

Town of Clinton
54 East Main Street
Clinton, Connecticut 06413

**Town Council Regular Meeting Minutes
Wednesday, August 20, 2025
Town Hall Green Room**

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

C. Allen called the meeting to order at 7:00 PM. Dennis Donovan led the council in the pledge of allegiance.

VISITORS

No visitors wished to speak at this time.

APPROVAL OF MINUTES – AUGUST 06, 2025

B. Roccapriore made a motion, seconded by H. Teskey to approve the minutes from August 06, 2025. The motion was unanimously approved.

APPOINTMENTS & REAPPOINTMENTS

H. Teskey made a motion, seconded by M. Shove, to appoint Jon Vander Werff (U) to the Shellfish Commission for a term until June 30, 2027. The motion was unanimously approved.

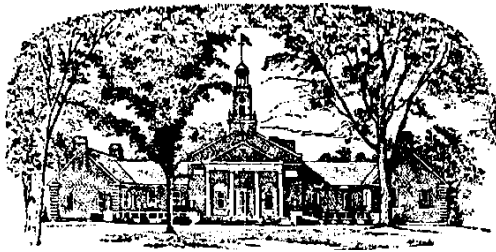
B. Roccapriore made a motion, seconded by M. Shove, to appoint Kristen Waterbury (R) to the Conservation Commission for a term until June 30, 2026. The motion was unanimously approved.

D. Donovan made a motion, seconded by H. Teskey, to appoint Kristen Waterbury (R) to the Sustainability Commission for a term until June 30, 2026.

MUNICIPAL TEXTILE COLLECTION AND RECYCLING SERVICES AGREEMENT

The Sustainability Committee has requested that the town consider implementing a textile recycling program that would provide residents with a way to dispose of unwanted textiles that are not suitable for donation and divert fabrics from the waste system. The town would participate under the Capitol Region Council of Governments (CRCOG) contract with Bay State Textiles. The Capitol Region Purchasing Council issued a request for proposals for textile recycling, and selected Bay State Textiles. If authorized, the Town Manager would sign a Side Letter Agreement with CRCOG and Bay State. Bay State provides receptacles and weekly material pickup. The Town would also be reimbursed for textiles collected at a rate of \$120 per ton.

Per the Principal Program Manager for Municipal Services at CRCOG there are currently 68 towns participating in this program. In 2024, 1,780,535 tons were collected, and municipalities were paid \$106,552. As of August 14, 2025, 1,170,945 tons have been collected and \$70,257 has been made in direct payments to towns. Funds received can be used for any town programs, including other waste management/diversion programming. To start the program, Bay State would place a bin at the Transfer Station. This location would allow DPW to monitor the bin and schedule any additional pickups should the bin be filled before the scheduled pickup date.



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Over time, and once the Town has experience with operations, additional bin locations can be added. The Sustainability Committee would assist with spreading the word about the service.

Introducing textile recycling benefits residents, helps reduce solid waste volume, and positions Clinton for recertification under the Sustainable CT program. The Clinton Sustainability Committee achieved Bronze Certification in 2023 and is preparing to re-certify in 2026. The Committee has a goal of achieving Silver Certification. Participation in this program supports that goal and Clinton's commitment to sustainable waste and materials management

B. Roccapriore made a motion, seconded by C. Passante to authorize the Town Manager to enter into a Side Letter Agreement with Capitol Region Council of Governments and Bay State Textiles, Inc. to establish a textile recycling service for in Clinton. The motion was unanimously approved.

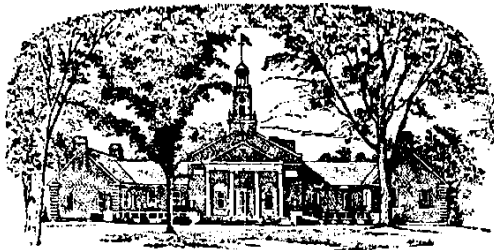
BEACH PARK ROAD BRIDGE PROJECT HANDLING AND STORAGE OF MATERIALS

Attorney Jennifer Coppola and Jennifer Mortensen of SLR provided an update on the bridge project and the handling of stockpiled waste. New England Road, the project contractor, is responsible for managing the waste. Due to space limitations at the bridge site, owned by the Town, it was recommended that the waste be temporarily stored at the Town Transfer Station. The contractor will oversee both maintenance and removal of the materials.

