



Regular Meeting of the Common Council

Wednesday, September 25, 2024

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, September 25, 2024, 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

RECONSIDER RESOLUTION NO. 36598

ITEM NO. 36598 - PUBLIC BID NO. 4181 AND 4183. RE: ON-CALL ELECTRICAL, HVAC, PLUMBING, BUILDING ENVELOPE, MASONRY AND INTERIOR REPAIRS AND SUPPLIES FOR CITY AND CSDNB BUILDINGS NOT TO EXCEED A PROJECT COST OF \$100,000.

[Resolution](#)

[Bid Documents](#)

APPROVAL OF MINUTES

AMENDMENTS TO AGENDA

PETITIONS

1. Ald. Smedley to amend sections of the Zoning Ordinances to more clearly describe the setback regulations for accessory structures in all districts.
[Petition](#)
2. Ald. Smedley to amend sections of the Zoning Ordinances to remove conflicting or unused provisions in various sections.
[Petition](#)
3. Ald. Smedley to amend sections of the Zoning Ordinances related to screening rooftop or ground mounted building mechanicals as well as dumpsters.
[Petition](#)
4. Ald. Smedley to amend sections of the Zoning Ordinances to more clearly describe the fence height requirements in all districts.
[Petition](#)
5. Ald. Smedley to amend sections of the Zoning Ordinances to establish maximum impervious coverage requirements in all districts.
[Petition](#)
6. Ald. Smedley to amend sections of the Zoning Ordinances to apply the landscaping requirements to new parking lots having 25 spaces and modifications to lots having 50 spaces.
[Petition](#)
7. Ald. Smedley to amend sections of the Zoning Ordinances to establish a definition and separation requirements between smoke shops.
[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 OF INJURIES AND/OR PROPERTY DAMAGE.
[Report](#)
- B. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36533. RE: TO AMEND SECTION 135-30 OF THE ZONING ORDINANCES TO REMOVE CARETAKERS DWELLING UNIT AS A USE IN THE RO DISTRICT.
[Report](#)
- C. CITY PLAN RECOMMENDATION FOR ITEM NO. 36534. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ESTABLISH REQUIREMENTS FOR NAMED BUILDING SIGNS IN THE CENTRAL BUSINESS DISTRICT (CBD).
[Report](#)

- D. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36535. RE: TO AMEND THE SECTIONS OF THE ZONING ORDINANCES TO ADJUST DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS IN MULTIFAMILY DISTRICTS INCLUDING THE T, A-1, A-2, AND A-3 DISTRICTS.
[Report](#)
- E. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36536. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO PROTECTIONS FOR HISTORICALLY SIGNIFICANT BUILDINGS.
[Report](#)
- F. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36537. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ALLOW A ROOFED PORCH TO PROJECT UP TO EIGHT FEET INTO THE REQUIRED FRONT YARD.
[Report](#)
- G. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36539. RE: TO AMEND THE ZONING ORDINANCES TO ESTABLISH A ZONING PERMIT PROCESS.
[Report](#)
- H. BOARD OF POLICE COMMISSIONERS RECOMMENDATION FOR ITEM NO. 36578. RE: TRAFFIC STUDY BETWEEN THE INTERSECTION OF SHUTTLE MEADOW AVENUE AND CORBIN AVENUE AND CORBIN AVENUE AND DORSET ROAD.

[Report](#)
[Original Petition](#)
- I. BOARD OF POLICE COMMISSIONERS RECOMMENDATION FOR ITEM NO. 36579. RE: CONVERT THE TWO-WAY STOP ON WYNOLA AVENUE AND BERKLEY STREET TO A FOUR-WAY STOP INTERSECTION.

[Report](#)
[Original Petition](#)
- J. BOARD OF POLICE COMMISSIONERS RECOMMENDATION FOR ITEM NO. 36581. RE: ADDITIONAL ENFORCEMENT RESTRICTIONS AND/OR SIGNAGE FOR ON STREET PARKING ON BRITTANY FARMS ROAD.

