

**MINUTES  
REGULAR MEETING  
BOARD OF MAYOR AND BURGESSES  
APRIL 1, 2025**

**The Borough of Naugatuck held the Board of Mayor and Burgesses meeting on a hybrid basis. Everyone was welcomed to attend in person, by Zoom Webinar or by phone.**

1. Mayor “Pete” Hess called the regular meeting to order at **7:02 p.m.** with the following in attendance:

**BURGESSES:**

R. Vitale  
M. Bronko  
F. Dambowsky  
K. Gallo, virtual  
C. Marenghi

R. Neth, virtual  
D. Neth-Kunin  
J. Rosenblatt, absent  
M. Smith

**PRESS:**

A. Yilma

**RESIDENTS:**

Unable to determine due to the format

**DEPARTMENT HEADS:**

J. Stewart, Public Works Director  
K. Hanks, Fire Chief

J. Kallipolites, IT Director  
S. Ribeiro, Park Superintendent

**OTHERS:**

T. Santopietro, Santopietro Brewing Company  
C. Rokosky, Santopietro Brewing Company

K. Kelley, NAC Chief, virtual

2. Deputy Mayor Vitale led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **March 4, 2025** and the special meeting of **March 20, 2025**. Each member received copies for review.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the monthly reports of **March**. Each member received copies for review.
5. Mayor’s Opening Comments  
Mayor Hess said the annual Fireworks Festival will be held on July 4<sup>th</sup> this year for the first time in decades.
6. Public Comment – Open Topic  
A resident discussed the construction obstacles downtown and the lack of communication to residents. A business owner said communication with business owners is very good.
7. Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. He provided the board with a written monthly report. Thomaston was lent an ambulance since theirs was in an accident. The chief met with the Board of Finance and gave them additional numbers they requested for his budget. NAC is hiring part-time and per diem

Minutes – Board of Mayor and Burgesses – Regular Meeting – April 1, 2025

EMTs and paramedics. The next ambulance should be delivered in a month. Deputy Mayor Vitale said NAC has developed into a premier service. He is very proud and thanked Chief Kelley, Gretchen Carlson and EJ Rivera-Perez.

8. Tom Santopietro and Chris Rokosky gave an update on the **Santopietro Brewing Company Microbrewery**. Their plan is to establish a premier craft brewery and taproom at the former Bank of America Building at 275 Church Street. They are in the process of putting their financing together with ION Bank. They have developed a phase-in plan starting with a smaller footprint in the basement of the building. It will be used for storage, preparation and operational setup, eventually into a taproom. They are contract brewing through Black Pond Brews in Putnam. They will produce the beer at their facility and they will distribute and market it themselves. They will sell the product to Naugatuck restaurants, liquor stores and in the Bank of American building once they have obtained the permits necessary to serve and sell the product. Eventually, brewing will commence in the Church Street location once they have acquired ownership of the former Bank of America Building.
9. Mayor Hess discussed the **Borough of Naugatuck Development Plans**. He shared a discussion he had with a property owner. The owner said this is the fourth time they dug up in front of his building. He doesn't think they know what they are doing. The mayor said he was wrong. Every building was dug up ten or eleven times, to install new utility connections. The project was designed to do ten years of work in two years. He said short term pain for long term gain. Without the new utility work, the train station and residential development would not be possible. The team is there every day making sure things are going according to plan. The mayor said they are doing an incredible, complex job. The CTDOT will be closing May 2<sup>nd</sup> on Parcel B to commence construction on the new train station. The foundation has been dug for Pennrose's first residential building. It is expected to close and begin construction in May. Mayor Hess said everything is on schedule.
10. Mayor Hess said the borough received just under 18 million dollars, over two years ago, of Tax Incremental Financing (TIF) money for the downtown projects. The money was invested and accumulated a significant amount of interest. He said the TIF Committee will establish **Borough of Naugatuck Downtown Stabilization/Incentive Grants**. The TIF Committee consists of the mayor and his office, the controller's office, the assessor's office, the tax collector's office, Burgess Marengi, Burgess Neth-Kunin and Finance Board Chairman James Higgins. He said the committee will utilize the interest to create Downtown Stabilization/Incentive Grants. They will establish a maximum dollar amount and maybe a timetable. They will see how many businesses apply and what their situation is to determine eligibility.

**VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses recommend to the Tax Incremental Financing Committee to set aside **\$250,000** from accumulated Tax Incremental Financing interest to fund **Stabilization and Incentive Grants** for eligible businesses in accordance with procedures and policies to be adopted by the Tax Incremental Financing Committee.

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

11. Mayor Hess said the **Facade Improvement Subcommittee** is almost done creating an application. The committee will review the application then it will be posted on the borough's website. It is available to both landlords and tenants, with the landlord's permission.
12. Update on the **Senior Center Activity Committee**. Burgess Gallo reported that she and Burgess Rosenblatt visited other senior centers to get ideas. They met with Senior Center Director Harvey Frydman to discuss moving forward with the Senior Center. He is scheduling a trip to the Palace Theatre in Waterbury for a tour and lunch at a reasonable cost of \$40. They encouraged Mr. Frydman to seek grants to receive funding to do more things for the elderly. They also suggested holding Elderly Commission meetings more than twice a year. Presenting data for the commission to review with what programs are being offered and how many people are participating. There are two types of seniors, "younger" seniors and "older" seniors. Both need to be addressed differently for activities. Bingo is being offered twice a week now and it is very successful.
13. Mayor Hess discussed the **Fiscal Year 2025/2026 Budget and a Townwide Facility Reorganization Plan**. On the borough side, we are doing extremely well with the budget. The Board of Education has some challenges this year. He said we have several goals. The first is to keep our services intact and to increase them gradually. The second is to reduce the mil rate by two mils. The third is to help the Board of Education, within our means, through this difficult time the best we can. There are various ways to help the Board of Education. One is to give them money outright. Another one is to take over some of the responsibilities they pay for in their budget. He is suggesting the borough take responsibility of school facilities and construction projects. Not the interior of the buildings and not the janitorial services. On the town side, we have Mike Massicotte who is our lead person and is considered a maintainer. No one is above him. Town departments such as the building inspector, the public works department, the fire marshal and the mayor's office support and help our maintainer. On the Board of Education side, they have three positions over their maintainer. He said there would be a savings realized by eliminating those salaries. Members of the board who spoke, spoke in favor of the suggestion.
14. Motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses adopt the following resolution for the **Discontinuance of the Portion of Water Street Located on Lot 6, Water Street, Naugatuck, CT**, as if read:

**WHEREAS**, Water Street is a public road located in Naugatuck, Connecticut;

**WHEREAS**, a portion of Water Street is located on certain real property (the "Property") of the Borough of Naugatuck (the "Borough"), designated as Lot 6 on an approved subdivision map titled "Subdivision Map, Borough of Naugatuck, Parcel 1- Tract A&B, Maple Street, Naugatuck, Connecticut", dated 9/20/2024, and prepared by Martinez Couch & Associates, LLC, Rocky Hill CT (the "Map"), which Map was recorded on 10/17/2024 in Bk. 45, Pg. 6 of the Naugatuck Land Records;

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

**WHEREAS**, the Borough intends to transfer title to the Property to the Connecticut Department of Transportation (the “CT DOT”) for the construction of a new train station and related improvements (the “Transfer”);

**WHEREAS**, a precondition of the Transfer is the discontinuance (the “Discontinuance”) of that portion (approximately 701 feet in length) of Water Street located on the Property, as more particularly shown on a map titled “Discontinuance Map”, dated 1/27/25, and prepared by Martinez Couch & Associates, LLC, Rocky Hill CT (the “Discontinuance Map”);

**WHEREAS**, the Transfer and subsequent improvements made to the Property will benefit the residents of the Borough, particularly those residents in the neighborhoods surrounding the Property;

**WHEREAS**, the proposed Discontinuance was referred to the Planning Commission for its consideration pursuant to Section 8-24 of the Connecticut General Statutes and the Planning Commission has provided a report favoring the Discontinuance.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

1. The Discontinuance is necessary, appropriate and will advance the Borough’s plan to transfer the Property to CT DOT for the construction of a new railroad station.
2. The Discontinuance will result in no impact on the underlying owner of the fee interest in the Property, as well as the abutters of the Property, because any benefits of the Discontinuance are equal to any costs to such parties.
3. The Discontinuance is hereby approved pursuant to the Borough’s powers under Section 13a-49 of the Connecticut General Statutes.

