

**AGENDA
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
FEBRUARY 4, 2025**

The Borough of Naugatuck will host all borough board meetings on a hybrid basis. Everyone is welcome to attend in person, by Zoom Webinar or by phone.

We are using Zoom Webinar for our remote video conferencing platform.

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1 929 205 6099

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Please note, a separate call in number will be provided to the burgesses for Executive Session.

1. Mayor “Pete” Hess will call the regular meeting to order at _____ **p.m.**
2. Pledge of Allegiance to the flag.
3. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the minutes of the special meeting of **January 2, 2025** and the regular meeting of **January 7, 2025**. Each member received copies for review.
4. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the monthly reports of **January**. Each member received copies for review.
5. Mayor’s Opening Comments
6. Public Comment – Open Topic
7. **Naugatuck Ambulance Corps (NAC)** monthly report.
8. **Modified Five Year Road Improvement Plan** – discussion/possible action.
9. **Façade Improvement Subcommittee.**
10. **Appointment of Senior Center Activity Committee** – discussion appointment.
11. **Fiscal Year 2025/2026 Budget** – discussion.
12. **Borough of Naugatuck Development Plans** – update.

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13. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to sign a renewal contract with **Sullivan & LeShane, Inc.**, 287 Capitol Avenue, Hartford, CT 06106 to work with the borough as its registered lobbyist from March 1, 2025 to February 28, 2026 in the amount of **\$40,000**.
14. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a contract for an **“Online Registration Program”** with MyRec.com, 129 Burr Pond Rd, Pittsford, Vermont 05763 in an amount of **\$823.75** as recommended by Recreation Director Emily Osterberg.
15. Motion by Burgess _____ that the Board of Mayor and Burgesses recess to the **Retirement Board** at _____ **p.m.**

Mayor Hess will reconvene the meeting at _____ **p.m.**
16. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the reappointment of **Adam M. Bronko** (R), 34 Fairfield Court, Naugatuck, CT 06770 as a regular member of the **Board of Assessment Appeals**, term to expire February 1, 2028.
17. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the reappointment of **Rimas Balsys** (R), 33 Phoenix Avenue, Naugatuck, CT 06770 as a member of the **Water Pollution Control Authority**, term to expire February 1, 2030.
18. Motion by Burgess _____ that the Board of Mayor and Burgesses **Discontinue Water Street** in accordance with the CT General Statutes – discussion/possible action.
19. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution approving the Borough of Naugatuck’s application to the **Connecticut Department of Energy and Environmental Protection for a Declaration of Notice of Activity and Use Limitation**, and to authorize the Mayor on behalf of the Borough of Naugatuck to execute the **NAUL application**; as if read:

WHEREAS, the Borough of Naugatuck (the “BON”) is aware of certain environmental conditions on the real property it owns located at Lot 6, Water Street, Naugatuck, Connecticut (the “Property”); and

WHEREAS, in order to comply with the State of Connecticut remediation regulations, the BON must submit an application to the Connecticut Department of Energy and Environmental Protection (“DEEP”) for a Notice of Activity and Use Limitation (the “NAUL”). The NAUL is a legal interest in the Property that will restrict usage of the Property so that residential uses cannot take place on the Property, as are further described in the NAUL; and

WHEREAS, upon the approval of the NAUL application, the NAUL will be recorded on the land records of the BON; and

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NOW, THEREFORE BE IT RESOLVED THAT:

- (i) The foregoing recitals are true and correct and are incorporated herein by this reference as if fully set forth.
- (ii) The Board of Mayor and Burgesses hereby consents to and authorizes the Mayor of the BON to submit the NAUL application to DEEP on behalf of the BON, including the Parcel Owner Statement and any other documents required in connection with the NAUL.
- (iii) The Mayor, pursuant to the authority granted under the BON Charter and this Resolution, is authorized on behalf of the BON to execute and deliver to DEEP the NAUL application, the NAUL, and any such other documents, certificates or agreements that the Mayor, in his judgment and after consultation with counsel, may deem to be necessary or desirable to effectuate the foregoing resolution, in the name of the BON and to do any and all other acts to effectuate the foregoing, including the recording of the approved NAUL on the land records of the BON.
- (iv) This resolution shall take effect upon its adoption.

