



Regular Meeting of the Common Council

Wednesday, January 22, 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, January 22, 2025, 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

AMENDMENTS TO AGENDA

PETITIONS

1. ALD. SMEDLEY TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADDRESS BRIGHT WHITE WINDOW STRUNG ROPE LIGHTS.
[Petition](#)

2. ALD. SMEDLEY TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ADD LIBRARIES, ART GALLERIES AND MUSEUMS AS PERMITTED USES IN THE RO DISTRICT.
[Petition](#)
3. ALD. SMEDLEY TO AMEND SECTIONS OF THE ZONING ORDINANCES TO REDUCE THE MAXIMUM LOT COVERAGE FROM 100% TO 90% IN THE I-2 DISTRICT.
[Petition](#)
4. ALD. SMEDLEY TO AMEND SECTIONS OF THE ZONING ORDINANCES TO ESTABLISH REGULATIONS FOR DRIVE-THROUGH USES INCLUDING VEHICLE QUEUING SPACES, SCREENING, AND SITE DESIGN STANDARDS.
[Petition](#)
5. ALD. SMEDLEY 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.
[Petition](#)
6. ALD. SMEDLEY 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.
[Petition](#)
[Map](#)
7. ALD. SMEDLEY 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.
[Petition](#)
[Map](#)
8. ALD. SMEDLEY 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.
[Petition](#)
[Map](#)
9. ALD. MCNAMARA REQUESTS THE STATUS OF AND TIMETABLE FOR COMPLETION OF INDEPENDENT FINANCIAL AUDIT AND STATE AND FEDERAL SINGLE AUDITS FOR YEAR ENDING JUNE 30, 2024.
[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: FINANCE DEPARTMENT MONTHLY REPORTS OF ALL CHECKS CUT BY THE CITY.
[Report](#)
[Documents](#)

REPORTS RETURNED FROM COMMITTEE

- B. ZONING SUBCOMMITTEE RECOMMENDATION FOR ITEM NO. 36628-3. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO SCREENING ROOFTOP OR GROUND MOUNTED BUILDING MECHANICALS AS WELL AS DUMPSTERS.
[Report](#)
- C. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36681. RE: TO AMEND SEC. 7-62 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES.
[Report](#)
- D. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36682. RE: TO AMEND SEC. 11-16 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES.
[Report](#)
- E. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36683. RE: TO AMEND SEC. 11-38 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES.
[Report](#)
- F. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36684. RE: TO AMEND SEC. 21-72 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES.
[Report](#)
- G. COMMITTEE ON PLANNING, ZONING AND HOUSING RECOMMENDATION FOR ITEM NO. 36685. RE: TO AMEND SEC. 21-168 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES.
[Report](#)

RESOLUTIONS RETURNED FROM COMMITTEE

- 1. ITEM NO. 36628-3. RE: TO AMEND SECTIONS OF THE ZONING ORDINANCES RELATED TO SCREENING ROOFTOP OR GROUND MOUNTED BUILDING MECHANICALS AS WELL AS DUMPSTERS. R. SMEDLEY
[Resolution as Amended](#)
[Original Petition](#)

2. ITEM NO. 36681. RE: TO AMEND SEC. 7-62 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES. J. MCNAMARA, W. BARBOSA, W. PABON
[Resolution](#)
3. ITEM NO. 36682. RE: TO AMEND SEC. 11-16 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES. J. MCNAMARA, W. BARBOSA, W. PABON
[Resolution](#)
4. ITEM NO. 36683. RE: TO AMEND SEC. 11-38 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES. J. MCNAMARA, W. BARBOSA, W. PABON
[Resolution](#)
5. ITEM NO. 36684. RE: TO AMEND SEC. 21-72 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES. J. MCNAMARA, W. BARBOSA, W. PABON
[Resolution](#)
6. ITEM NO. 36685. RE: TO AMEND SEC. 21-168 OF THE CODE OF ORDINANCES TO BE CONSISTENT WITH SEC. 49-73B OF THE CONNECTICUT GENERAL STATUTES. J. MCNAMARA, W. BARBOSA, W. PABON
[Resolution](#)

NEW RESOLUTIONS

7. RE: JANUARY AS MUSLIM AMERICAN HERITAGE MONTH.
ALL MEMBERS OF THE COMMON COUNCIL
[Resolution](#)
8. RE: AUTHORIZATION TO EXECUTE AMENDMENT NO. 2 WITH CDM SMITH FOR \$30,000 FOR SERVICES DURING CONSTRUCTION OF SCADA UPGRADE AT THE SHUTTLE MEADOW WATER TREATMENT PLANT FOR THE PUBLIC WORKS DEPARTMENT, UTILITIES DIVISION. N. CONNORS, C. SCOTT, M. MALINOWSKI
[Resolution](#)
9. RE: AUTHORIZATION TO EXECUTE A TAX ASSESSMENT MODIFICATION AGREEMENT WITH WEEZY LLC AND LA PROVENCE REALTY, LLC FOR PROPERTY LOCATED AT 1 VETERANS DRIVE AND 25 VETERANS DRIVE. R. SMEDLEY
[Resolution](#)

UNFINISHED BUSINESS

RE: UNFINISHED BUSINESS
[Unfinished Business](#)

ADJOURNMENT