521/2018/ HYUND/ ELANTRA	-417.44
2021-03-0305390	BUTKUS JESSICA M	802 BUNKER HILL AVE/WATERBURY/CT/6708/1502	9/14/2023	106073M	13	BB20989/5NPD84LF2JH308521/2018/ HYUND/ ELANTRA	-439.83
2022-03-0323001	LAZZARO ANTHONY	55 NEANDA ST/NEW BRITAIN/CT/6053/2232	9/15/2023	106075M	13	1002/1G4HR54K74U156645/2004/ BUICK/ LESABRE	-17.43
2022-03-0343833	VEGA NELLY	226 FAIRVIEW ST/NEW BRITAIN/CT/6051/2338	9/15/2023	106077M	13	BB54052/5N1AT2MV6HC811210/2017/ NISSA/ ROGUE SV	-376.54
2022-03-0332731	POBEE-MENSAH CHARLES	86 PARK DR/NEW BRITAIN/CT/6053/2454	9/15/2023	106078M	13	AP83737/JH4CU2F6XAC013555/2010/ ACURA/ TSX	-117.83
2022-03-0302884	BADRIGIAN TAMMY L	218 ROXBURY RD APT 1/NEW BRITAIN/CT/6053/3138	9/15/2023	106079M	13	BF47906/WBAPH5G53BNM77594/2011/ BMW/ 328I SUL	-46.32
2022-03-0314045	FERRER NAYDA	140 CLINIC DR UNIT 103/NEW BRITAIN/CT/6051/4053	9/15/2023	106080M	13	BB40165/JH4KB165X5C007781/2005/ ACURA/ RL	-62.65
2022-03-0346700	SANTIAGO KATHERINE	47 NANCY RD/NEW BRITAIN/CT/6053/2218	9/18/2023	106083M	13	AP43591/2T1BR32E93C044839/2003/ TOYOT/ COROLLA	-15.45
2020-03-0316551	GURSKI BRENT T	55 UPPER FISH ROCK ROAD/SOUTHBRURY/CT/6488/0	9/18/2023	106084M	13	00NESH/JKAEXVD19YA056987/2000/ KAWAS/ EX500D	-22.79
2021-03-0320594	KHAN SEEMA	495 TROUT BROOK DR/WEST HARTFORD/CT/6110/1037	9/18/2023	106087M	13	AS33115/5FNFY48579B045931/2009/ HONDA/ PILOT EX	-210.34
2022-03-0319753	JACKSON NICHOLAS A	397 FOREST AVE/SPARTANBURG/SC/29302/3266	9/18/2023	106088M	13	BD77879/SHSRD78815U347739/2005/ HONDA/ CR-V EX	-121.44
2022-03-0321334	KHAN SEEMA	495 TROUT BROOK DR/WEST HARTFORD/CT/6110/1037	9/18/2023	106089M	13	AS33115/5FNFY48579B045931/2009/ HONDA/ PILOT EX	-186.97
2022-03-0331635	PEASLEE KAITLYN R	33 CABOT ST/NEW BRITAIN/CT/6053/0	9/19/2023	106090M	13	BE64023/5NPDH4AE2CH130462/2012/ HYUND/ ELANTRA	-183.40
2021-03-0324708	MARTINEZ AMBER M	43 BRAEBURN LN/MIDDLETOWN/CT/6457/1622	9/19/2023	106092M	13	AR09908/JM1GJ1U56F1200648/2015/ MAZDA/ 6 SPORT	-315.84
2021-03-0324709	MARTINEZ AMBER M	43 BRAEBURN LN/MIDDLETOWN/CT/6457/1622	9/19/2023	106093M	13	AX72273/3FA6P0HR9DR121923/2013/ FORD/ FUSION S	-220.40



Assessor Adjustment Report  
 Month of September 2023  
 Common Council Meeting - Wednesday October 11th 2023

