

Town of Glastonbury



2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

December 1, 2017

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up-to-date on various topics.

a. Budget Schedule.

The following outlines the expected budget schedule for January, February and March 2018.

| | | | |
|----------------------|-------------------|---------|------------------|
| Annual CIP Workshop | January 18, 2018 | 6:00 PM | RCC |
| Annual Town Meeting | January 24, 2018 | 7:00 PM | Council Chambers |
| Town Operations | February 27, 2018 | 6:00 PM | Council Chambers |
| Final Budget Hearing | March 21, 2018 | 7:00 PM | Council Chambers |

A date, time and location for the Board of Education budget workshop and other discussions, as applicable, to be determined. Information is also presented at regular Council meetings during the referenced months.

b. Charter Revision.

Chairman Gullotta asked that I forward the attached summary.

c. Communication Tower – Woodland Street.

The CT Siting Council has scheduled public hearings for 3:00 p.m. and 6:30 p.m. on January 11, 2018 concerning the application for a 150± foot communications tower on the Cavanna property at 63 Woodland Street. The Siting Council has final authority in this matter and has granted intervenor/party status to the Town. This enables the Town to formally present testimony during the public hearing process. Such comments can be presented in writing or through in-person testimony.

Council held a public information hearing on August 1, 2017 in this matter. Comments from the information hearing are attached. Any formal Town comments can be confirmed at the January 8th meeting.

d. Realignment of Route 17 Exit Ramps.

State DOT will hold a public information hearing in Council Chambers at 7:00 p.m. on December 14, 2017. The purpose of the hearing is to review DOT plans to remove 2 bridges serving Route 17 exit ramps in Glastonbury and realign exits to include:

- Eliminates the ramp to New London Turnpike at Williams Street (Stop & Shop, Monaco Ford, etc.) and reconfigures to exit near Glastonbury Funeral Home.
- Existing exit from Route 17 to NLT Douglas Road and reconfigured exit near Williams Street will form signalized intersection with entrance to Route 17 near Glastonbury Funeral Home. Plans are attached.

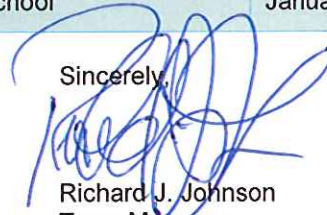
The Town will forward a notice to nearby property and business owners to advise of the hearing. For Glastonbury the relationship with the Douglas/Sycamore Road intersection needs to be understood.

e. Upcoming Events.

The following summarizes a number of upcoming events.

| Event Name | Hosting Organization | Date(s) |
|-------------------------------------|---|---|
| Lighting the Town Center | Town Center Initiative | Dec. 2nd |
| Holiday Market to Benefit Food Bank | Mission Fitness | Dec. 2nd |
| Santa's Run Road Race | Parks/Recreation Dept. | Dec. 3rd |
| Civil War Lecture (last of 3) | WTML | Dec. 4th |
| White Out Walk | Glastonbury Community Action Partnership (GCAP) | Dec. 5th |
| Toy Drives | Police Department | Dec 9th – Stop & Shop Dec 16th - Pinwheels |
| Victorian Holiday Stroll | Shops at Somerset Square | Dec. 21st |
| Chamber Annual Meeting | CT River Valley Chamber | Jan 17th |
| US Coast Guard Band Concert | Glastonbury High School | January 29th |

