



Regular Meeting of the Common Council

Wednesday, March 12, 2025

7:00 PM

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

NOTICE - *The next regular meeting of the Common Council will be held on Wednesday evening, March 12, 2025, at 7:00 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

MAYOR'S STATE OF THE CITY ADDRESS

OTHER AWARDS, PRESENTATIONS AND SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

RE: MINUTES OF THE REGULAR MEETINGS OF JANUARY 22, 2025 AND
FEBRUARY 13, 2025.

[January 22, 2025](#)

[February 13, 2025](#)

AMENDMENTS TO AGENDA

PETITIONS

1. Alderperson Santiago for the appropriate department(s) to conduct a study to determine if a guardrail or other safety mechanisms should be installed at the corner of Wooster Street and Paul Street. Residents of 140 Wooster Street have safety concerns regarding vehicles driving into their house as there have been two accidents in the past which vehicles went onto the property. Previously a tree in front of the house was able to stop any vehicles from going into the house; however, the City has removed the tree which served as a safety barrier. Please provide information of any and all safety mechanisms which would prevent accidents in this area and if a guardrail would be warranted to serve as protection from reckless driving.
[Petition](#)
2. Alderpersons McAdam and Barbosa for the appropriate department(s) to conduct a parking study near 75 Hatch Street to convert the area to a no parking zone. Residents have complained about visibility concerns, excessive noise and trash related issues due to parking in this area. Residents have safety concerns regarding the vehicles parking on the street and the motorists then going into the woods. Request for parking restrictions on this street.
[Petition](#)
3. Alderperson Barbosa for the appropriate department(s) to have school zone street markings with reduced speed limit painted on streets near schools.
[Petition](#)
4. Anthony V. Schiavone, Jr. of Vindicator Cycle & Auto LLC seeks granting of a certificate of location approval to allow State DMV issuance of a motor vehicle repairer and dealers license for property known as 150 Production Court, Suite 2, New Britain, CT.
[Petition](#)
[Map](#)
[Application](#)

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. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36707. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADDRESS BRIGHT WHITE WINDOW STRUNG ROPE LIGHTS.
[Report](#)
- C. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36708. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADD LIBRARIES, ART GALLERIES AND MUSEUMS AS PERMITTED USES IN THE RO DISTRICT.
[Report](#)
- D. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36709. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO REDUCE THE MAXIMUM LOT COVERAGE FROM 100% TO 90% IN THE I-2 DISTRICT.
[Report](#)

- E. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36710. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ESTABLISH REGULATIONS FOR DRIVE-THROUGH USES INCLUDING VEHICLE QUEUING SPACES, SCREENING, AND SITE DESIGN STANDARDS.
[Report](#)
- F. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36712. RE: TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE S-2 DISTRICT LOCATED AT 271 CLINTON STREET AND 1480 CORBIN AVENUE TO B-3 DISTRICT AND TO CHANGE THE T DISTRICT LOCATED AT 1485 CORBIN AVENUE AND 1500 CORBIN AVENUE TO B-3 DISTRICT.
[Report](#)
- G. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36711. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO CBD BY ADDING A NEW DISTRICT, CBD-R, THAT ALLOWS TOWNHOUSES, TWO-FAMILY AND THREE-FAMILY USES.
[Report](#)
- H. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36713. RE: TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE CBD DISTRICT LOCATED NORTH AND WEST OF NEW BRITE PLAZA AND BOUNDED BY WASHINGTON STREET, NORTH STREET AND ROUTE 9 TO CBD-R DISTRICT; AND TO CHANGE THE CBD SOUTH OF WEST PEARL STREET AND LOCATED ALONG ARCH STREET, GLEN STREET, AND WHITING STREET TO CBD-R DISTRICT.
[Report](#)
- I. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36714. RE: TO AMEND THE OFFICIAL ZONING MAP TO CHANGE THE T DISTRICT LOCATED ON FARMINGTON AVENUE, FROM 331 TO 375 FARMINGTON AVENUE, TO A-2 DISTRICT.
[Report](#)
- J. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36699. RE: PURCHASE AND SALE AGREEMENT AGREEMENT FOR 25 GILBERT STREET.
[Report](#)
- K. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36723. RE: CONVEYANCE FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OF MULTIPLE RIGHT-OF-WAY PARCELS OF LAND IN VARIOUS LOCATIONS ALONG ROUTE 72 AND ROUTE 9.
[Report](#)
- L. RE: FINANCE DEPARTMENT MONTHLY REPORT OF ALL CHECKS CUT BY THE CITY.
[Report](#)
[Spreadsheet](#)

- M. DEPARTMENT OF PUBLIC WORKS RESPONSE TO ITEM NO. 36701. RE: FEASIBILITY STUDY REGARDING THE IMPLEMENTATION OF A MUNICIPAL SUSTAINABLE MATERIALS MANAGEMENT AND WASTE DIVERSION PROGRAM FOR THE CITY OF NEW BRITAIN.

[Report](#)

[Original Petition](#)

REPORTS RETURNED FROM COMMITTEE

- N. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEMS NO. 36707 THROUGH 36714. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES AND OFFICIAL ZONING MAP.

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- O. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEMS NO. 36699 AND 36723. RE: CONVEYANCE OF PROPERTY.

[Report](#)

RESOLUTIONS RETURNED FROM COMMITTEE

1. ITEM NO. 36707. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADDRESS BRIGHT WHITE WINDOW STRUNG ROPE LIGHTS. R. SMEDLEY
[Resolution](#)
2. ITEM NO. 36708. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADD LIBRARIES, ART GALLERIES AND MUSEUMS AS PERMITTED USES IN THE RO DISTRICT.
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[Map](#)

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[Resolution](#)
[Maps](#)

NEW RESOLUTIONS

11. RE: RECOGNITION OF MARCH AS WOMEN'S HISTORY MONTH. ALL MEMBERS OF COMMON COUNCIL.
[Resolution](#)
12. RE: RECOGNITION OF MARCH 12 AS GIRL SCOUT DAY. W. BARBOSA
[Resolution](#)
13. RE: RECOGNITION OF MARCH AS THE MONTH OF RAMADAN. C. SCOTT
[Resolution](#)
14. RE: RECOGNITION OF MARCH AS COLORECTAL CANCER AWARENESS MONTH. ALL MEMBERS OF THE COMMON COUNCIL
[Resolution](#)
15. RE: TO AMEND CHAPTER 19 OF THE CODE OF ORDINANCES RELATED TO DEMOLITION DELAY OF HISTORIC PROPERTIES. N. CONNORS
[Resolution](#)
16. RE: AMENDMENT TO TAX MODIFICATION AGREEMENT FOR 321 ELLIS STREET. R. SMEDLEY
[Resolution](#)

17. RE: EVERY KID COUNTS AFTER SCHOOL PROGRAM. I. SANCHEZ, F. SANTIAGO, C. SCOTT, S. BELOIN-SAAVEDRA, J. HARGRAVES, M. MALINOWSKI
[Resolution](#)
18. RE: CT STATE LIBRARY HISTORIC PRESERVATION GRANT. R. SMEDLEY
[Resolution](#)
19. RE: ABATEMENTS, CORRECTIONS AND REFUNDS. J. MCNAMARA
[Resolution](#)
20. RE: RECOGNIZING IRISH AMERICAN HERITAGE. ALL MEMBERS OF THE COUNCIL
[Resolution](#)

UNFINISHED BUSINESS

RE: UNFINISHED BUSINESS
[Unfinished Business](#)

ADJOURNMENT