Bill #	Owner Name	Mailing Address	ADJ Date	COC #	Adj Code	Prop Loc/Vehicle Info	TOT Adj
2022-03-0344204	VILLAFANE FIGUEROA ANGEL R	100 CLINIC DR APT 202/NEW BRITAIN/CT/6051/0	9/19/2023	106095M	13	AR54226/3VWSG71K57M032007/2007/ VOLKS/ JETTA 2.	-89.01
2022-03-0344205	VILLAFANE FIGUEROA ANGEL R	100 CLINIC DR APT 202/NEW BRITAIN/CT/6051/0	9/19/2023	106096M	13	AY06919/1GNFK16T44J129331/2004/ CHEVR/ K1500 SU	-8.86
2022-03-0322197	KRUEGER ALYSSA M	91 ELM ST APT 222E/MANCHESTER/CT/6040/8629	9/19/2023	106097M	13	BF88901/4S3GTAC60K3725238/2019/ SUBAR/ IMPREZA	-518.06
2022-03-0319672	IZAHOLA JOSE R	165 GREENWOOD ST/NEW BRITAIN/CT/6051/3333	9/19/2023	106098M	13	BA71818/JTEDP21A250050210/2005/ TOYOT/ HIGHLAND	-128.28
2022-03-0309475	CRUZ NELIDA	158 GLEN ST/BERLIN/CT/6037/0	9/19/2023	106099M	13	519NRL/5TDDK3EH9DS223023/2013/ TOYOT/ HIGHLAND	-416.46
2022-03-0328542	MWANDO THEMBI A	18 DWIGHT CT APT 1/NEW BRITAIN/CT/6051/3281	9/19/2023	106100M	13	BA06755/1J4GW48S22C119061/2002/ JEEP/ GRAND CH	-23.67
2021-03-0328227	NIEVES DENNY L	203 MAPLE STREET 2FL/NEW BRITAIN/CT/6051/3402	9/19/2023	106101M	13	901XAC/1GMDX03E21D244100/2001/ PONTI/ MONTANA	-24.50
2022-03-0318745	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200/ALPHARETTA/GA/3002	9/19/2023	106102M	13	AX64816/2HGFC2F63LH524348/2020/ HONDA/ CIVIC LX	-229.56
2021-03-0323539	LUGO ANTHONY M	155 VILLAGE SQ 9/NEW BRITAIN/CT/6053/0	9/19/2023	106105M	13	AX15310/JNRBS08W56X401247/2006/ INFIN/ FX45	-86.67
2022-03-0325466	MARTINEZ AMBER M	43 BRAEBURN LN/MIDDLETOWN/CT/6457/1622	9/20/2023	106107M	13	AX72273/3FA6P0HR9DR121923/2013/ FORD/ FUSION S	-221.05
2022-03-0339529	SINGLETARY TERREIGHA M	41 CARLSON ST APT 2/NEW BRITAIN/CT/6051/0	9/20/2023	106108M	13	BG60162/4JGDA2EB6CA000888/2012/ MERCE/ ML350 BL	-26.88
2022-03-0300593	AGUILERA-PLUAS EVELYN T	271 WINTHROP ST/NEW BRITAIN/CT/6052/1622	9/20/2023	106112M	13	BH14909/JTDBT923171142678/2007/ TOYOT/ YARIS	-10.42
2021-03-0316344	GRAY JAVON A	13 WYNOLA AVE/NEW BRITAIN/CT/6051/3620	9/20/2023	106113M	13	BA94689/WBAFU7C55DDU76979/2013/ BMW/ 535	-364.85
2022-03-0329948	OJO ROBERT A	279 HIGH ST APT 2S/NEW BRITAIN/CT/6051/1065	9/20/2023	106114M	13	C290423/2GCEK19C591117805/2009/ CHEVR/ SILVERAD	-117.35
2020-03-0338815	STRINGER SCOT T	60 COURT ST APT 29/NEW BRITAIN/CT/6051/2232	9/21/2023	106115M	13	AN01695/JF2SJABC5GH402130/2016/ SUBAR/ FORESTER	-481.36
2022-03-0321856	KORDEK HALINA	10 BIRCH HILL DR/NEW BRITAIN/CT/6052/0	9/21/2023	106116M	13	833XUN/KMHDH4AE1DU796120/2013/ HYUND/ ELANTRA	-68.65
2021-03-0339384	STRINGER SCOT T	60 COURT ST APT 29/NEW BRITAIN/CT/6051/2232	9/21/2023	106117M	13	AN01695/JF2SJABC5GH402130/2016/ SUBAR/ FORESTER	-387.57
2022-03-0340731	STRINGER SCOT T	60 COURT ST APT 29/NEW BRITAIN/CT/6051/2232	9/21/2023	106118M	13	AN01695/JF2SJABC5GH402130/2016/ SUBAR/ FORESTER	-383.03
2021-03-0319097	JAIN DEEPAK	66 FOX HOLLOW/AVON/CT/6001/3694	9/21/2023	106119M	13	AM04897/2HKRM3H72GH530997/2016/ HONDA/ CR-V EX-	-503.78
2022-03-0319830	JAIN DEEPAK	66 FOX HOLLOW/AVON/CT/6001/3694	9/21/2023	106120M	13	AM04897/2HKRM3H72GH530997/2016/ HONDA/ CR-V EX-	-489.82
2022-03-0314814	FORSYTHE RANDALL W	165 BRITTANY FARMS RD UNIT D/NEW BRITAIN/CT/6053/0	9/21/2023	106122M	13	BC61451/5FNRL5H92FB083861/2015/ HONDA/ ODYSSEY	-476.19
2022-03-0314815	FORSYTHE RANDALL W	165 BRITTANY FARMS RD UNIT D/NEW BRITAIN/CT/6053/0	9/21/2023	106123M	13	BF60659/1FADP3F23EL353075/2014/ FORD/ FOCUS SE	-176.58
2022-03-0318060	HELLANDBRAND JERMAINE T	282 MONROE ST 2FL/NEW BRITAIN/CT/6052/0	9/22/2023	106126M	13	AY63536/1HGCM66537A101286/2007/ HONDA/ ACCORD E	-38.63
