

Town of Clinton
54 East Main Street
Clinton, Connecticut 06413

**Town Council Regular Meeting Minutes
Wednesday, June 04, 2025
Town Hall Green Room**

In Attendance: Chairman Carrie Allen, Hank Teskey, Dennis Donovan, Chris Passante, Mike Shove
Brian Roccapiore and Chris Aniskovich
Absent: Michelle Benivegna, Town Manager

C. Allen called the meeting to order at 8:00 AM. Dennis Donovan led the council in the pledge of allegiance.

MORGAN SCHOLARSHIP AWARDS

Ava Ruotolo and Patrick O'Donnel were selected by The Morgan School to receive the Town Council Scholarship Award. The council presented each recipient with a check for \$250.00.

VISITORS

No visitors wished to speak at this time.

APPROVAL OF MINUTES – MAY 21, 2025

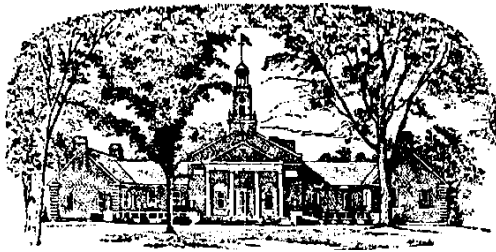
C. Passante made a motion, seconded by D. Donovan to approve the minutes from May 21, 2025. The motion was unanimously approved with 2 abstentions from C. Aniskovich and B. Roccapiore.

APPOINTMENTS

C. Passante made a motion, seconded by M. Shove, to appoint Mary Youngs to the America 250 Advisory Committee. The motion was unanimously approved.

B. Roccapiore made a motion, seconded by H. Teskey to approve the following list of reappointments. The motion was unanimously approved.

- Lawrence Ouellette & Nick Webb (D) Conservation Commission for a term until 6/30/27
- Christopher Burke & Dara Onofrio (D) Design Review Board for a term until 6/30/28
- Eric Bergman (G) Fair Rent Commission for a term until 6/30/29
- Peter Mezzetti (D) Fair Rent Commission for a term until 6/30/29
- William Fritz (D) Park & Recreation Commission for a term until 6/30/29
- John Allen Walker (D) Shellfish Commission for a term until 6/30/27
- Terry Clark & Julie Clark (D) Tree Committee for a term until 6/30/27
- Michael Valenti (D) Local Veterans Advisory Committee for a term until 6/30/27
- John Allen Walker & Cinzia Lettieri (D) WPCC for a term until 6/30/28
- Arthur Kuever (U) Public Works Commission for a term until 6/30/29



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LIBRARY PROJECT PRESENTATION

Library Director Maribeth Breen presented the renovation plans and project estimates to the council. A copy of the proposals is included as an attachment to these minutes. The council will schedule a workshop to discuss it further.

CHAIRMAN'S REPORT

C. Allen addressed the various downtown improvements.

TOWN COUNCIL DISCUSSION

The Town Council had nothing to discuss at this time.

TOWN COUNCIL COMMITTEE AND LIAISON REPORTS

- C. Passante reported on the Park & Recreation Commission
- H. Teskey reported on the Brokers Breakfast scheduled for June 17th.

ADJOURN

H. Teskey made a motion, seconded by B. Roccapriore and unanimously adjourned the meeting at 8:50 AM.

Respectfully submitted,

Mary Schettino
Executive Assistant
Town Manager



Henry Carter Hull Library

Building a Better Community Library

June 4, 2025

The Current Entryway



The Proposed Entryway



The Current Circulation Desk



Proposed Circulation Desk



Current Stairs and Hallway



Proposed Stairs and Hallway



Current Tech Services Room



Proposed Tech Services Room



A photograph of a library interior. In the foreground, a long wooden bookshelf is filled with various books. Some of the visible titles include "Sky Daddy", "John Steinbeck No Road Home", "The Limits", "George", "The Pretender", "The Love Life", and "Mother and Sons". Above the shelves, a large white sign with the word "NEW" in bold black letters is mounted. To the left of this sign, smaller green signs read "NEW MYSTERY AND SCI-FI" and "NEW BIOGRAPHY". In the background, more bookshelves are visible, along with a window and an "EXIT" sign. The ceiling is a drop ceiling with recessed lighting.



