



TOWN OF CLINTON
54 East Main Street
Clinton, CT 06413
860-669-9333

Town Council Regular Meeting Minutes
Wednesday, April 01, 2026
Town Hall Green Room

In Attendance: Chairman Hank Teskey, Carrie Allen, Dennis Donovan, Brian Roccapiore, Chris Passante, Chris Aniskovich and Jeremiah Dunn

Also participated: Michelle Benivegna, Town Manager

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

VISITORS

No visitors wished to speak at this time.

APPROVAL OF MINUTES –MARCH 18, 2026

J. Dunn made a motion, seconded by B. Roccapiore, to approve the minutes of March 18, 2026. The motion was unanimously approved.

APPOINTMENTS & REAPPOINTMENTS

B. Roccapiore made a motion, seconded by C. Allen to appointment Matthew Grandfield to the Sustainability Committee alternate seat for a term until June 30, 2026. The motion was unanimously approved.

LANDFILL CAPPING UPDATE

John Sullivan and Stephen Diaz presented an update on the Landfill Closure Partnership plan. A copy of their presentation is attached to the minutes.

HENRY CARTER HULL LIBRARY EXEMPTION REQUEST TO ORDINANCE 194-4A AND 194-5A

C. Allen made a motion, seconded by C. Passante, to approve the Henry Carter Hull Library exemption request. The motion was unanimously approved.

JARED ELIOT MIDDLE SCHOOL AUTHORIZING RESOLUTION

The authorizing resolution was tabled and will be added to the May Town Council agenda. The Board of Education must adopt the resolution before it can be considered by the Council.



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TOWN MANAGER'S REPORT

Police Department

- The Police Commission voted unanimously to extend the Police Chief's contract for an additional one-year term.

Veterans Affairs Commission

- The Veterans Affairs Commission held its first Coffee and Connections event on Thursday, March 26. The program was a strong success, with more than 50 veterans attending for coffee, conversation, and community building. Participants completed surveys to help the Commission better understand local veterans' needs and priorities. The next Coffee and Connections event is scheduled for April 30.

Ribbon Cutting

- A ribbon cutting ceremony for Lily's will take place on Thursday, April 2 at 3:00 p.m.

Clinton Town Marina Update

- The Clinton Town Marina is scheduled to open for the 2026 season on April 1. Final slip and stake payments are due by that date. The Department of Public Works will activate water lines at the docks once temperatures remain consistently above freezing to protect the water lines.
- The Town, in coordination with the Harbor Management Commission, has engaged Coastline Consulting & Development LLC to begin the permitting process for a long planned dredging project within the marina basin. Sediment accumulation has reduced water depth, particularly at low tide, making dredging a documented and ongoing need. The permitting process involves multiple state and federal agencies, and the Town and commission continue to pursue both approvals and funding opportunities.
- The Town looks forward to a successful marina season and will continue to provide updates, especially regarding the dredging project.

Beach Park Road Bridge and Tide Gate Replacement Project

- Construction has progressed steadily through the winter months. The contractor has completed major foundational work, including drilled shaft foundations and the installation of reinforcing steel and concrete for both the northern and southern portions of the tide gate structure. Offsite fabrication has also advanced, with tide gates and reinforcing steel delivered and bridge deck unit fabrication underway.
- Work this spring will focus on the center section of the tide gate structure. Activities will include installation of a temporary cofferdam, additional foundation work, concrete placement, and installation of the tide gates. Bridge component work will continue throughout this phase.



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- Residents may observe temporary fluctuations in marsh water levels during construction. These changes are expected and are being closely monitored using temporary systems designed to prevent flooding and protect marsh health.
- The Town continues to coordinate with Ducks Unlimited, DEEP, and the U.S. Fish and Wildlife Service to ensure environmental compliance and minimize impacts. The long term goal remains improving both the infrastructure and the ecological health of the marsh.