2022-03-0302219	ARRIETA-VALDIVIA PAOLA C	403 LASALLE ST/NEW BRITAIN/CT/6051/1315	9/25/2023	106127M	13	BB74783/JTDBU4EE2AJ075979/2010/ TOYOT/ COROLLA/	-186.97
2021-03-0302077	ARRIETA-VALDIVIA PAOLA C	403 LASALLE ST/NEW BRITAIN/CT/6051/1315	9/25/2023	106128M	13	BB74783/JTDBU4EE2AJ075979/2010/ TOYOT/ COROLLA/	-168.14
2022-03-0334313	REYES TATIANA C	33 LEDGER ST/HARTFORD/CT/6106/3539	9/25/2023	106129M	13	AS43063/19UUB3F62LA002681/2020/ ACURA/ TLX	-892.33
2022-03-0346503	GORDON LYDELL	209 LOCUST LANE DR/OCALA/FL/34472/0	9/25/2023	106130M	13	AW49913/1FTEW1E59KKD48482/2019/ FORD/ F150 SUP	-384.00
2021-03-0333818	RIVERA KENNETH L	1449 CORBIN AVE APT 1/NEW BRITAIN/CT/6053/3871	9/25/2023	106131M	13	AW47937/3FA6POLU1DR173316/2013/ FORD/ FUSION S	-223.97
2021-03-0323173	LOPEZ LOPEZ JUDMARIE	PO BOX 3492/VEGA ALTA/PR/692/3492	9/26/2023	106132M	13	BB11519/5NPE34AF1GH348832/2016/ HYUND/ SONATA S	-247.02
2022-03-0323907	LOPEZ LOPEZ JUDMARIE	PO BOX 3492/VEGA ALTA/PR/692/3492	9/26/2023	106133M	13	BB11519/5NPE34AF1GH348832/2016/ HYUND/ SONATA S	-325.57
2020-03-0306356	CARTAGENA SONIA N	28 JULIUS ST APT 3/HARTFORD/CT/6114/0	9/26/2023	106139M	13	AT14033/2HKRL1864YH522268/2000/ HONDA/ ODYSSEY	-70.40
2022-03-0332499	PINA YSAURO	16 HENRY ST/NEW BRITAIN/CT/6051/0	9/26/2023	106143M	13	AX27794/1HGCM56736A083902/2006/ HONDA/ ACCORD E	-117.35
2022-03-0306325	CANO BOSVELY	21 MARWOOD DR/NEW BRITAIN/CT/6053/2607	9/27/2023	106146M	13	AU23913/1N4AA6AP6HC412780/2017/ NISSA/ MAXIMA 3	-104.68
2022-03-0335315	ROBERTS KELSEY V	76 N MOUNTAIN RD UNIT E/NEW BRITAIN/CT/6053/0	9/27/2023	106147M	13	BF02786/19XFA1F84AE052203/2010/ HONDA/ CIVIC EX	-96.90
2022-03-0315097	FULLERTON SARAH E	24 CARVER ST/NEW BRITAIN/CT/6053/1302	9/28/2023	106154M	13	7AGJJ9/KMHDH4AE9DU941260/2013/ HYUND/ ELANTRA	-120.17
2022-03-0331098	PAGAN JOSUE	314 HIGH ST APT 2N/NEW BRITAIN/CT/6051/4417	9/28/2023	106156M	13	BH21730/WBAE3G56GNT26709/2016/ BMW/ 328XI SU	-435.61
2022-03-0331096	PAGAN JOSUE	314 HIGH ST APT 2N/NEW BRITAIN/CT/6051/4417	9/28/2023	106158M	13	BE71831/WBAVL1C51EVR94742/2014/ BMW/ X1 XDRIV	-284.03
2022-03-0304447	BOBB ROSHANNA A	55 GLENWOOD AVE APT 6L/EAST ORANGE/NJ/7017/0	9/28/2023	106160M	13	AT87261/5NPE24AF4GH323653/2016/ HYUND/ SONATA S	-303.50
2021-03-0304191	BOBB ROSHANNA A	55 GLENWOOD AVE APT 6L/EAST ORANGE/NJ/7017/0	9/28/2023	106161M	13	AT87261/5NPE24AF4GH323653/2016/ HYUND/ SONATA S	-83.26
2022-03-0343560	VAZQUEZ AUTUMN L	81 CAMPT ST APT 137/MERIDEN/CT/6450/0	9/28/2023	106162M	13	AN64240/SALFR2BNXAH193936/2010/ LAND/ LR2 HSE	-143.80
2021-03-0304837	BROOKS GABRIEL N	784 LONG HILL RD/MIDDLETOWN/CT/6457/0	9/29/2023	106163M	13	AU21119/KNDPMCAC5H7033530/2017/ KIA/ SPORTAGE	-455.09
2021-03-0304838	BROOKS GABRIEL N	784 LONG HILL RD/MIDDLETOWN/CT/6457/0	9/29/2023	106164M	13	AW03923/KNMAT2MV7GP733340/2016/ NISSA/ ROGUE S/	-373.94
2022-03-0342251	TORRES JOSE	51 WILSON ST APT 1/NEW BRITAIN/CT/6051/0	9/29/2023	106165M	13	BD91934/1N8AS5MV9FW753943/2015/ NISSA/ ROGUE SE	-22.69
2022-03-0305891	CABASQUINI RAYMOND JR	317 EAST ST/NEW BRITAIN/CT/6051/3212	9/29/2023	106167M	13	AU97933/JHMCM56623C004885/2003/ HONDA/ ACCORD E	-82.28
2022-03-0321267	KEPLINGER KENNETH B JR	222 ELMENDORF ST/KINGSTON/NY/12401/2427	9/29/2023	106168M	13	AS85396/4S4BSAFC9H3323107/2017/ SUBAR/ OUTBACK	-493.72
2022-03-0315551	GARCIA REYES GUADALUPE A	22 BENJAMIN ST/BRISTOL/CT/6010/0	9/29/2023	106169M	13	BE64139/1J8GK38K72W355014/2002/ JEEP/ LIBERTY	-69.14