H. Teskey made a motion, seconded by B. Roccapriore, to authorize the Town Manager Michelle Benivegna to execute, and Town Counsel for the Town of Clinton to draft/revise any and all agreements necessary for the handling and storage of materials relative to the Beach Park Road Bridge Project. The motion was unanimously approved.

SUBORDINATION OF EASEMENT AT 140 KNOLLWOOD DRIVE

Attorney Jennifer Coppola reviewed the need for the easement at 140 Knollwood Drive. 140 Knollwood Drive is a former Bostitch/Textron Plant, located just south of the Shoreline East rail line, and northeast of the Hammonasset River. The site was used by successive owners, including the Universal Wire Company, Bostitch, Inc., Stanley-Bostitch, the Stanley Works, and Stanley Black & Decker, Inc. between 1961 and 2009 for wire finishing operations. The site was decommissioned in 2010. The site is currently undergoing the final stages of environmental remediation, and one of the last steps is to record an Environmental Land Use Restriction (ELUR) which protects the site and future users and occupants. At one point in the site's operational history, the Town of Clinton operated a publicly owned water treatment works which served the on-site plant and abutted the site just to the North of the driveway along Knollwood Drive. The publicly owned water treatment works has long since been decommissioned and demolished, but two related items remain on title to the site pertaining to the former treatment works, specifically a right of way over the driveway on-site, and the right to use the on-site groundwater. The DEEP requires that all interests which could conflict with an ELUR be subordinated to the ELUR prior to recording on the land records, and in keeping with that requirement, Stanley Black & Decker, Inc. requests that the Town of Clinton agree to subordinate these two interests to the proposed ELUR.



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H. Teskey made a motion, seconded by B. Roccapriore, to consider and vote on whether to authorize Town Manager Michelle Benivegna to execute a certification of agreement to subordinate an interest to an Environmental Land Use Restriction (ELUR) and a subordination of both an easement in favor of the Town of Clinton for ingress and egress recorded on the land records at Volume 134, Page 281 and underground water rights in favor of the Town of Clinton recorded on the land records at Volume 157, Page 748, at the request of Stanley Black & Decker, Inc. concerning the environmental remediation of 140 Knollwood Drive and the related recording of an ELUR. The motion was unanimously approved.

PROPOSED TOWN ORDINANCE ON AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE

Chief DeMaio reviewed the draft ordinance language and proposed camera locations approved by the State. The ordinance has been reviewed by Town Counsel. At the next meeting, the Council will have the opportunity to review the ordinance and schedule a public hearing.

ACTION ON CODE OF ETHICS ORDINANCE

B. Roccapriore made a motion, seconded by M. Shove, to approve the revised Code of Ethics. The motion was unanimously approved.

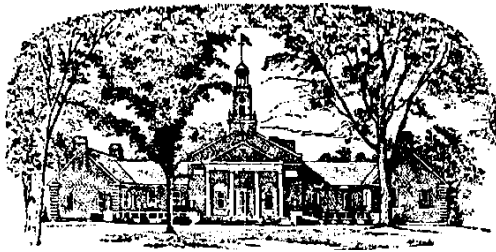
CT MUNICIPAL DEVELOPMENT AUTHORITY AUTHORIZING RESOLUTION

H. Teskey made a motion, seconded by B. Roccapriore, to approve the authorized resolution regarding joining the Connecticut Municipal Redevelopment Authority. The motion passed with a vote of 5 in favor (Roccapriore, Shove, Teskey, Passante and Aniskovich) and 1 opposed (Donovan)

RESOLUTION REGARDING JOINING THE CONNECTICUT MUNICIPAL REDEVELOPMENT AUTHORITY AS A MEMBER MUNICIPALITY

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 municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or



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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, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169// 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 TOWN OF CLINTON held such a public hearing on AUGUST 7, 2025 pursuant to the Notice attached hereto; and

WHEREAS, the TOWN COUNCIL has found that joining the Authority as a member municipality would support the TOWN'S efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within TOWN and accordingly desires to join the Authority as a member municipality; and

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

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The TOWN COUNCIL hereby approves the TOWN joining the Authority as a member municipality.