[Report](#)
[Original Petition](#)
- K. RE: EARLY VOTING LOCATION OF THE NEW BRITAIN SENIOR CENTER, 55 PEARL STREET.
[Report](#)

REPORTS RETURNED FROM COMMITTEE

- L. COMMITTEE ON ADMINISTRATION, FINANCE AND LAW AND PUBLIC SERVICES RECOMMENDATION FOR ITEM NO. 36576. RE: COOPERATIVE AGREEMENT WITH THE NEW BRITAIN HOUSING AUTHORITY AND JHM GROUP ESTABLISHING A 39

YEAR PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT OF \$750 PER RENTAL UNIT.

[Report](#)

- M. STANDING CLAIM SUBCOMMITTEE. RE: SETTLEMENT OF CLAIMS.
[Report](#)
- N. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36533. RE: TO AMEND SECTION 135-30 OF THE ZONING ORDINANCES TO REMOVE CARETAKERS DWELLING UNIT AS A USE IN THE RO DISTRICT.
[Report](#)
- O. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36534. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ESTABLISH REQUIREMENTS FOR NAMED BUILDING SIGNS IN THE CENTRAL BUSINESS DISTRICT (CBD).
[Report](#)
- P. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36535. RE: TO AMEND THE SECTIONS OF THE ZONING ORDINANCES TO ADJUST DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS IN MULTIFAMILY DISTRICTS INCLUDING THE T, A-1, A-2, AND A-3 DISTRICTS.
[Report](#)
- Q. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36536. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO PROTECTIONS FOR HISTORICALLY SIGNIFICANT BUILDINGS.
[Report](#)
- R. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36537. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ALLOW A ROOFED PORCH TO PROJECT UP TO EIGHT FEET INTO THE REQUIRED FRONT YARD.
[Report](#)
- S. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36539. RE: TO AMEND THE ZONING ORDINANCES TO ESTABLISH A ZONING PERMIT PROCESS.
[Report](#)
- T. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36574. RE: AMENDMENT TO CHAPTER 25 OF THE CODE OF ORDINANCES REGARDING ACCESSORY DWELLING UNITS.
[Report](#)
- U. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36575. RE: EXECUTION OF A GROUND LEASE AND LAND DISPOSITION AGREEMENT WITH THE NEW BRITAIN HOUSING AUTHORITY AND JHM GROUP.
[Report](#)
[Staff Report](#)

RESOLUTIONS RETURNED FROM COMMITTEE

1. ITEM NO. 36576. RE: COOPERATIVE AGREEMENT WITH THE NEW BRITAIN HOUSING AUTHORITY AND JHM GROUP ESTABLISHING A 39 YEAR PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT OF \$750 PER RENTAL UNIT. R. SMEDLEY
[Resolution](#)
2. ITEM NO. 36533. RE: TO AMEND SECTION 135-30 OF THE ZONING ORDINANCES TO REMOVE CARETAKERS DWELLING UNIT AS A USE IN THE RO DISTRICT. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
3. ITEM NO. 36534. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ESTABLISH REQUIREMENTS FOR NAMED BUILDING SIGNS IN THE CENTRAL BUSINESS DISTRICT (CBD). R. SMEDLEY
[Resolution](#)
[Original Petition](#)
4. ITEM NO. 36535. RE: TO AMEND THE SECTIONS OF THE ZONING ORDINANCES TO ADJUST DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS IN MULTIFAMILY DISTRICTS INCLUDING THE T, A-1, A-2, AND A-3 DISTRICTS. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
5. ITEM NO. 36536. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO PROTECTIONS FOR HISTORICALLY SIGNIFICANT BUILDINGS. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
6. ITEM NO. 36537. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ALLOW A ROOFED PORCH TO PROJECT UP TO EIGHT FEET INTO THE REQUIRED FRONT YARD. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
7. ITEM NO. 36539. RE: TO AMEND THE ZONING ORDINANCES TO ESTABLISH A ZONING PERMIT PROCESS. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
8. ITEM NO. 36574. RE: AMENDMENT TO CHAPTER 25 OF THE CODE OF ORDINANCES REGARDING ACCESSORY DWELLING UNITS. R. SMEDLEY
[Resolution](#)
9. ITEM NO. 36575. RE: EXECUTION OF A GROUND LEASE AND LAND DISPOSITION AGREEMENT WITH THE NEW BRITAIN HOUSING AUTHORITY AND JHM GROUP. R. SMEDLEY