Pierson School Project Update

- Xenolith Partners and HOPE Partnership continue to make steady progress toward financial closing and the start of construction for the Pierson School Apartments. The project has secured State Historic Tax Credit reservations and Federal Historic Tax Credit approvals. The development team remains actively coordinated with the Connecticut Housing Finance Authority and the Department of Housing to finalize remaining financing components.
- On the design and preconstruction side, Paul B. Bailey Architects and BSC Group have completed 100% Construction Documents. Enterprise Builders is advancing preconstruction work, including site logistics, phasing, scheduling, and preparation for subcontractor bidding.
- The project team is targeting financial closing and the start of construction in the third quarter of 2026. Construction completion and initial lease-up are anticipated in late 2027 into early 2028.

CHAIRMAN'S REPORT

- Chairman H. Teskey thanked the Police Chief and Assistant Chief for their assistance and the information provided regarding the Automated Traffic Enforcement Safety Device Ordinance. The Town Council will act on the ordinance at its April 15 evening meeting.
- The Council will begin the Town Manager review process with support from the new hiring firm, McGinnis. As in the previous cycle, the Council recommended appointing two members to participate in the review. Councilors C. Passante and J. Dunn have agreed to serve on behalf of the Council.
- The Henry Carter Hull Library is pursuing federal and state grant opportunities to help offset costs associated with its building project. Letters of support for these grant applications were submitted by both the Town Council and the Town Manager.
- The hiring process for the Park and Recreation Director is progressing.
- The Council discussed scheduling time in August to review and discuss the Town's five-year capital plan.
- A Council workshop will be held on June 17 at 6:00 p.m. to update the Council's vision statement and goals.



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TOWN COUNCIL DISCUSSION

C. Allen raised concerns about recent business closures and emphasized the importance of communicating more proactively about the many new businesses opening in town. A. Piersall, Town Planner, provided an update on ongoing efforts to fill open storefronts and the progress being made on several properties.

TOWN COUNCIL COMMITTEE AND LIAISON REPORTS

C. Passante provided an update on the Park & Recreation Commission.

ADJOURN

B. Roccapriore made a motion, seconded by J. Dunn and unanimously adjourned the meeting

at 9:02 AM

Respectfully submitted,

Mary Schettino
Executive Assistant



Town of Clinton Landfill Closure Partnership

October 1, 2025

Project Benefits: Landfill Closures

- **Addresses an underutilized municipal stranded asset and a state & local liability**
- **Landfills present an opportunity and can be an asset to the community**
- **Properly close an unfunded environmental liability for municipalities**
- **Self funding model driven by Beneficial Use of soil generated in-state**
- **Coordination with Municipal and State officials on landfill closure plan, Material Acceptability Protocol (MAP), and post closure maintenance / monitoring**
- **Creates a municipal revenue stream for potential reuse options and asset development**
- **Revenue and operating costs are audited**
- **Reduce climate change and greenhouse gases**
- **No costs to the state or municipality**

Project Timeline

- **May 2022:**
 - LEA won an RFP to cap and close the landfill
- **June 2022:**
 - LEA performed landfill investigation and chemical analysis
 - Results came back as favorable, and landfill was viable for beneficial reuse
- **August 2022:**
 - LEA submitted Closure Plan to DEEP consisting of MAP and Grading Plan
- **March 2023:**
 - DEEP provided comments to LEA
 - LEA responded to comments and resubmitted Closure Plan
- **May 2023 – July 2025:**
 - LEA & Town pushed DEEP for comments and feedback
- **July 2025:**
 - DEEP provided additional comments to LEA
 - LEA responded to comments and resubmitted Closure Plan
- **Quarter 4 2025:**
 - Anticipating DEEP to allow LEA to begin importing soils to cap landfill

Scope of Services

- **Landfill Closure**

- Sourcing, onsite management, placement of approved soils, constructing final landform
- Weekly reporting to Town

- **Initial Fill Forecast:**

- 235,000 tons x \$2.00/ton = \$470,000 host fee paid to Town of Clinton

- **Revised Fill Forecast:**

- 350,000 tons x \$2.00/ton = \$700,000 host fee paid to Town of Clinton
- No change in grading – assumes additional compaction

- **Construction estimated to be 15 months**

- **Landfill Post-Closure Management Activities**

- Exploring beneficial reuse options (solar array, expanded transfer station, sale of property)
- Post-closure maintenance and monitoring

Thank You