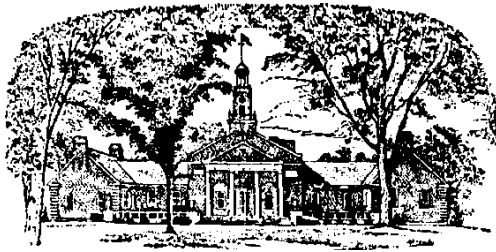
Section 2. The TOWN MANAGER is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the TOWN with the Authority and any other agreements, instruments and documents, that such official deems necessary, 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.

TOWN MANAGER'S REPORT

Town Manager Michelle Benivegna provided the following updates to the Council:

- New hire update
 - WPCC Clerk: Marian Camperchioli started 8/18/25
 - Land Use Clerk: Melissa Salva starting 9/2/25



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- Sidewalk project update
 - The Route 1 sidewalk project has reached 30% design, connecting Downtown to Grove and North High Streets. A public meeting to present the design is scheduled for September 16 at 7 PM in the Town Hall Green Room, with Council review on September 3. The project is 80% funded through the Transportation Alternatives Program (TAP). Property owners along the route will be notified, and questions can be directed to Abby Piersall, Town Planner.
- Plan of Conservation and Development
 - Save the date: A public presentation of the draft Plan of Conservation and Development will be held on September 9, 2025, at 7 PM in the Town Hall Green Room.
- Land Fill Update
 - Final approval from DEEP is expected in September, following delays experienced by the team at Loureiro. A project presentation is scheduled for the October 1 Town Council meeting, led by John Sullivan of Loureiro.
- Assessor mailing with process update
 - Per Dennis's request, a letter—similar to the tax notice—is being prepared to accompany the fall assessment mailing, including a FAQ to help clarify the process. Donna and her office have actively shared information via the Clinton Events newsletter and the Town website, a copy of which is provided to the Council. We'll continue using social media and online resources to improve public understanding and address questions. Updates will be provided as the process moves forward.
- Fireworks Fundraising update
 - A big thank you to Jane Scully Welch and Mike Cuoco for their incredible support with fundraising efforts. Thanks to the generosity of our residents and local businesses, the Town has exceeded its fundraising goals for the fireworks event.
- Clinton Harbor Boat Parade
 - The Clinton Harbor Boat Parade will take place Saturday, with a start time of noon and the parade beginning at 1 PM. Over 25 boats are expected to participate.

CHAIRMAN'S REPORT

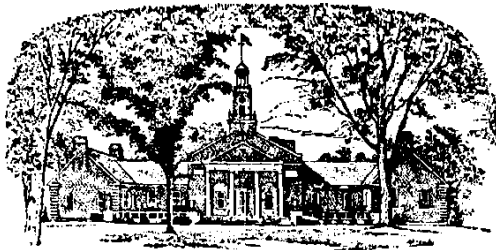
Carrie requested that Bob Tait, Finance Director, provide an overview of upcoming bonding projects at the September Town Council meeting.

TOWN COUNCIL DISCUSSION

There was nothing discussed at this time.

TOWN COUNCIL COMMITTEE AND LIAISON REPORTS

B. Roccapiore provided an update on the Planning & Zoning Commission, summarizing recent activity and ongoing discussions.



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EXECUTIVE SESSION – PERSONNEL, PURSUANT TO CGS 1-200 (6) (A) & REAL ESTATE, CGS 1-200 (6) (D)

M. Shove made a motion, seconded by B. Roccapriore, to go into executive session at 8:02 PM to discuss personnel. The motion was unanimously approved. The council came out of executive session at 8:22 PM.

ADJOURN

H. Teskey made a motion, seconded by M. Shove, and unanimously adjourned the meeting at 8:30 PM.

Respectfully submitted,

Mary Schettino
Executive Assistant
Town Manager