Sincerely,



Richard J. Johnson
Town Manager

RJJ:yo

GENERAL OUTLINE FOR CHARTER REVISION

November 2017

- Two-thirds vote of entire Town Council or petition by at least 10% (2,300±) of electorate.
- Subject to preceding, the Council must appoint Charter Commission within 30 days. Commission consists of 5 to 15 electors with not more than a bare majority of any one political party. Not more than 1/3 of the Commission members can hold public office in the Town.
- The Council shall direct the Commission to consider recommendations of the Council or included in the petition, as applicable. The Commission must comment on each item directed to consider.
- The Commission may also consider other items.
- The Council must adopt a resolution that sets a date for the Commission to submit a draft report. This date must be within 16 months after the Commission's appointment.
- Commission shall hold at least 2 public hearings. One prior to beginning work and one after draft report completed. May hold other hearings as deemed appropriate.
- Draft report forwarded to the Council. The Council shall hold at least 1 public hearing, with the last public hearing not later than 45 days after receiving draft report.
- Within 15 days after the last hearing, the Council shall make recommendations to the Commission for any changes to the draft report.
- If the Council does not make any recommendations to change the draft report, the draft report shall be final and acted upon by the Council.
- If the Council does recommend changes in the draft report, the Commission shall confer with the Council and may amend the proposed amendments in accordance with the recommendations or reject any of the Council's recommendations. The Commission shall submit its final report to the Council not later than 30 days after receiving the Council's recommendations.
- Not later than 15 days after receiving final report, the Council, by majority vote of its entire membership, shall either approve or reject – in whole or part.
- If the Council rejects a matter, there is petition process – not less than 10% of electorate.
- There are publication requirements after the Council's approval or the certification of a petition.
- The Council, by majority vote of the entire membership, shall determine whether the Charter amendments are presented at a regular or special election, which shall be held not later than 15 months after the approval by the Council or certification of a petition for referendum.
- The Council would determine the ballot question or questions related to the Charter amendments.



445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

November 15, 2016

Christopher B. Fisher
cfisher@cuddyfeder.com

VIA OVERNIGHT DELIVERY

Mr. Richard J. Johnson
Town Manager
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033

Re: Eco-Site, Inc. & T-Mobile Northeast
Proposed Wireless Telecommunications Tower Facility
63 Woodland Street, Glastonbury, Connecticut

RECEIVED
2016 NOV 16 AM 10:52
TOWN MANAGER

Dear Mr. Johnson:

I am writing to you on behalf of Eco-Site, Inc. ("Eco-Site") with respect to its proposal to construct a wireless communications tower facility at 63 Woodland Street in southern Glastonbury. The purpose of our letter is to commence a formal consultation process with you and other Town of Glastonbury officials prior to any application being filed by Eco-Site and T-Mobile Northeast ("T-Mobile") with the State of Connecticut Siting Council. Enclosed you will find a detailed Technical Report prepared by Eco-Site which includes information on T-Mobile's need for the new tower, alternatives evaluated and the environmental effects of the project as identified at this time.

Background and Wireless Services to be Provided

Eco-Site is a company that specializes in the development of tower infrastructure to serve a community's wireless communications needs and works closely with municipalities, landowners and commercial wireless carriers such as T-Mobile. This specific project is one of several that Eco-Site and T-Mobile representatives are collaborating on in an overall effort to provide reliable wireless services in Connecticut.

The growth in consumer use of mobile data and overall network demands continue to rise and requires the development of additional wireless infrastructure to reliably serve the public. With its large land area and varied terrain, identifying locations for wireless infrastructure to serve the Glastonbury community can be challenging.

As noted in the Technical Report materials including data from T-Mobile, this proposed tower facility would provide reliable service to over 600 residents in the area and several miles of roads. Current gaps in reliable service are notable and this proposed facility is one that will address coverage deficiencies and capacity constraints in T-Mobile's network and be available for collocation by other carriers to provide coverage and capacity in Glastonbury.

The Tower Project

Eco-Site would own, maintain and operate the tower facility subject to any approval the Connecticut Siting Council may issue for the project. The project as currently proposed would consist of a 150' monopole structure within a fenced compound on an approximately 177 acre wooded parcel of land. T-Mobile would lease space for its antennas and equipment in the tower site compound. Should the Town EMS, fire or police services have a need, they could be accommodated at the tower site. The tower and fenced compound are further designed to support the antennas and equipment of other FCC licensed wireless carriers. The facility will be unmanned with no sanitary or water facilities and will generate an average of one vehicle trip per month by each carrier at the site, consisting of a service technician in a light duty van or truck.