Assessor Adjustment Report  
 Month of September 2023  
 Common Council Meeting - Wednesday October 11th 2023

Bill #	Owner Name	Mailing Address	ADJ Date	COC #	Adj Code	Prop Loc/Vehicle Info	TOT Adj
2022-03-0315610	GARCIA-REYES GUADALUPE	22 BENJAMIN ST/BRISTOL/CT/6010/0	9/29/2023	106170M	13	BD90455/JN1BJ1CR1JW285993/2018/ NISSA/ ROGUE SP	-449.90
2022-03-0315611	GARCIA-REYES GUADALUPE	22 BENJAMIN ST/BRISTOL/CT/6010/0	9/29/2023	106171M	13	C261010/3C6RR7LT4GG232478/2016/ RAM/ RAM TRUC	-637.51
2022-03-0315609	GARCIA-REYES GUADALUPE	22 BENJAMIN ST/BRISTOL/CT/6010/0	9/29/2023	106172M	13	AZ15537/KNDPMCAC5L7832765/2020/ KIA/ SPORTAGE	-592.07
2022-03-0317675	HALL BENJAMIN D	340 LINCOLN ST/NEW BRITAIN/CT/6052/1641	9/29/2023	106174M	13	BD34315/WMWSU3C51DT546586/2013/ MINI/ COOPER	-189.89
2021-03-0317003	HALL BENJAMIN D	340 LINCOLN ST/NEW BRITAIN/CT/6052/1641	9/29/2023	106175M	13	BD34315/WMWSU3C51DT546586/2013/ MINI/ COOPER	-15.52
2022-03-0317687	HALL SHELDON W	26 GARFIELD ST/HARTFORD/CT/6112/0	9/29/2023	106176M	13	BD43574/4T1BK3EK2BU626817/2011/ TOYOT/ CAMRY LE	-225.60
Code 13 Subtotal:							-35,592.76
2020-04-0404481	GONZALEZ ROBERTO	11 MAPLE ST APT B/HARTFORD/CT/6112/2744	9/7/2023	105994S	42	AJ23800/2C4RC1BGXCR424925/2012/ CHRYS/ TOWN & C	-55.66
2020-04-0404713	GUZMAN ANA I	238 FARMINGTON AVE/PLAINVILLE/CT/6062/0	9/12/2023	106049S	42	AC80006/1HGCR2F72GA240403/2016/ HONDA/ ACCORD E	-537.68
2019-04-0408621	SHELDON DESAIRE M	4 NAHUM DR APT D/HARTFORD/CT/6112/0	9/14/2023	106070S	42	AK74263/WAULFAFR4AA059486/2010/ AUDI/ A5 QUATT	-312.75
2020-04-0401513	BUTKUS JESSICA M	802 BUNKER HILL AVE/WATERBURY/CT/6708/1502	9/14/2023	106074S	42	BB20989/5NPD84LF2JH308521/2018/ HYUND/ ELANTRA	-333.39
2021-04-0406739	PEASLEE KAITLYN R	33 CABOT ST/NEW BRITAIN/CT/6053/0	9/19/2023	106091S	42	BE64023/5NPDH4AE2CH130462/2012/ HYUND/ ELANTRA	-91.53
2021-04-0403100	FORSYTHE RANDALL W	165 BRITTANY FARMS RD UNIT D/NEW BRITAIN/CT/6053/0	9/21/2023	106121S	42	BF60659/1FADP3F23EL353075/2014/ FORD/ FOCUS SE	-133.41
2020-04-0401817	CARTAGENA SONIA N	28 JULIUS ST APT 3/HARTFORD/CT/6114/3724	9/26/2023	106134S	42	AT14033/5TDZK23C37S051633/2007/ TOYOT/ SIENNA C	-83.12
2020-04-0401817	CARTAGENA SONIA N	28 JULIUS ST APT 3/HARTFORD/CT/6114/3724	9/26/2023	106140S	42	AT14033/5TDZK23C37S051633/2007/ TOYOT/ SIENNA C	-83.12
2021-04-0406633	PAGAN JOSUE	314 HIGH ST APT 2N/NEW BRITAIN/CT/6051/4417	9/28/2023	106159S	42	BE71831/WBAVL1C51EVR94742/2014/ BMW/ X1 XDRIV	-111.01
Code 42 Subtotal:							-1,741.67

