



# Town of Glastonbury

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Richard J. Johnson  
Town Manager

ITEM #7  
04-24-2018 Meeting

April 20, 2018

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.

**1. Town Manager Expense Report**

A copy of my expense report for the three months January through March 2018 was forwarded separately. I will appreciate Council recognizing receipt of this report on Tuesday evening.

**2. Uranium in Well Water**

Per the attached, residents of Cedar Ridge Drive wrote to Council concerning high levels of uranium in well water. The property owners hope to have Manchester Water service extended along Cedar Ridge Drive. I have met with these property owners and will meet again the week of April 30<sup>th</sup>. To date, I have advised that Town assistance is limited to technical advice involving design, construction, coordinating with Manchester Water, etc. Town funding or direct construction services are not available. I will appreciate Council comment in this regard.

**3. 2017 Nitrogen Credit Trading Program**

The established 2017 DEEP permit limit for nitrogen removal for WWT Operations was 98 pounds per day and actual average in 2017 was 84 pounds per day. As a result of outperforming permit requirements, DEEP will forward a payment of \$2,646.

**4. Police Awards**

The Annual Police Awards Ceremony is scheduled for 5:00 p.m. on Wednesday, May 23<sup>rd</sup> in Council Chambers.

**5. Connecticut Siting Council Certificate of Environmental Compatibility**

The CT Siting Council has approved the 150-foot communication tower for the Cavanna parcel off Woodland Street. I have attached excerpts from the Commission's Opinion and Decision and Order. You will note comments concerning the monopine requested by the Town and Public Safety Communications. Please let me know if you would like the applicant to attend a Council meeting to review the viewscape for the monopine and monopole.

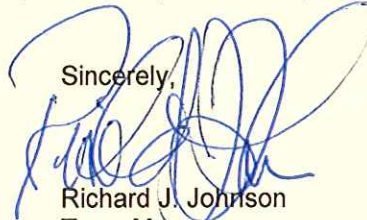
**6. Small ZREC**

The Town is awarded a project under the small (less than 100 kW hours) Zero Renewable Energy Credit Program. Glastonbury has participated in this program since inception and completed a number of successful solar PV projects accordingly. The new project is a 29 kW system to be installed on the new Facility/Maintenance Barn. Purchase and installation of the solar PV system will be funded through a state grant awarded for the Barn project. The system is estimated to generate \$2,000 in annual savings. Additionally, Glastonbury will receive a \$2,871 annual payment from sale of the RECs. Proposals will be submitted under the medium and large ZREC Program over coming weeks.

**7. Hebron Avenue Reconstruction – Roundabout**

The attached pages summarize the communications program developed for the above-referenced project. Marketing & Communications Specialist Kathryn Paquette will coordinate and make certain business and property owners along with the general public are up to date on project status. This has been well received to date.

Sincerely,



Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

RECEIVED

2018 MAR 15 PM 12:28

WATER MANAGER

Dear Town Council, Mr. Richard Johnson and Mrs. Wendy Mis...

We are writing this letter on behalf of several homeowners residing on Cedar Ridge Drive in Glastonbury.

As you may be aware multiple water wells in our neighborhood have been tested in the last year and found to have extremely high levels of uranium, making our drinking water nonpotable.

The current MCL (Maximum Contamination Limit) for uranium in public drinking water is 30 ug/l according to the EPA. Our well water has found levels as high as 2200 ug/l. Uranium is considered to be a heavy metal and may result in kidney damage over time. Levels above 900ug/l may not be safe for showering either according to CT DPH Sanitation Engineer Tiziana Shea. Essentially every water well in the new section of Cedar Ridge Drive has elevated uranium levels. Most households have been using bottled water for drinking since this problem was discovered but we still use the contaminated water for showering and washing clothes. Many families are concerned about long term health effects, especially on their young children.

We explored multiple options and contacted CT DEEP, CT DPH, Glastonbury DPH, Manchester Water Department, Connecticut Clear Water Supply and multiple others to see what can be done to mitigate this issue.