[Resolution](#)

NEW RESOLUTIONS

10. RE: APPOINTMENT OF SHAYNE LIVINGSTON AS COMMON COUNCIL CLERK OF COMMITTEES. F. SANTIAGO, J. MCNAMARA, I. SANCHEZ
[Resolution](#)
11. RE: DEMAND FOR REMOVAL OF TIMOTHY STEWART AS A MEMBER AND CHAIR OF THE SCHOOL BUILDING COMMITTEE. F. SANTIAGO, J. MCNAMARA, I. SANCHEZ
[Resolution](#)
12. RE: BUDGET AMENDMENT - REGISTRAR OF VOTERS. RE: STATE OF CONNECTICUT EARLY VOTING GRANT. F. SANTIAGO, J. MCNAMARA, R. SMEDLEY, I. SANCHEZ, S. BELOIN-SAAVEDRA
[Resolution](#)
13. RE: TEN YEAR LEASE AGREEMENT WITH THE SECRETARY OF STATE'S OFFICE FOR NEW VOTING TABULATORS BEGINNING NOVEMBER 5, 2024 FOR ONE DOLLAR. F. SANTIAGO, J. MCNAMARA, R. SMEDLEY, I. SANCHEZ, S. BELOIN-SAAVEDRA
[Resolution](#)
14. RE: TAX ABATEMENTS, CORRECTIONS AND REFUNDS. J. MCNAMARA
[Resolution](#)
[Supporting Documents](#)
15. RE: NEIGHBORHOOD FLOOD RELIEF INITIATIVE FOR OWNER OCCUPIED PROPERTIES. F. SANTIAGO, J. MCNAMARA, I. SANCHEZ
[Resolution](#)
16. RE: FISCAL YEAR 2023-2024 BUDGET TRANSFER AND AMENDMENT - GENERAL FUND. R. SMEDLEY
[Resolution](#)
17. RE: CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION GRANT STANLEY LOOP TRAIL NEIGHBORHOOD CONNECTIONS PROJECT. J. MCNAMARA, M. MALINOWSKI
[Resolution](#)
18. RE: AGREEMENT WITH FUSS AND O'NEIL FOR \$163,000 FOR ADDITIONAL DESIGN WORK ON THE BEELINE TRAIL PHASE 3 PROJECT. J. MCNAMARA, M. MALINOWSKI
[Resolution](#)
19. RE: AGREEMENT WITH CMG ENVIRONMENTAL FOR \$31,000 FOR ON-CALL ENGINEERING SERVICES FOR THE PUBLIC WORKS DEPARTMENT LANDFILL MONITORING. J. MCNAMARA, M. MALINOWSKI

[Resolution](#)

20. RE: CRCOG NATURAL HAZARD MITIGATION PLAN UPDATE, 2024 - 2029. J. MCNAMARA, M. MALINOWSKI

[Resolution](#)

21. RE: CONVEYANCE FROM THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION OF MULTIPLE BLACK ROCK AVENUE RIGHT-OF-WAY PARCELS OF LAND ON THE SOUTHERLY SIDE OF CT ROUTE 72 EASTBOUND IN THE AREA OF BARNES STREET, WARRENT STREET AND SOUTH BURRIT STREET. J. MCNAMARA, M. MALINOWSKI

[Resolution](#)

[Maps](#)

UNFINISHED BUSINESS

RE: UNFINISHED BUSINESS

[Unfinished Business](#)

ADJOURNMENT