Total Adjustments: -37,528.44

CODE DESCRIPTION:
12 REMOVE PERSONAL PROPERTY
13 REMOVE MOTOR VEHICLE
42 MV SUPPLEMENTAL DECREASE

October 11<sup>th</sup> 2023

**TAX COLLECTOR REFUNDS**

To the Honorable Mayor and the Common Council of the City of New Britain:

I, Cheryl S. Blogoslowski, respectfully recommend acceptance and adoption of the following list of refunds of excess tax payments by reason of:

Errors in the Motor Vehicle List  
Clerical Errors in the Assessor's Office  
Clerical Errors in the Tax Office  
Duplicate Tax Payments  
Tax Overpayments  
Veteran Military Exemptions

RESOLVED: That the Finance Director be and he is hereby authorized to draw his order on the Treasurer in favor of the following persons and in the amounts opposite their names, said payments being REFUNDS OF EXCESS TAX PAYMENTS, in accordance with provisions of Chapter 204, Section 12-129 of the General Statutes, Revision 1958 – Revised 1964, the money to be taken from whatever fund the Finance Director indicates:

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CHERYL S. BLOGOSLAWSKI  
Collector of Taxes  
City of New Britain

TAX COLLECTOR REFUND REPORT  
Common Council Meeting  
Wednesday October 11th 2023