The Borough is authorized and directed through its outside counsel, Pullman & Comley LLC, to take such action as necessary to carry out the Discontinuance.

**ROLL CALL VOTE:**

**FOR**

Mayor N.W. Hess  
R. Vitale  
M. Bronko  
F. Dambowsky  
K. Gallo

C. Marengi  
R. Neth  
D. Neth-Kunin  
M. Smith

**OPPOSE**

None

**ABSTAIN**

None

**Motion carried 9-0-0**

15. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a contract with GHD Services, Inc., 45 Farmington Valley

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

Drive, Plainville, CT 06062 for “**Conducting Inspection of the Thurston Pond Dam**” in the amount of **\$4,500** for dam safety inspection and on-call emergency services **TBD** as recommended by Public Works Director James Stewart.

16. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses set a new fee for “**20 lb. Propane Tanks**” dropped off at the Naugatuck Transfer Station in the amount of **\$5.00 each**, effective April 5, 2025, the fee will be in effect until the statewide Extended Producer Responsibility (EPR) law for gas cylinders is operational and in full effect, as recommended by Public Works Director James Stewart.
17. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a contract with **DeCarlo & Doll, Inc.**, 89 Colony Street, Meriden, CT 06431 for “**Architectural Services for the Tuttle House**” in the amount of **\$39,200.00**, funding to come from Capital Surplus.
18. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve **IIA Fire Department Testing, Inc.**, 16140 N. Arrowhead Fountain Center, Peoria, AZ 85385 as an approved vendor to provide goods and/or services for **Fiscal Year 2025/2026** and to authorize Mayor Hess to execute all contracts and related documents as recommended by Fire Chief Kenneth Hanks.
19. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bids for contract FY26-B114 for “**Qualifications for Fence Repair and Replacement**” to the following vendors **as per bid** as recommended by Public Works Director James Stewart, as if read:

Anvil CT LLP  
324 Christian Street  
Oxford, CT 06478

Eagle Fence & Guardrail  
15 Robert Jackson Way  
Plainville, CT 06062

P & C Fence Company, Inc  
60 Radel Street  
Bridgeport, CT 06607

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

20. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bids for

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

contract FY26-B115 for **“Qualifications for Tree Trimming & Removal Services”** to the following vendors **as per bid** as recommended by Public Works Director James Stewart, as if read:

Bellemare Tree Service LLC  
105 Oak Street  
Naugatuck, CT 06770

Ed the Treeman LLC  
32 Clark Hill Road  
Prospect, CT 06712

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

21. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bid for contract FY26-B119 for **“Purchase of Nursery Plants”** to Chestnut Ridge Nursery, Inc., 225 Crescent Drive, Orchard Park, NY 14127 **as per bid** as recommended by Public Works Director James Stewart.

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

22. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bid for contract FY26-B120 for **“Request for Proposal for Eviction Services”** to Ace Van & Storage, Inc., 210 Realty Drive, Cheshire, CT 06410 **as per bid** as recommended by Public Works Director James Stewart.

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

23. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bid for contract FY26-B124 for **“Clothing and Sports Supplies”** to B&G Sports Company, Inc., 2444 East Main Street, Waterbury, CT 06705 **as per bid** as recommended by Park Superintendent Sandra Lucas-Ribeiro.