State Siting Council - Balance Of Need With Environmental Impact

Connecticut State policy generally recognizes the need for new towers to serve the public and has designated the Connecticut Siting Council as the state agency with responsibility for reviewing and approving specific tower proposals. The Siting Council will be called on to evaluate this proposal once an application is filed with the agency. The Siting Council's focus is on balancing the need for a tower on a case-by-case basis with any significant adverse environmental impacts. Jurisdiction over any proposed cellular telecommunications facility rests exclusively with the Siting Council and would be in lieu of local zoning, wetlands and other types of municipal land use review and approvals.

Town Input & Procedural Next Steps

Eco-Site is providing the enclosed Technical Report to the Town of Glastonbury in accordance with Section 16-50l of the Connecticut General Statutes. The statute requires consultation with a municipality in which a tower facility is proposed prior to submission of an application with the Siting Council. The purpose of the local consultation is to give the municipality in which the facility has been proposed an opportunity to provide the prospective applicant with any recommendations or preferences it may have prior to the filing of an application with the Siting Council.

Upon review of Section 16-50l(g) of the Connecticut General Statutes, you will note that municipalities also have the option of conducting a noticed public information session on any proposed cellular tower facility. State law requires any such information session to be held by the Town during the first 60 days of the 90-day period afforded to the municipalities for consultation with a prospective Siting Council applicant. As such, should Glastonbury elect to conduct a public information meeting regarding this project, it should occur on or before January 15, 2017. For such public information sessions, our typical practice is for introductions to be made by a municipal official, have the project team make a presentation (usually a power point) and then respond to public questions moderated by a local official or agency.



In advance of any public information session, we and Eco-Site representatives would appreciate the opportunity to meet with you and the Town Planning Director to discuss the project in greater detail. Additionally, Eco-Site's visual consultants will be conducting a balloon float and field leaf-off field review in the coming weeks and thereafter produce photosimulations and a final visual assessment that we plan on sharing with the Town as part of the technical consultation process. To the extent the Town has specific areas it would like to see photo documented as to potential visibility and this tower proposal we would like to make sure that is included and coordinated as part of the visual experts' scope of work.

In advance, we thank you for your consideration and will follow this correspondence with a call to your office to discuss next steps regarding the municipal consultation process. We look forward to meeting with you further on this project and learning more about Glastonbury's interests and any recommendations prior to filing an application with the Siting Council.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher B. Fisher", with a long horizontal line extending to the right.

Christopher B. Fisher

cc: Glastonbury Agencies
Eco-Site
T-Mobile
Daniel Laub, Esq.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the enclosed technical report was sent by overnight delivery to the following:

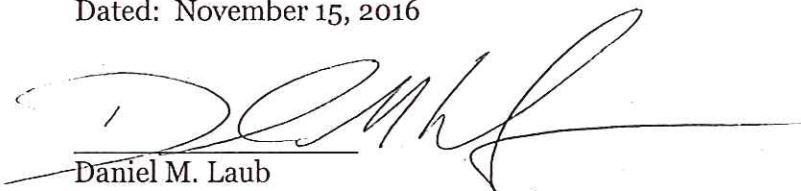
Mr. Richard J. Johnson
Town Manager
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: 860-652-7710

Ms. Khara Dodds
Director of Land Use & Planning Services
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Town Plan & Zoning Commission
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Inland Wetlands and Watercourse Agency (IWWA)
Town of Glastonbury
Town Hall
2155 Main Street
Glastonbury, CT 06033
Phone: (860) 652-7515

Dated: November 15, 2016


Daniel M. Laub

Motion By: Mr. Byar

Seconded By: Ms. Boisvert

BE IT RESOLVED, that the Glastonbury Town Council hereby adds to the agenda consideration of requests of The Tannery for modifications of some conditions of approval.

Result: Motion passes unanimously {9-0-0}.