Bill	Name	Address	City/State/Zip	Prop Loc/Vehicle Info.	Reason	Refund
2022-03-0300144	ACAR LEASING LTD	PO BOX 1990	FORT WORTH, TX 76101-4106	2019/AV41296/3GNCJPSB9KL240761	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	346.42
2022-03-0300134	ACAR LEASING LTD	PO BOX 1990	FORT WORTH, TX 76101-4106	2021/AA40027/KL4MMGSL6MB118886	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	675.69
2022-03-0300155	ACAR LEASING LTD	4001 EMBARCADERO DR	ARLINGTON, TX 76014-4106	2021/BA78747/3GKALVEV2ML361692	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	318.08
2022-03-0300664	AIKHOJE STEPHEN T	314 OSGOOD AVE APT 305	NEW BRITAIN, CT 06053-2716	2009/AV67897/JTDKT903095240065	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	64.92
2021-03-0342153	ALLY FINANCIAL - LOUISVILLE PPC	PO BOX 9001951	LOUISVILLE, KY 40290-1951	2018/PASFH/2C4RC1FG3JR235332	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	254.61
2021-03-0342133	ALLY FINANCIAL - LOUISVILLE PPC	PO BOX 9001951	LOUISVILLE, KY 40290-1951	2019/AS41059/1C4PJMDN4KD293759	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	538.03
2022-03-0343507	ALLY FINANCIAL - LOUISVILLE PPC	PO BOX 9001951	LOUISVILLE, KY 40290-1951	2019/AS41059/1C4PJMDN4KD293759	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	642.38
2021-03-0342152	ALLY FINANCIAL - LOUISVILLE PPC	PO BOX 9001951	LOUISVILLE, KY 40290-1951	2021/NAIR4/ZASPAKBN8M7D10322	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	802.64
2022-03-0343536	ALLY FINANCIAL - LOUISVILLE PPC	PO BOX 9001951	LOUISVILLE, KY 40290-1951	2021/NAIR4/ZASPAKBN8M7D10322	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	960.49
2022-03-0305468	BULICA BREANNA M	94 VARMOR DR	NEW BRITAIN, CT 06053-1033	2005/00SXMR/1HD4CMM175K432016	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	9.60
2022-03-0306641	CARON YVONNE	214 COUNTRY CLUB RD	NEW BRITAIN, CT 06053-1024	2022/8AVXH7/5J6RT6H8XNLO49427	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	232.15
2020-03-0306356	CARTAGENA SONIA N	28 JULIUS ST APT 3	HARTFORD, CT 06114	2000/AT14033/2HKRL1864YH522268	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	70.40
2022-03-0307657	CHOUDHURY JOBAYED A	47 BELMONT ST	NEW BRITAIN, CT 06053-3505	2016/AV59706/5FRYD4H49GB007433	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	392.77
2021-01-0108937	CORELOGIC - REUND DEPT	3001 HACKBERRY RD	IRVING, TX 75063	1375 EAST ST	Sec 12-129 Refund of Excess Payments / Bills paid in error	4,606.72
2022-03-0319259	HYUNDAI LEASE TITLING TRUST	PO BOX 4747	OAK BROOK, IL 60522	2020/AH12090/KMHD74LF7LU004611	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	360.80
2022-03-0319327	HYUNDAI LEASE TITLING TRUST	PO BOX 4747	OAK BROOK, IL 60522	2020/BB16169/5NPD84L4LH619094	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	262.12
2022-03-0319371	HYUNDAI LEASE TITLING TRUST	PO BOX 4747	OAK BROOK, IL 60522	2022/BG07883/KMHL64JA6NA233033	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	113.10
2022-03-0323382	LEVINE SOLL R	34 ROUND HILL RD	NEW BRITAIN, CT 06052-1125	2013/290WGN/5XYKTA64DG422714	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	116.70
2021-03-0322866	LIVINGSTON LLOYD G	27 KILBOURNE AVE	NEW BRITAIN, CT 06053-2101	2019/AN46164/2HKRW2H57KH636454	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	406.11
2022-03-0325108	MAREK MICHAEL T	22 OAKWOOD DR	NEW BRITAIN, CT 06052-1502	2012/96CG60/1C6RD7F77CS116916	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	262.60
2022-03-0326568	MEISTER KIMBERLY A	23 RUSSWIN RD	NEW BRITAIN, CT 06053-3814	2004/AN63912/1C3EL46XX4N256197	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	67.52