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

24. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses join the Exchange Club of Naugatuck designating the month of **April 2025 as Child Abuse Prevention Month** in the Borough of Naugatuck.
25. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Controller

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

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  |
|-----------------|----------------------------------|---------------------------------|------------------------|------------|
| 2020-03-0058739 | GOJA, JASON E.                   | 827 ORONOKE ROAD                | WATERBURY, CT 06705    | -653.86    |
| 2021-03-0054463 | CHLUDINSKY, KARL J.              | 522 S MAIN STREET, APT. 2       | NAUGATUCK, CT 06770    | -57.19     |
| 2021-03-0059078 | GOJA, JASON E.                   | 827 ORONOKE ROAD                | WATERBURY, CT 06705    | -517.42    |
| 2022-03-0056120 | DE SOUZA, SILVA KETLEN           | 53 GALPIN STREET                | NAUGATUCK, CT 06770    | -521.96    |
| 2022-03-0059375 | GOJA, JASON E.                   | 827 ORONOKE ROAD                | WATERBURY, CT 06705    | -527.16    |
| 2022-03-0067208 | NISSAN INFINITI LT LLC           | P.O. BOX 650214                 | DALLAS, TX 75265       | -971.54    |
| 2022-03-0075089 | WALLACE, LIANNE M.               | 182 BLUEBIRD DRIVE              | NAUGATUCK, CT 06770    | -543.06    |
| 2023-01-0002473 | CUSHING, JAMES W. +              | 44 OSBORN ROAD, APT. B 8        | NAUGATUCK, CT 06770    | -3,455.56  |
| 2023-01-0002533 | LERETA RE TAX SERVICES           | 901 CORPORATE CENTER DRIVE      | POMONA, CA 91768       | -2,640.46  |
| 2023-01-0003204 | EDWARDS, RICHARD C.              | 69-1 RIDGE ROAD                 | NAUGATUCK, CT 06770    | -500.00    |
| 2023-01-0004482 | HAY, JOHN                        | 65 MAPLE HILL AVENUE            | NEWINGTON, CT 06111    | -128.74    |
| 2023-01-0007262 | NAUGATUCK PINES LLC              | 139 LEWIS STREET                | NAUGATUCK, CT 06770    | -4,392.69  |
| 2023-01-0009079 | SHARON, DRESSLER                 | 11 MCALLISTER AVENUE            | NORWALK, CT 06854      | -2,500.00  |
| 2023-03-0050009 | A C ELECTRIC LLC                 | 53 JUDD HILL ROAD               | BETHANY, CT 06524-3094 | -148.51    |
| 2023-03-0051256 | AUTORE, FRANK P. JR.             | 129 CRESTWOOD DRIVE             | NAUGATUCK, CT 06770    | -62.49     |
| 2023-03-0056073 | DE SOUZA, SILVA KETLEN           | 53 GALPIN STREET                | NAUGATUCK, CT 06770    | -212.13    |
| 2023-03-0057081 | DUBOSE, EDDIE M.                 | 48 CITY HILL STREET             | NAUGATUCK, CT 06770    | -60.38     |
| 2023-03-0059350 | GOJA, JASON E.                   | 827 ORONOKE ROAD                | WATERBURY, CT 06705    | -444.70    |
| 2023-03-0060707 | HIDIMOGLU, ALISAN                | 58 OSBORN ROAD                  | NAUGATUCK, CT 06770    | -19.52     |
| 2023-03-0060967 | HONDA LEASE TRUST                | 11675 GREAT OAKS WAY, SUITE 200 | ALPHARETTA, GA 30022   | -240.86    |
| 2023-03-0063164 | LANGE, ALICIA                    | 151 ANDREW AVENUE 228           | NAUGATUCK, CT 06770    | -81.26     |
| 2023-03-0064369 | MAGALHAES, JOAQUIM C.            | 79 KING STREET                  | NAUGATUCK, CT 06770    | -16.23     |
| 2023-03-0065926 | MILLER, ROGEN O.                 | 21 STANLEY STREET               | NAUGATUCK, CT 06770    | -83.09     |
| 2023-03-0066805 | NARDELLIS SANDWICH SHOP PLUS LLC | 87 MAPLE AVENUE                 | NAUGATUCK, CT 06770    | -28.24     |
| 2023-03-0067196 | NISSAN INFINITI LT LLC           | P.O. BOX 254648                 | SACRAMENTO, CA 95865   | -367.34    |
| 2023-03-0067257 | NISSAN INFINITI LT LLC           | P.O. BOX 650214                 | DALLAS, TX 75265-9523  | -767.04    |
| 2023-03-0067536 | ODONNELL, RICHARD E.             | 38 MOONLIGHT CIRCLE             | NAUGATUCK, CT 06770    | -152.50    |
| 2023-03-0068006 | PALLADINO, MELISSA               | 14 HERITAGE BROOK DRIVE         | EAST HADDAM, CT 06423  | -56.55     |
| 2023-03-0068007 | PALLADINO MELISSA                | 14 HERITAGE BROOK DRIVE         | EAST HADDAM, CT 06423  | -17.66     |
| 2023-03-0071642 | SAVELLE, JEANNE R.               | 3000 MARCOS DRIVE               | AVENTURA, FL 33160     | -123.33    |
| 2023-03-0072110 | SHANNON, CLIFTON, JR.            | P.O. BOX 114                    | NAUGATUCK, CT 06770    | -59.40     |
| 2023-03-0073630 | TAVERAS REYES, MARY A.           | 320 FARMINGTON AVENUE           | WATERBURY, CT 06710    | -93.00     |
| 2023-03-0074571 | USB LEASING LT                   | 1850 OSBORN AVENUE              | OSHKOSH, WI 54902      | -300.92    |
| 2023-03-0074577 | LEVEY, LAUREN                    | 7 ROLLINGWOOD DRIVE             | NAUGATUCK, CT 06770    | -467.58    |
| 2023-03-0076182 | ZYCHOWSKI, DAVID A.              | 86 WHITNEY PLACE                | NAUGATUCK, CT 06770    | -89.43     |
| 2023-03-0076183 | ZYCHOWSKI, MICHELE A.            | 86 WHITNEY PLACE                | NAUGATUCK, CT 06770    | -139.26    |
| 2023-04-0090259 | BAKAJKA, PATIENT K.              | 289 HIGH STREET                 | NAUGATUCK, CT 06770    | -74.02     |
|                 |                                  |                                 | TOTAL                  | -21,515.08 |