Home mitigation systems are available for mild to moderately elevated uranium levels in the form of anion exchange and reverse osmosis systems. We discussed options with several water treatment contractors in Connecticut, Massachusetts and other states. The estimated costs of in house treatment systems range from \$ 12000 to \$25000 per household. A local water contractor (Banner Water) offered a solution but has not done high uranium mitigation systems in the past and another contractor (CT Valley Artesian well) felt that the cost would be extremely high, and they cannot guarantee the complete removal of uranium from our water. They also raised a health concern for their workers who would be exposed to uranium residues in dry wells during maintenance of the systems. Ultimately they declined to quote based on their employee safety concerns. Home mitigation systems may not provide complete solution with possibility of still having health concerns after installation as well as ongoing maintenance problems with systems and devaluation of our homes if these systems are present in our homes.

Therefore, we feel that the only option for safe and reliable source of clean water is to connect to the public water supply. Manchester Water Department (Mr. Kearney) has been extremely helpful and expressed willingness of the facility to supply water to us. The main pipe line would have to be extended about 500 feet and then connected to each house. Manchester Water Department has already made a preliminary plan and they estimate that the extension would cost around \$180000. There may be additional costs if blasting is needed. Many of the homeowners have reached out to different state and government departments to seek any possible funding loans or grant. Unfortunately, we do not seem to qualify for any at this point.

We are therefore turning to town council and management for any assistance you may be able to provide to us. Homeowners are willing to share the costs of the project, but we are looking for your assistance in the form of financial cost sharing, loans, tax forgiveness, technical support, coordination with Manchester Water or any other help you can provide to us.

We understand that the town has many other financial obligations but as a community we do not see any other option to secure a clean water supply.

We greatly appreciate any support and hope to hear from you soon on this issue.

Sincerely,

Mojca Lorbar and Jeff Cardin

Claudia and Tony Soto

Barbara and David Edelheit

Julia and Greg Camarco

Naurin Hashmi and Arshad Yekta

park/swimming pool on Hopewell Road. The proposed site would also serve as a base site to further design future wireless facilities to expand T-Mobile's service into the larger surrounding area.

As an alternative to the tower, providing wireless service using a distributed antenna system, repeater, microcell or other similar types of technology is not practical or feasible given the large area of coverage needed. A macrosite tower furthers the Council's charge of promoting tower sharing to avoid the unnecessary proliferation of towers in the state as it would be designed to support the co-location of three additional telecommunication carriers and local and regional emergency service antennas. The Town of Glastonbury, a party in this proceeding, expressed interest in locating emergency service antennas on the tower. EcoSite would continue to consult with the Town to determine the Town's emergency communication needs and accommodate their tower space requirements.

The proposed facility consists of a 150-foot tower and an associated 50-foot by 50-foot compound area. T-Mobile would install 9 panel antennas, 9 remote radio units, and one 2-foot diameter dish antenna on a low-profile rigid T-arm mount at a centerline height of 146 feet above ground level. The Town's preliminary list of tower equipment includes three whip antennas and one dish antenna but the exact tower heights needed for this equipment is not known at this time. Both T-Mobile and the Town would install equipment shelters within the compound.

The proposed tower site is located in the heavily wooded, southwest portion of the property. The site is remote, with the nearest property line and residence being 290 feet and 1,140 feet to the southwest, respectively. Access to the site would follow an existing dirt road that extends from Woodland Street through the property for a distance of 3,750 feet. From this point, a new access drive would extend south from the existing dirt road and proceed uphill at a grade of ten percent to the tower site. The northern end of the new access drive would utilize retaining walls on both sides of the driveway to stabilize hillside slopes. The precast modular block retaining walls would extend up to six feet in height. Preliminary stormwater controls for the new section of access drive would consist of rip-rap lined swales that would discharge as sheet flow across the existing dirt road.