ROLL CALL VOTE:

20. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution regarding joining the **Connecticut Municipal Redevelopment Authority as a Member Municipality**; as if read:

WHEREAS, the Connecticut Municipal Redevelopment Authority (the “Authority”), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the “General Statutes”); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Redevelopment Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the

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municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, opt to join the Authority as a member municipality, provided such municipality holds a public hearing prior to any vote on such certified resolution; and

WHEREAS, the BOROUGH of NAUGATUCK (the “BON”) held such a public hearing on the 4th of FEBRUARY, 2025 pursuant to the Notice attached hereto; and

WHEREAS, the BOARD OF MAYOR AND BURGESSES has found that joining the Authority as a member municipality would support the BOROUGH OF NAUGATUCK’S efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within NAUGATUCK and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the BOROUGH OF NAUGATUCK desires to further authorize THE MAYOR to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within THE BOROUGH OF NAUGATUCK to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The BOARD OF MAYOR AND BURGESSES hereby approves the BOROUGH OF NAUGATUCK joining the Authority as a member municipality.

Section 2. THE MAYOR is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the BOROUGH OF NAUGATUCK with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.

ROLL CALL VOTE:

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21. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Controller Allyson W. Bruce to refund the following tax refunds approved by Tax Collector James Goggin; as if read:

Bill	Name	Address	City/State/Zip	Over Paid
2021-01-0009261	SCOTT, RICHARD + STEPHEN S.	127 SCOTT STREET	NAUGATUCK, CT 06770	-3,680.81
2021-03-0069991	ROSA DA COSTA, NATANYELA	93 DINATALI	WATERBURY, CT 06705	-39.93
2022-03-0050094	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-471.00
2022-03-0050101	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-361.28
2022-03-0050111	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-151.88
2022-03-0050117	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-290.36
2022-03-0050125	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-588.40
2022-03-0050129	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-112.80
2022-03-0050131	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-248.00
2022-03-0050151	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-240.44
2022-03-0050162	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-1,609.70
2022-03-0050175	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-159.88
2022-03-0050177	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-537.76
2022-03-0054566	CHIRICHELLA, DOREEN M.	265 CITY HILL STREET	NAUGATUCK, CT 06770	-76.61
2023-01-0003917	GAZSI, CHRISTOPHER M. + SUSAN J.	181 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-3,910.50
2023-01-0004783	HUGHES, MARY ELLEN	24 FOREST STREET	NAUGATUCK, CT 06770	-300.00
2023-01-0004910	JAMES, JULEEN JOBE	811 BLAKE AVENUE	BROOKLYN, NY 11207	-4,277.52
2023-01-0006899	MIZESKI, JAN X. + HARMONY H.	164 CONRAD STREET	NAUGATUCK, CT 06770	-72.26
2023-01-0007440	O + J, INC.	C/O BRANFORD MOTEL	BRANFORD, CT 06405	-4,398.34
2023-01-0008886	ROTATORI, DEAN	848 NEW HAVEN RD.	NAUGATUCK, CT 06770	-230.96
2023-02-0041237	TEMPTATIONS ENTERTAINMENT LLC	628 NEW HAVEN RD.	NAUGATUCK, CT 06770	-26.09
2023-03-0050300	AGOSTO, ELIZABETH	239 LEWIS STREET	NAUGATUCK, CT 06770	-67.52
2023-03-0050641	ALVAREZ-SAQUICEL, ERIKA J.	101 RIDGE RD., UNIT 10	NAUGATUCK, CT 06770	-159.06
2023-03-0051350	BAGLEY, ANN M.	55 PORTER AVE., APT. 3B	NAUGATUCK, CT 06770	-138.28
2023-03-0052776	BOYD, FRANCINE M.	53 CONRAD ST., APT. 28D	NAUGATUCK, CT 06770	-2.00
2023-03-0053380	BURSEY, BLAKE N.	78 NICHOLS ROAD	NAUGATUCK, CT 06770	-16.05
2023-03-0053751	CAPOBIANCO, OLIVIA A.	20 CHERYL DRIVE	WATERBURY, CT 06708	-202.88
2023-03-0054236	CCAP AUTO LEASE LTD	P.O. BOX 961272	FT WORTH, TX 76161	-292.62
2023-03-0054522	CHORNOMAZ, DAVID B.	23 TRACEY ANN COURT	NAUGATUCK, CT 06770	-78.07
2023-03-0054639	CLARK ,PRISCILLA A.	211 CONRAD STREET	NAUGATUCK, CT 06770	-91.76
2023-03-0056651	DICORPO, THOMAS J.	334 EVENING STAR DR.	NAUGATUCK, CT 06770	-209.85
2023-03-0056652	DICORPO, THOMAS J.	334 EVENING STAR DR.	NAUGATUCK, CT 06770	-68.66
2023-03-0056655	DIDONATO, JOYCE E.	41 HUGHES STREET	NAUGATUCK, CT 06770	-130.17
2023-03-0056875	DONOFRIO, THOMAS E.	423 WOOSTER STREET	NAUGATUCK, CT 06770	-135.78
2023-03-0057152	DUNN, ANITA T.	179 WISTERIA DRIVE	NAUGATUCK, CT 06770	-79.53
2023-03-0057680	ETERGINIO, JERRY O.	88 NICHOLS ROAD	NAUGATUCK, CT 06770	-198.82