Motion By: Mr. Byar

Seconded By: Ms. Boisvert

BE IT RESOLVED, that the Glastonbury Town Council hereby puts on the agenda for the Town Council meeting of September 12, 2017, consideration of proposed modifications to conditions of approval for the Tannery.

Disc: Mr. Johnson said that at this point, TPZ could hear it at the meeting of August 15 or September 5 or they would have to push it back to October 10, 2017. Mr. Cavanaugh said that several of them were at the site visit where they saw the new accessory door that was built prior to any approval. Attorney Peter Alter represented the applicant and explained that they had gotten information from a potential restaurant operator that the access was needed and somehow the associated contractors got ahead of them. Mr. Cavanaugh said that he feels as if they are being backed into approving something. Attorney Alter said that the sidewalk was always on the plan, they are disappointed that they missed the need for the door and that it was built without the approval emphasizing that if it is ultimately not approved, they will plan to remove it and build to the plan. Mr. Cavanaugh said that it isn't just about the door, it is taking open space and asked about the alternative discussed previously. Attorney Alter said that there is a wide right-of-way and he was unsure if it could be done but they are looking into it. Vice Chairman Osgood expressed a desire for a more extensive landscaping plan than indicated. Attorney Alter said there would be one with more details. Vice Chairman Osgood said that he would support September 12 with the understanding they could postpone if TPZ hasn't reviewed.

Result: Motion passes unanimously {9-0-0}.

PUBLIC INFORMATION HEARING – 8:00 P.M.

- 1. PRESENTATION AND PUBLIC COMMENT ON THE PROPOSAL FOR CONSTRUCTION OF A WIRELESS COMMUNICATION TOWER FACILITY AT 63 WOODLAND STREET, AS DESCRIBED IN THE TECHNICAL REPORT TO THE TOWN OF GLASTONBURY – PROPOSED WIRELESS COMMUNICATIONS FACILITY – HOPEWELL/SOUTH GLASTONBURY FACILITY, BY ECO-SITE AND T-MOBILE**

Attorney Daniel Laub of Cuddy & Fedder, LLP, reviewed a presentation of the proposed construction of a wireless communication tower facility at Woodland Street saying that data

demands are growing exponentially. He showed a map of current service and post development service for T-Mobile customers. He talked about the site search and that it would be suitable for up to four carriers. He said there are no wetlands and reviewed the distances to the nearest residence to the proposed 150' tower.

Mrs. Jennifer Siskind of 101 Fairview Terrace said she was generally opposed to cell tower for the impacts on the view shed and was aware of income for farm family. She questioned it being appropriate for the neighborhood given the farm stand and residential neighborhoods. She also suggested they consider the pole that looks like a fake tree that is still better than a plain pole even though it is readily recognizable.

Mr. David Scampoli of 36 Hopewell Heights said he owned the closest property and explained his experience as an engineer. He said they have Verizon with three bars of service and questioned why they wouldn't use the highest part of the land 1000 feet to the west. He felt they offered very limited information noting that it would be clearly visible and audible given the HVAC equipment. He challenged the town to ensure no view and impact is limited.

Ms. Debbie Duch of 36 Hopewell Heights opposed the project saying it was too close to the neighborhoods, ATT and Verizon both work and there were two streams in the area. She said that she was disappointed the balloon float was in the middle of the summer when people are away. She requested the tower be placed so no visual impact.

Mr. Alan Preli of 641 Woodland Street said he was a neighbor and that there are lots of electric transmission lines and this is only one tower. He said that there are a number of things that annoy him including houses as big as hotels but that if someone doesn't like the use, buy the land and do what you want.

Ms. Emily Swydell of 287 Woodland Street said it does impact home values and that they just bought the property to make it their forever home. She said she didn't realize this was a possibility and is heartbroken. She said it was a good idea to re-do the balloon float.