Underground utilities would be installed to the compound from an existing utility pole on Woodland Street. The utilities would be installed along the edge of the existing dirt road except in locations where a culvert watercourse crossing exists, requiring the utility line to be routed within the dirt road travel surface to avoid impacts to watercourses that cross under the road. The underground utilities would then extend to the tower site following the route of a drainage swale along the new portion of access drive. EcoSite would examine the feasibility of moving the underground utility line out of the swale to allow for easier access to the line if emergency repairs are necessary.

In the event an outage of commercial power occurs, T-Mobile will rely on a power battery unit and a propane fueled Auxiliary Power Unit for emergency power. The generator will have an estimated 80 hours of run time at average load conditions before refueling is required. The Town may install its own emergency power generator at the site.

Development of the new access drive and compound area would require the clearing of approximately 1.26 acres of a mixed evergreen and deciduous forest dominated by oaks, beech, hickory, eastern hemlock and black birch. The tower site and new portion of access drive are not in areas mapped by the Natural Resources Conservation Service as containing prime agricultural soils.

There are no wetlands or watercourses within the construction limits of the new access drive and compound. The proposed project would be constructed in compliance with the 2002 *Connecticut Guidelines for Soil Erosion and Sedimentation Control*.

No records of species listed on the Department of Energy and Environmental Protection's Natural Diversity Database occur in the area. The proposed facility is not located near a National Audubon Society designated Important Bird Area and the design of the proposed facility would comply with United States Fish and Wildlife Service guidelines for minimizing the potential impact of telecommunications towers to bird species.

The State Historic Preservation Office (SHPO) determined the project would have no adverse effect on properties listed on or eligible for the National Register of Historic Places. In its determination letter to the Applicant, SHPO recommends that the facility be constructed to be as non-visible as possible.

The proposed tower would be visible year-round from approximately 317 acres within a two-mile radius of the site with most of this visibility occurring from agricultural fields and orchards a half mile south/southwest of the site. When viewed from this area, the tower would be visible due to the lack of intervening vegetation and would extend above the ridgeline backdrop. Some residential development is located within this area, mostly along Matson Hill Road. Seven residences are projected to have year-round visibility of the tower within a half mile of the site. The visibility analysis indicates the surrounding area to the east, west and north is hilly and has a developed tree canopy, limiting views of the tower to localized openings in the tree canopy.

The upper portion of the tower would be visible from the Town's Slocomb Mill preserve located along the east side of Matson Hill Road. The preserve, approximately 0.3-mile northwest of the proposed tower, contains a parking lot and the ruins of the Slocomb Mill. As one moves further east through the open area and closer to the treeline within the preserve, tower visibility is reduced. The proposed tower would not be visible from any State-designated scenic roads or any "blue blazed" hiking trails maintained by the Connecticut Forest and Park Association.

As for the final design of the 150-foot tower, the Council is sensitive to the Town's concerns regarding visibility impacts to the surrounding community as well as to the recently developed Slocomb Mill preserve. Although the Council acknowledges the Town prefers a monopine design at the site, the monopine may appear out of scale with its surroundings in certain locations, especially from a portion of Matson Hill Road near the Slocomb Mill preserve and from open field areas on Matson Hill Road south of the site. When viewed from these areas, the monopine would extend significantly above the existing tree canopy and would have a wider profile than a typical monopole design, tending to draw a viewer's attention to it. However, the monopine would more readily blend in with its surroundings when viewed from other locations, especially for leaf-off views through sparse vegetation or from high elevation areas where the monopole appears to extend slightly above the surrounding tree canopy and distant ridgelines. Furthermore, a monopine would cost an additional \$70,000 more than a standard monopole to account for a larger foundation and faux branches, and may require additional maintenance and antenna co-location costs.

Other stealth options examined for this proposed facility included a firetower design and a flagpole type tower with flush mount antennas but these designs are not practical due to necessary tower heights to achieve coverage, visual profile concerns, antenna deployment issues, limited tower sharing ability and overall cost.