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2023-03-0059023	GAZSI, CHRISTOPHER M.	181 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-196.55
2023-03-0059781	GREEN, LISA M.	59 GOODYEAR AVENUE	NAUGATUCK, CT 06770	-47.70
2023-03-0059857	GRIFFIN, WILLIAM J., JR.	1081 NEW HAVEN RD., APT. 4G	NAUGATUCK, CT 06770	-25.72
2023-03-0060609	HERMONOT, STEPHEN M.	493 SPRING ST., APT A.	NAUGATUCK, CT 06770	-134.06
2023-03-0060874	HONDA LEASE TRUST	11675 GREAT OAKS WAY, SUITE 200	ALPHARETTA, GA 30022	-180.50
2023-03-0061676	JANSEN, JOHN C.	164 GENERAL PATTON DR.	NAUGATUCK, CT 06770	-64.76
2023-03-0062306	KAUFMAN, LYNN J.	440 MERIDEN RD., APT. 323	WATERBURY, CT 06705	-525.54
2023-03-0064354	MADRIGAL, DELGADO JAVIER	72 CHERRY ST., APT. 1	NAUGATUCK, CT 06770	-57.16
2023-03-0069655	RASIDI, FITIM	258 OSBORN ROAD	NAUGATUCK, CT 06770	-236.52
2023-03-0071935	SCULLY, PATRICK J.	21 LINES HILL STREET	NAUGATUCK, CT 06770	-74.50
2023-03-0071941	SEAGREN ,SANDRA	48 MOORE AVENUE	NAUGATUCK, CT 06770	-138.12
2023-03-0072306	SILL ,LOUIS P., 3RD	73 BROOKSIDE AVENUE	NAUGATUCK, CT 06770	-97.71
2023-03-0072527	SKORONSKI, EUGENE E.	71 OSBORN RD., APT. 5R	NAUGATUCK, CT 06770	-35.61
2023-03-0072644	SMITH, PATRICIA A.	248 BLUEBIRD DRIVE	NAUGATUCK, CT 06770	-24.14
2023-03-0074056	TORGERSON COLLESANO, EMILY N.	10 WOODLAND STREET	NAUGATUCK, CT 06770	-237.45
2023-03-0074526	ULYSSE, MIREILLE	74 DORMAN DRIVE	NAUGATUCK, CT 06770	-406.59
2023-03-0075355	WASHENKO, LORI A.	33 FARMSTEAD LANE	NAUGATUCK, CT 06770	-135.02
2023-03-0075419	WEGLARZ, WOJCIECH Z.	69 RIDGE RD., UNIT 7	NAUGATUCK, CT 06770	-392.54
2023-04-0090127	ALTERNATIVES, INC.	P.O. BOX 574	NAUGATUCK, CT 06770	-987.73
2023-04-0094196	SMITH, PATRICIA A.	248 BLUEBIRD DRIVE	NAUGATUCK, CT 06770	-24.15
			TOTAL	-27,677.64

22. Public Comment – Agenda Items

23. Mayor and Burgess Comments

24. Motion by Burgess _____ to recess to Executive Session at _____ **p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Hershey Property, 66 Church Street, 791 Andrew Mountain Road – Right of First Refusal, Morgan Development Open Space Land, Tarpon Towers LLC), **Collective Bargaining** (Police Union, UPSEU) and **Pending Litigation** inviting in _____.

Mayor Hess will reconvene the meeting at _____ **p.m.**

25. Discussion/possible action on matters emanating from Executive Session.

26. Motion by Burgess _____ to adjourn the meeting at _____ **p.m.**