2022-03-0327770	MONTGOMERY REV J	30 ROYAL OAK RD	NEW BRITAIN, CT 06053-1608	2013/MG601/4T1BK1FK5DU534736	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	52.49
2022-03-0329063	NGUYEN TIFFANY	131 ABBE ST	NEW BRITAIN, CT 06051-1706	2011/968YNU/WBAPL5G56BNN22364	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	131.92
2022-03-0329367	NISSAN INFINITI LT LLC	PO BOX 650214	DALLAS, TX 75265-9523	2019/AV93173/3N1AB7AP8KY417722	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	391.11
2022-03-0329230	NISSAN INFINITI LT LLC	PO BOX 650214	DALLAS, TX 75265-9523	2020/OARHA1/JN1BJ1CW8LW640988	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	96.76
2022-03-0329396	NISSAN INFINITI LT LLC	PO BOX 650214	DALLAS, TX 75265-9523	2020/AY98971/5N1AT2MV2LC771734	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	95.14
2022-03-0329441	NISSAN INFINITI LT LLC	PO BOX 650214	DALLAS, TX 75265-9523	2021/BD95326/3N1AB8DV2MY303704	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	574.87
2022-03-0329474	NISSAN INFINITI LT LLC	PO BOX 650214	DALLAS, TX 75265-9523	2022/JIMER87/1N6ED1EK6NN637198	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	436.26
2022-03-0330750	OSOSKI ALYSSA A	23 CHAMBERLAIN ST	NEW BRITAIN, CT 06052-1617	2021/AAO3/1G6DF5RK0M0112842	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	160.61
2022-03-0333075	PRENDERGAST DAVID	228 CORBIN AVE	NEW BRITAIN, CT 06052-1908	2013/LISSIE/5NPEB4ACS5DH601901	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	17.83
2022-03-0333243	PRZYCHODZEN ANDRZEJ W	60 GRANDVIEW ST	NEW BRITAIN, CT 06053-3048	2008/985MTW/4T1BE46K98U735800	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	52.91
2021-03-0333162	REVOIR ADAM R	226 PERCIVAL AVE	BERLIN, CT 06037	1984/AE61300/389987	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	10.25
2022-03-0334215	REVOIR ADAM R	226 PERCIVAL AVE	BERLIN, CT 06037	1984/AE61300/389987	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	10.25
2021-03-0333161	REVOIR ADAM R	226 PERCIVAL AVE	BERLIN, CT 06037	2013/03REV11/1FTFX1EFODFD51776	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	617.35
2022-03-0334214	REVOIR ADAM R	226 PERCIVAL AVE	BERLIN, CT 06037	2013/03REV11/1FTFX1EFODFD51776	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	439.52
2022-03-0336821	ROSARIO-BURGOS JUAN	164 MAPLE ST 2FL	NEW BRITAIN, CT 06051	2003/AR19485/19UUA56933A025556	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	16.69
2019-04-0408621	SHELDON DESAIRE M	4 NAHUM DR APT D	HARTFORD, CT 06112	2010/AK74263/WAULFAFR4AA059486	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	312.75
2019-03-0338482	SHELDON DESAIRE M	4 NAHUM DR APT D	HARTFORD, CT 06112	2014/AS40538/3FA6POHD4ER105764	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	375.29
2022-03-0341673	THOMAS DEIDRE J	164 COCCOMO CIR	NEW BRITAIN, CT 06051	2003/BC17603/JTJGF10U530153884	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	21.74
2022-03-0342252	TORRES JOSE A	29 FERNWOOD RD	NEW BRITAIN, CT 06053-3410	2015/AB28379/1GB6G5CG3E1182648	Sec 12-129 Refund of Excess Payments / Bills paid in error	450.07
2022-03-0344389	VORONCHAK MARIIA	192 BELRIDGE RD	NEW BRITAIN, CT 06053-1012	2007/BG38703/2T1KR32E67C681208	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	44.63
2022-03-0345963	YOUKHATEH JEMIS	875 CORBIN AVE	NEW BRITAIN, CT 06052-1254	2010/735JUR/SALFT2BNXAH191265	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	11.95
2022-03-0346278	ZIELINSKI DANIEL J	53 HAWTHORNE ST	NEW BRITAIN, CT 06053-3006	1999/662DJK/4T3ZF13C6XU155529	Sec 12-129: Refund of Excess Payment on adjusted/abated Bill	4.05