After reviewing the visibility analysis, the Council will order either a monopine or a monopole tower at the site contingent upon further consultation between the Town and the Applicant regarding the Town's tower space requirements for emergency communication equipment prior to submission of the Development and Management (D&M) Plan for the project. The location of such equipment may be detrimental to a monopine design, and if it is determined during the consultation process that the faux monopine branches cannot adequately camouflage the Town's communication equipment, thus reducing the effectiveness of the monopine in concealing antennas and other tower mounted equipment, a standard monopole with platform-mounted antennas can be constructed at the site, and submitted as part of the D&M Plan

DOCKET NO. 478 - Eco-Site, Inc. and T-Mobile Northeast, LLC } Connecticut  
application for a Certificate of Environmental Compatibility and }  
Public Need for the construction, maintenance, and operation of a } Siting  
telecommunications facility located at 63 Woodland Street, }  
Glastonbury, Connecticut. } Council

March 29, 2018

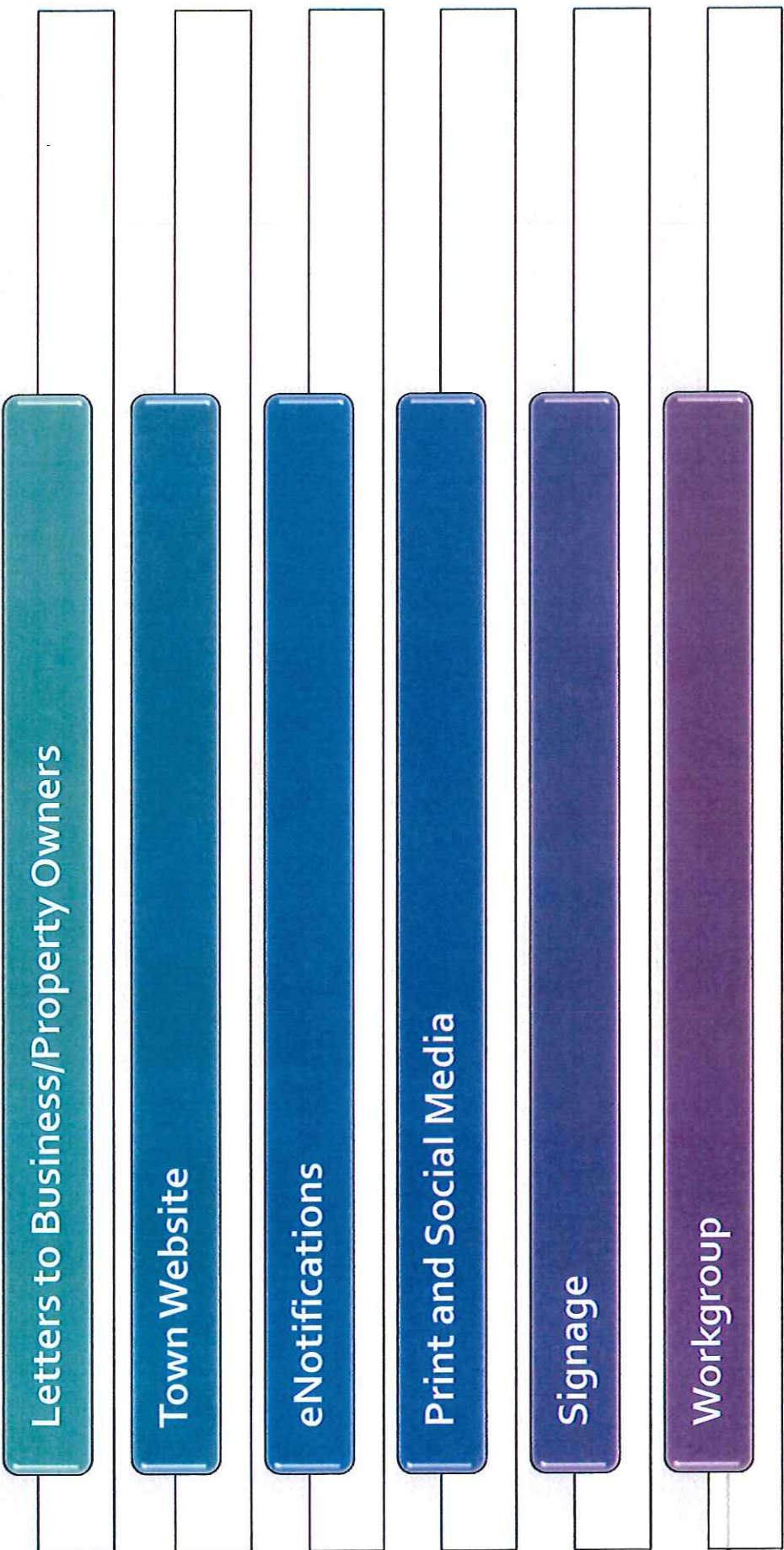
### Decision and Order

Pursuant to Connecticut General Statutes §16-50p, and the foregoing Findings of Fact and Opinion, the Connecticut Siting Council (Council) finds that the effects associated with the construction, maintenance, and operation of a telecommunications facility, including effects on the natural environment, ecological balance, public health and safety, scenic, historic, and recreational values, agriculture, forests and parks, air and water purity, and fish, aquaculture and wildlife are not disproportionate, either alone or cumulatively with other effects, when compared to need, are not in conflict with the policies of the State concerning such effects, and are not sufficient reason to deny the application, and therefore directs that a Certificate of Environmental Compatibility and Public Need, as provided by General Statutes § 16-50k, be issued to Eco-Site, Inc., hereinafter referred to as the Certificate Holder, for a telecommunications facility at 63 Woodland Street, Glastonbury, Connecticut.

