



Regular Meeting of the Common Council

Wednesday, April 23, 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, April 23, 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

AWARDS, PRESENTATIONS AND SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

RE: MINUTES OF THE SPECIAL MEETING AND REGULAR MEETING OF MARCH 26, 2025.

[March 26, 2025 Special Meeting](#)

[March 26, 2025 Regular Meeting](#)

AMENDMENTS TO AGENDA

PETITIONS

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. 36728. RE: BBC AUTO REPAIR, LLC. SEEKS GRANTING OF A CERTIFICATE OF LOCATION APPROVAL TO ALLOW STATE DMV ISSUANCE OF A MOTOR VEHICLE REPAIRER LICENSE FOR PROPERTY KNOWN AS 66 ST. CLAIR AVENUE.
[Report](#)
- C. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36737. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES FOR ADULT-USE CANNABIS RETAILERS TO SHIFT THE PERMITTED HOURS OF OPERATIONS FROM BETWEEN 7:00 AM TO 7:00 PM TO BETWEEN 9:00 AM TO 9:00 PM, AND TO APPLY THE STANDARD BUSINESS SIGN REGULATIONS TO CANNABIS RETAIL BUSINESSES.
[Report](#)
- D. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36738. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO CLARIFY THAT A SINGLE DRIVEWAY IS PERMITTED IN LOWER DENSITY RESIDENTIAL DISTRICTS.
[Report](#)
- E. CITY PLAN COMMISSION RECOMMENDATION FOR ITEM NO. 36739. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO REQUIRE SCREENING BETWEEN PROPERTIES USED SOLELY FOR BUSINESS USE THAT ABUT PROPERTIES USED SOLELY FOR RESIDENTIAL USE IN THE B-1R AND CBD-R DISTRICTS.
[Report](#)
- F. BOARD OF POLICE COMMISSIONERS RECOMMENDATION FOR ITEM NO. 36755. RE: REQUEST OF SAFETY MECHANISM AT THE CORNER OF WOOSTER STREET AND PAUL STREET.
[Report](#)
[Original Petition](#)
- G. RE: FINANCE DEPARTMENT MONTHLY REPORTS OF ALL CHECKS CUT BY THE CITY.
[Report](#)
[Payables By Vendor March 2025](#)
- H. RE: EMERGENCY PURCHASE ORDER OF \$9,523.52 TO MANCHESTER WINSUPPLY COMPANY FOR THE PURCHASE AND INSTALLATION OF A NEW GAS-FIRED HIGH EFFICIENCY HOT WATER HEATER AT THE NEW BRITAIN POLICE DEPARTMENT.
[Report](#)

- I. RE: EMERGENCY PURCHASE ORDER OF \$195,646 TO LINK MECHANICAL SERVICES, INC. FOR THE PURCHASE AND INSTALLATION OF A NEW ENERGY EFFICIENT AIR-COOLER CHILLER AT THE NEW BRITAIN POLICE DEPARTMENT.
[Report](#)
- J. RE: EMERGENCY PURCHASE ORDER OF \$18,500 TO CONNECTICUT TEMPERATURE COMPANY FOR THE PURCHASE AND INSTALLATION OF AUTOMATED CONTROLS FOR THE NEW AIR-COOLER CHILLER AT THE NEW BRITAIN POLICE DEPARTMENT.
[Report](#)

REPORTS RETURNED FROM COMMITTEE

- K. COMMITTEE ON ADMINISTRATION, FINANCE AND LAW AND PUBLIC SERVICES RECOMMENDATION FOR ITEM NO. 36736. RE: AMEND CHAPTER 2, ARTICLE XIX, OF THE CODE OF ORDINANCES REGARDING THE FAIR RENT COMMISSION.
[Report](#)
- L. COMMITTEE ON ADMINISTRATION, FINANCE AND LAW AND PUBLIC SERVICES RECOMMENDATION FOR ITEM NO. 36750. RE: AMENDMENT TO TAX MODIFICATION AGREEMENT FOR 321 ELLIS STREET.
[Report](#)
- M. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEMS NO. 36728 AND 36737 THROUGH 36739. RE: GRANTING OF A CERTIFICATE OF LOCATION APPROVAL AND VARIOUS AMENDMENTS TO THE ZONING ORDINANCES.
[Report](#)
- N. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEMS NO. 36733, 36735 AND 36479. RE: ON-CALL SERVICES FOR THE SUPPORT SERVICES DEPARTMENT, AMENDMENTS TO THE RULES OF THE CIVIL SERVICE COMMISSION, AND AMENDMENT TO CH. 19 OF THE CODE OF ORDINANCES RELATED TO DEMOLITION DELAY OF HISTORIC PROPERTIES.
[Report](#)