Proposed 1st Floor Meeting Rooms



QA+M
architecture

10/15/24 Render 09

HENRY CARTER HULL LIBRARY | 10 KILLINGWORTH TURNPIKE, CLINTON

Proposed 1st Floor Meeting Rooms



Current Reading Area



Proposed Reading and Computer Area



Current Computer Area



Proposed New Arrival Area



Meeting Room Usage and Door Count

7/1/24 to 6/30/25

Community Meetings Booked: 2,252

HCH Programs in Meeting Rooms: 1,406

Total Meeting Room Usage: 3,658

Total HCH Program Attendance: 24,073

Total Library Visits: 83,200



RENOVATIONS TO THE HENRY CARTER HULL PUBLIC LIBRARY CLINTON, CONNECTICUT

Estimate of Probable Cost

October 15, 2024

Hard Construction Costs

Main Level Interior Renovation (9,000sf @ \$92)	\$825,000
Upper Level Interior Renovation (9,000sf @ \$45)	\$410,000
Total Hard Costs	\$1,235,000

Soft Costs – Fees & Contingency

Land Acquisition	\$0
Topographic Survey	\$0
Geotechnical Testing	NIC
Municipal Land Use approval application fees	\$0
Environmental Survey – Phase I	\$4,000
Environmental Remediation / Demolition (Allowance)	NIC
Hazardous Materials Assessment	\$5,000
Hazardous Materials Testing / Clearances (During Construction)	NIC
Permits	\$6,000
Advertising	\$1,000
Legal Fees – Owner Representation / Land Use / Bonding (Allowance)	\$10,000
Builder's Risk Insurance Fees	\$15,000
A/E Fees (Design, Bidding, Construction Administration)	\$130,000
Testing / Special Inspections – (construction)	\$15,000
Clerk of the Works – Part time – (12-month construction timeframe)	\$100,000
Utility Company Fees	\$0
Telephone & Communications Fees	\$0
Furniture, Furnishings & Equipment	\$175,000
Technology / Computers	\$50,000
Moving / Relocation / Temporary Conditions	\$50,000
Drawing Reproduction / Bidding	\$4,000
Construction Escalation to 2025 (4.0% / annum)	\$60,000
Project Contingency – 10% (concept design phase contingency)	\$130,000
Total Soft Costs	\$755,000

Total Estimated Project Cost **\$1,990,000**

Estimates are based on a 2025 construction start.
Estimates are based on a General Contractor Delivery Method.

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RENOVATIONS TO THE HENRY CARTER HULL PUBLIC LIBRARY CLINTON, CONNECTICUT

FIRST FLOOR						
ROOM NAME	SQ FT	FLOOR	WALLS	CEILING	NOTES	COST
EXTERIOR					New awning at main entrance & MP room entrance	\$ 100,000
VEST.	65	Entrance Carpet Tile		Painted gyp. Bd	New storefront & entry doors New concrete slab	\$ 40,000
LOBBY	527	Vinyl Plank	Painted	Acoustic Ceiling	Custom millwork bookcases in Dollar Bookcase Area Cable mounted magnetic display board in window	\$ 150,000
CIRC. DESK	218	Carpet Tile Entrance Mat	Painted	Acoustic Ceiling	New laminate reception desk with solid surface counter, New Display Monitor	\$ 50,000
BOOK DROP	25	Vinyl Plank	Painted	Painted gyp. Bd	New bookdrop return box & exterior signage in existing window	\$ 10,000
CORRIDOR	734	Vinyl Plank	Painted	ETR	New copy counter millwork	\$ 50,000
MAIN STAIR	156	ETR	ETR	ETR	New guardrail & wood handrails, new opening into lobby	\$ 60,000
WORK FROM LIBRARY	131	Carpet Tile	Painted	ETR	Acoustic accent wall panels	\$ 25,000
TECH. SERVICES	377	Carpet Tile	Painted	ETR	New copy counter millwork, New glass door & sidelight	\$ 60,000
TECH SERVICES CL	43	Carpet Tile	Painted	ETR		\$ 2,500
TECH SERVICES CL	31	Carpet Tile	Painted	ETR		\$ 2,500
DIRECTOR'S OFFICE	105	Carpet Tile	Painted	ETR	New glass door & sidelight	\$ 15,000
BREAK ROOM	133	Carpet Tile	Painted	ETR	New kitchenette millwork (no sink), New folding partition	\$ 20,000
MEETING RM 01	257	Carpet Tile	Painted	ETR	New glass door & sidelight, New whiteboard	\$ 50,000