Unless otherwise approved by the Council, the facility shall be constructed, operated, and maintained substantially as specified in the Council's record in this matter, and subject to the following conditions:

1. The tower shall be constructed either as a monopine or monopole at a height of 150 feet above ground level (excluding faux monopine branches) to provide the proposed wireless services, sufficient to accommodate the antennas of T-Mobile Northeast, LLC, the Town of Glastonbury, and other entities, both public and private. The height of the tower may be extended after the date of this Decision and Order pursuant to regulations of the Federal Communications Commission. Prior to submission of the Development and Management Plan to the Council, the Certificate Holder shall consult with the Town of Glastonbury in regards to the Town's emergency communication equipment needs and the appropriateness of a monopine design based on those needs. The final tower design, either a monopole or monopine, shall be determined after this consultation.
2. The Certificate Holder shall prepare a Development and Management (D&M) Plan for this site in compliance with Sections 16-50j-75 through 16-50j-77 of the Regulations of Connecticut State Agencies. The D&M Plan shall be served on the Town of Glastonbury for comment, and all parties and intervenors as listed in the service list, and submitted to and approved by the Council prior to the commencement of facility construction and shall include:
  - a) final site plan(s) for development of the facility that employ the governing standard in the State of Connecticut for tower design in accordance with the currently adopted International Building Code and include specifications for the tower, tower foundation, antennas, and equipment compound including, but not limited to, fencing, radio equipment, access road, utility line, and emergency backup power source;
  - b) construction plans for site clearing, grading, utility installation, water drainage and stormwater control, and erosion and sedimentation controls consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended;
  - c) schedule for deployment of T-Mobile Northeast LLC's, and the Town of Glastonbury's equipment; and
  - d) hours of construction.