Minutes – Board of Mayor and Burgesses  
Regular Meeting – April 1, 2025

26. Public Comment – Agenda Items

A resident feels people are frustrated because they are uninformed. Suggested a monthly newsletter emailed to every resident.

27. Mayor and Burgess Comments/Sub-Committee Reports

**Burgess Dambowsky** said the public comment speaker is an advocate for the borough on social media. He said it is Sexual Assault Awareness Month. This past Saturday was Vietnam Veterans Day.

**Deputy Mayor Vitale** said the redesign of the Rep/Am is unreadable. On April 12<sup>th</sup> there will be an Animal Control Showcase at the Park and Rec Department from 1 p.m. to 5 p.m. On April 22<sup>nd</sup> will be a Trivia Fundraiser for the Historical Society at Jesse Camille's. The Exchange Club Community Champions Awards will be held on April 29<sup>th</sup>.

**Burgess Marengi** reported the Arts Commission is very active. The outdoor summer concerts will begin June 17<sup>th</sup> and run until the end of August. They received approval from Metro-North Railroad to do the mural.

**Burgess Gallo** read in several schools for Read Across America the book *Why Is My Dog Always Staring at Me*, written by a Naugatuck High School graduate Class of 76'.

28. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Bronko that the Board of Mayor and Burgesses recess to Executive Session at **8:55 p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Hershey Property, Bank of America Building), **Collective Bargaining** (UPSEU, Police Union) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **9:26 p.m.**

29. There were no matters emanating from executive session.

30. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Neth-Kunin to adjourn the regular meeting at **9:26 p.m.**

**A digital recording of this meeting is available in the office of the Borough Clerk for further review.**

**Attest:**

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Nancy K. DiMeo  
Borough Clerk