Total: 15,828.29

Bill Type:
01 REAL ESTATE
02 PERS PROPERTY
03 MOTOR VEHICLE
04 SUPPLEMENTAL MV

TAX COLLECTOR REFUND REPORT  
Common Council Meeting  
Wednesday October 11th 2023

Bill	Name	Address	City/State/Zip	Prop Loc/Vehicle Info.	Reason	Refund
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271420194-5611	Office Supplies	\$528.00
271420194-5810	Fees, Memberships, Conferences	\$2,600.00
	<b>Total Expenditures:</b>	\$30,000.00

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Alderman P. Catanzaro

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Alderman D. Costa

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Alderman J. Hargraves

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Alderwoman I. Sanchez

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Alderman P. Scirpo

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Alderman A. Segarra

# **RESOLUTION**

Item #

**RE: \$66,884.00 TO CDM SMITH, INC TO CONDUCT A WATER AUDIT OF THE UTILITIES DIVISION'S DISTRIBUTION SYSTEM FOR UNACCOUNTED WATER**

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, The Utilities Division has determined that has been a substantial increase the amount of water that is unaccounted; and

**WHEREAS**, The amount of unaccounted water being produced has increased steadily to approximately 20% of total production; and

**WHEREAS**, The Utilities Division's staff does not have the ability to researched the sources and causes of this unaccounted water; and

**WHEREAS**, The engineering firm CDM Smith has conducted a successful audit of the sources of unaccounted water previously and has submitted a requested proposal to conduct a **new** water audit of the Utilities Division's distribution system to determine the causes and sources of the unaccounted water; and

**WHEREAS**, CDM Smith will recommend what steps are needed to be taken to reduce the amount of unaccounted water; and

**WHEREAS** The Consulting Engineering Assistance services were presented to the Board of Water Commissioners at their September 20<sup>th</sup>, 2023 meeting and were approved for CDM Smith to conduct a new water audit of the drinking water distribution system; and

WHEREAS, Funding for this Consulting Engineering Assistance services is available in the Public Works, Utilities Division's account number 9303500204-5331, Water Operating Expense Source and Supplies, Professional service; and

NOW, THEREFORE, BE RESOLVED that the Purchasing Agent be and hereby authorized to issue a Purchase Order for **\$66,884.00** to CDM Smith, Inc. of East Hartford, CT for Consulting Engineering Assistance for the Public Works Department, Utilities Division.

Ald. Howard Dyson

Ald. Matthew Malinowski

Ald. Angel Segarra



# RESOLUTION

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**Item #**                      **RE: Subway Rental Rate 2024**

**To Her Honor, the Mayor, and the Common Council of the City of New Britain:**  
the undersigned beg leave to recommend the adoption of the following:

**WHEREAS**, per Section 2-173 (b) of the Code of Ordinances the Board of Public Works holds public hearings and recommends a subway rental rate to the Common Council; and

**WHEREAS**, on September 18, 2023 the Board of Public Works held a public hearing on the 2024 subway rental rate and subject to approval by the Common Council approved a subway rental rate of \$3.13 per linear foot; now therefore be it

**RESOLVED**, that in accordance with Section 2-173(b) of the Code of Ordinances, the Common Council shall impose the recommended subway rental rate for the period January 1, 2024 through December 31, 2024 of \$3.13 per linear foot.

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Alderman Kris Rutkowski

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Alderman Angel Segarra

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Alderwoman Iris Sanchez

**UNFINISHED BUSINESS**  
**September 14, 2022 thru**

- 35796-2      RESOLUTION Re: Require all Fire employees to have a CDL license  
TABLED 9/14/2022**
- 36187-3      RESOLUTION Re: Amendment to Sec. 220-20 and 220-20-10 of the Zoning  
Ordinances to enact a moratorium  
TABLED 9/13/2023**