# Communication Platforms Overview





# Communication Platforms: Town Website

www.glastonbury-ct.gov/roundabout

The screenshot shows the Glastonbury Town Website. At the top, it displays the weather as '44° Mostly Cloudy'. Below the weather is a search bar and a navigation menu with links for HOME, ABOUT US, I WANT TO..., RESIDENTS, VISITORS, BUSINESS, DEPARTMENTS, and SERVICES. The main content area features a breadcrumb trail: Departments » Department Directory (A-K) » Engineering » Capital Projects. The page title is 'HOUSE STREET/HEBRON AVENUE ROUNDABOUT'. The main text states: 'The House Street / Hebron Avenue Roundabout will be constructed in the Spring of 2018. This roundabout will be a safety solution for the high volume of vehicular accidents occurring at this intersection. To keep the community apprised of updates regarding this project, we have created this dedicated web page. All updates, road closures, and other announcements related to this project will be posted below in reverse chronological order. You can also subscribe to receive updates to your email through the town's **notification system**. Just select the "roundabout construction" category under the News heading.' A 'NEW' announcement follows: 'NEW - March 29, 2018 - Construction Work to Begin on, or Around, April 9th'. The text continues: 'Construction on Hebron Avenue between Main St. and Sycamore St. will begin on or around April 9, 2018. Work within the corridor will include a new roundabout at the intersection of House Street and Hebron Avenue as well as pavement rehabilitation of the entire roadway outside of the new and existing roundabouts. Work outside of the roundabout project limits will generally consist of removing and replacing the entire pavement structure. Granite curb will be installed throughout and some sidewalk sections will be reconstructed in order to accommodate new grades. The new configuration will satisfactorily resolve a quantifiable safety issue at the House Street intersection and provide needed improvements to the Hebron Avenue driving surface.' On the left side, there is a 'Staff Directory' section with a 'Capital Projects' dropdown menu containing links to: House Street/Hebron Avenue Roundabout, Hebron Avenue Pavement Rehabilitation, New London Tpk/Hebron Ave Roundabout, Tryon Street Storm Drainage Improvements, Annual Paving Program, Griswold Street/Harris Street Intersection Improvements, and Public Improvement Standards.

Updates posted in reverse chronological order with most recent appearing at top of page.

Includes detour maps, educational materials, FAQs, video simulations, and driver/ bicyclist/ pedestrian info.

# Communication Platforms: eNotify

www.glastonbury-ct.gov/enotify

## ENOTIFY

To receive real-time updates on Town and community announcements that matter to YOU, enter your name/email and then select the mail icons next to the Categories of interest. (A little yellow star will appear on the icon once you've selected it). Please review the categories under all headings - Calendar, Job Postings, News, etc. - and make your selections. We recommend the following News categories to all residents - Adjusted Town office Hours, Road Work/Construction, Tax & Sewer Bill Notices, What's Happening in Glastonbury. You can then update these settings at any time by visiting this web page and clicking on "Change eNotification Preferences". If there's a certain category you do not see below that you believe should be added, please contact marketing@glastonbury-ct.gov.

eNotification Signup

[Change eNotification Preferences](#)

Email Address \*

Retype Email Address \*

First Name \*

Last Name \*

New subscribers: Enter email address and first/last name

Exiting subscribers:

Select "Change eNotification

Preferences", enter your email, and follow prompts.

# Communication Platforms: eNotify

Scroll down under the "News" heading, and select "Roundabout Construction" and "Road Work/Construction"

## News

- Adjusted Town Office H...
- Board of Education
- Education
- Green Initiatives
- Job Postings
- Recreation
- Roundabout Construction
- Storm Updates
- Used Computer Sales
- Assessor Personal Pro...
- Budget
- Elections
- Hazard Alert
- Land Records Notificati...
- Registrars' Office of Vot...
- Sharing Tree Senior Ne...
- Tax and Sewer Bill Noti...
- Bid & RFP Results
- Dog License Notificatio...
- Glad
- Housing Authority
- Plan of Conservation & ...
- Road Work/Construction
- Social Service & Donati...
- Town Manager
- Whats Happening in Gl...

## Communication Platforms: **Print & Social Media**

### Roundabout updates available through:

- Glastonbury Citizen
- CT River Valley Chamber
- Town Facebook Page



**The Glastonbury Citizen**

### Find & Follow Us by Searching:

@glastonburyconnecticut OR  
[www.facebook.com/glastonburyconnecticut](http://www.facebook.com/glastonburyconnecticut)

FOLLOW US ON  
**facebook**

# Communication Platforms: Signage

## Varied Signage for all "Users":

- Variable Message Signs – Relevant Information updated as construction phasing progresses.
- Detour signs/barricades – Multiple detour routes marked for driver convenience
- Cautionary/Warning signs – For driver/pedestrian/bicyclist safety



Communication Platforms: **Workgroup**

# Discussion

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