RESOLUTIONS RETURNED FROM COMMITTEE

- 1. ITEM NO. 36736. RE: AMEND CHAPTER 2, ARTICLE XIX, OF THE CODE OF ORDINANCES REGARDING THE FAIR RENT COMMISSION. N. CONNORS, J. HARGRAVES
[Resolution](#)
- 2. ITEM NO. 36750. RE: AMENDMENT TO TAX MODIFICATION AGREEMENT FOR 321 ELLIS STREET. R. SMEDLEY
[Resolution](#)

3. ITEM NO. 36728. RE: BBC AUTO REPAIR, LLC. SEEKS GRANTING OF A CERTIFICATE OF LOCATION APPROVAL TO ALLOW STATE DMV ISSUANCE OF A MOTOR VEHICLE REPAIRER LICENSE FOR PROPERTY KNOWN AS 66 ST. CLAIR AVENUE. N. SIMPSON
[Resolution](#)
[Original Petition](#)
[Site Map](#)
[Application](#)
4. ITEM NO. 36737. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES FOR ADULT-USE CANNABIS RETAILERS TO SHIFT THE PERMITTED HOURS OF OPERATIONS FROM BETWEEN 7:00 AM TO 7:00 PM TO BETWEEN 9:00 AM TO 9:00 PM, AND TO APPLY THE STANDARD BUSINESS SIGN REGULATIONS TO CANNABIS RETAIL BUSINESSES. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
5. ITEM NO. 36738. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO CLARIFY THAT A SINGLE DRIVEWAY IS PERMITTED IN LOWER DENSITY RESIDENTIAL DISTRICTS. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
6. ITEM NO. 36739. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES TO REQUIRE SCREENING BETWEEN PROPERTIES USED SOLELY FOR BUSINESS USE THAT ABUT PROPERTIES USED SOLELY FOR RESIDENTIAL USE IN THE B-1R AND CBD-R DISTRICTS. R. SMEDLEY
[Resolution](#)
[Original Petition](#)
7. ITEM NO. 36733. RE: PUBLIC BID NO. 4199, ON-CALL ELECTRICAL, HVAC, PLUMBING, BUILDING ENVELOPE, MASONRY, AND INTERIOR REPAIRS AND SUPPLIES FOR CITY BUILDINGS WITH A PROJECT COST NOT EXCEED \$50,000.
[Amended Resolution](#)
[Supporting Documents](#)
8. ITEM NO. 36735. RE: AMENDMENTS TO THE RULES OF THE CIVIL SERVICE COMMISSION. R. SMEDLEY
[Resolution](#)
[Merit Rules](#)
9. ITEM NO. 36749. RE: TO AMEND CHAPTER 19 OF THE CODE OF ORDINANCES RELATED TO DEMOLITION DELAY OF HISTORIC PROPERTIES. N. CONNORS
[Resolution](#)

NEW RESOLUTIONS

10. PUBLIC BID NO. 4196. RE: 2025 SUMMER BUS TRANSPORTATION FOR THE RECREATION AND COMMUNITY SERVICES DEPARTMENT. F. SANTIAGO, C. SCOTT, I. SANCHEZ, J. HARGRAVES, M. MALINOWSKI, S. BELOIN-SAAVEDRA
[Resolution](#)
[Tabulation Sheet](#)
[Mailing Record](#)
[E-Mailing Record](#)
11. RE: \$50,000 TO BROWN AND CALDWELL TO PERFORM CONSULTING WORK RELATED TO ON-GOING SUPPORT FOR THE CLEAN WATER FUND AND OTHER RELATED ISSUES. N. CONNORS, C. SCOTT, M. MALINOWSKI
[Resolution](#)
12. RE: AMENDMENT TO CHAPTER 15 OF THE CODE OF ORDINANCES TO ADD SECTIONS ON AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICES. J. MCNAMARA, M. MALINOWSKI
[Resolution](#)
13. RE: AUTHORIZATION FOR JOINING THE CONNECTICUT MUNICIPAL DEVELOPMENT AUTHORITY (CMDA) AS A MEMBER MUNICIPALITY. F. SANTIAGO, J. MCNAMARA, I. SANCHEZ, S. BELOIN-SAAVEDRA
[Resolution](#)

UNFINISHED BUSINESS

RE: UNFINISHED BUSINESS
[Unfinished Business](#)

ADJOURNMENT