Mr. Brendan Shane of 63 Blueberry Lane said he was a land use attorney and felt the application as deficient. He said that there was no analysis presented as to why this property was selected, questioned why it needed to be as high as it was and didn't see a visual impact analysis from Blueberry Lane. He noted the historical values and recreational activities in the area such as picking at the farms and hay rides.

Mr. Dennis Mahoney of 55 Hopewell Heights said there is no doubt that there will be a negative impact to home values questioning the list of resident that will be able to see the tower. He expressed concern about the loss of quality of life due to the view of the tower and criticized the

short duration of the balloon float. He also expressed concern about the impact to migratory birds.

Mr. Kevin Burton of 275 Woodland Street also expressed concern about property values and noise given they already have to deal with the sound of gunfire.

Attorney Laud said that approximately 45-55 homes would be able to view the tower. He said that the property itself makes this a fairly expensive project and 150' is the minimum height for T-Mobile. He said that the sound will comply with local noise ordinances and they will look into the report of other wetlands. He noted that after Sandy, they prefer an automatic back-up generator. He said that when the Siting Council holds their hearing in Glastonbury, they will require another balloon float and will notice property owners adding that there are no other notice requirements other than a sign on the property. Mrs. Keefe said the town will notify abutters within 500'. Attorney Laud said that have not found any change in home values nor any impact on migratory birds. Mrs. Barry asked if they could take a position and send a letter. Mr. Johnson suggested they request intervener status. Ms. Boisvert asked about disguising pole. Attorney Laud said that they had recently gotten approval for a monopine pole.

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.

NO. 1 \$150,000 TRANSFER FROM DEBT SERVICE TO CAPITAL RESERVE FUND

Continued to September 12, 2017, to address a typo in the hearing notice

NO. 2 RESOLUTION APPROPRIATING \$3,000,000 FOR PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APROPRIATION (Continued from July 25, 2017 meeting)

Mr. Johnson reviewed his memo to the Council on the subject dated July 28, 2017, reiterating that authorization does not obligate the town to spend. He noted the information on the revenue and debt service saying it would be about \$251K annually if they were to borrow everything all

Town of Glastonbury



2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500
FAX (860) 652-7505

Richard J. Johnson
Town Manager

December 4, 2017

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Supplemental Town Manager's Report

Dear Council Members:

The following will keep you up-to-date on various topics.

1. **Public Information Hearing.**

The grant process for the Fisher Hill Bridge Replacement Project requires a public information hearing. This can be scheduled for the January 9, 2018 meeting or a separate time and date. Unless advised otherwise, the hearing will be scheduled for the January 9th Council meeting.

2. **Recreation Areas – No Smoking/No Tobacco.**

Per the recently adopted Ordinance, signs will be located at Town recreation areas falling under the ban. Signs have been ordered, received and will be installed over coming weeks as time allows as other pre-winter assignments are completed.

3. **2017 Santa's Run.**

The 2017 Santa's Run was held on Sunday, December 3rd. This year's race attracted over 1,200 participants of all ages to help celebrate the 40th anniversary of Santa's Run. The Costume Division again attracted a variety of creative costumes by individuals and groups. Thanks and appreciation go to Council members Barry, Beckett and Niland for serving as Costume Division judges this year.

4. **Zoning and Wetlands Appeal.**

Actions by the Inland and Wetlands and Town Plan & Zoning Commission concerning The Edge project, to be located on a parcel located easterly of the Chili's Restaurant off Main Street, are subject to appeal. As advised, the Town Attorney and Alternate Town Attorney have potential conflicts that preclude their representing the Town. I have discussed alternate counsel with both and would like to work with Attorneys John Knuff and Amy Souchuns of Hurwitz, Sagarin, Slossberg and Knuff.

5. **State Aid.**

The Town has received the initial 25% installment for annual ECS funding of \$1,430,827. ECS is received over 3 payments of 25%, 25% and 50% in October, January and April annually.

On Monday, December 4th, the new Stabilization Grant of \$281,748 was received. Both revenues are deposited to the General Fund.

Sincerely,

Richard J. Johnson
Town Manager