RENOVATIONS TO THE HENRY CARTER HULL PUBLIC LIBRARY CLINTON, CONNECTICUT

FIRST FLOOR						
ROOM NAME	SQ FT	FLOOR	WALLS	CEILING	NOTES	COST
MEETING RM 02	310	Carpet Tile	Painted	ETR	New glass door & sidelight Acoustic accent wall panels, New whiteboard	\$ 50,000
MEETING RM 03	168	Carpet Tile	Painted	ETR	New glass door & sidelight, Acoustic accent wall panels, New whiteboard	\$ 40,000
MEETING RM 04	223	Carpet Tile	Painted	ETR	New glass door & sidelight, corner glass, New acoustic accent wall panels, New whiteboard	\$ 50,000
MULTI-PURPOSE	993	Carpet Tile, Entrance Mat	Painted	ETR	New dual roller shades with blackout, New exterior door with ADA push button, Entry- New solid door with glass wall, New millwork storage counter, New projector, New whiteboard	\$ 150,000
MECH	170	ETR	ETR	ETR		\$ -
STORAGE	175	ETR	ETR	ETR		\$ -
STAIR HALL	41	ETR	ETR	ETR		\$ -
EGRESS STAIR 1	160	ETR	ETR	ETR		\$ -
STAFF LOUNGE	523	ETR	ETR	ETR		\$ -
WOMENS	116	ETR	ETR	ETR		\$ -
MENS	141	ETR	ETR	ETR		\$ -

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RENOVATIONS TO THE HENRY CARTER HULL PUBLIC LIBRARY
CLINTON, CONNECTICUT

FIRST FLOOR						
ROOM NAME	SQ FT	FLOOR	WALLS	CEILING	NOTES	COST
BREAK	121	ETR	ETR	ETR		\$ -
ELEC	77	ETR	ETR	ETR		\$ -
JC	18	ETR	ETR	ETR		\$ -
CHILDREN LIBRARY STORAGE	86	ETR	ETR	ETR		\$ -
KITCHEN	90	ETR	ETR	ETR		\$ -
STORY AREA	284	ETR	ETR	ETR		\$ -
CHILDRENS LIBRARY	2709	ETR	ETR	ETR		\$ -
ELEV. RM.	43	ETR	ETR	ETR		\$ -
ELEVATOR	50	ETR	ETR	ETR		\$ -
FIRST FLOOR SUMMARY						
	9300					\$ 825,000

RENOVATIONS TO THE HENRY CARTER HULL PUBLIC LIBRARY CLINTON, CONNECTICUT

SECOND FLOOR						
ROOM NAME	SQ FT	FLOOR	WALLS	CEILING	NOTES	COST
FICTION	750	ETR	ETR	ETR	Replace exist. pendant lights with new	\$ 40,000
READING/STUDY LG	509	ETR	ETR	ETR	Replace exist. pendant lights with new	\$ 40,000
MENS	130	ETR	ETR	ETR		\$ -
WOMENS	164	ETR	ETR	ETR		\$ -
MEETING	473	ETR	ETR	ETR		\$ -
STORAGE	211	ETR	ETR	ETR		\$ -
MEETING	252	ETR	ETR	ETR		\$ -
TEEN ROOM	618	ETR	ETR	ETR		\$ -
		ETR	ETR	ETR	New storage/counter millwork, Replace exist. Pendant lights with new	\$ 60,000
REFERENCE DESK	361					
READING LOUNGE	537	ETR	ETR	ETR	New computer station counter	\$ 40,000
NON-FICTION	4398	ETR	ETR	ETR	Replace exist. pendant lights with new	\$ 200,000
MEDIA	551	ETR	ETR	ETR	Replace exist. pendant lights with new	\$ 30,000
ELEC	79	ETR	ETR	ETR		\$ -
SECOND FLOOR SUMMARY						
	9033					\$ 410,000