

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 11, 2018**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

1. Roll Call

Council Members

Mr. Thomas P. Gullotta, Chairman
Mrs. Jill Barry, Vice Chairman
Dr. Stewart Beckett III
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Ms. Mary LaChance
Mr. Lawrence Niland
Mr. George P. Norman
Mr. Whit C. Osgood

(a) Pledge of Allegiance.

Led by Mr. Niland

Chairman Gullotta called for a moment of silence in honor of those lives impacted by the horrific events of September 11, 2001.

2. Public Comment.

(a) Recognition of former Council Members.

Vice Chairman Barry and Dr. Beckett expressed thanks and presented plaques to former Town Council Members Larry Byer, Karen Boisvert, Bill Finn and Cara Keefe.

Ms. Denise Weeks of 334 Hollister Way West and also, the Commission on Aging, said they attended several meetings but wasn't aware how the suggestions were to be integrated by TPZ until the draft was available on-line. She noted several areas they were hoping for inclusion of suggested language such as community center expansion, senior inclusion not segregation, increased transportation options to provide relief to dial-a-ride and increased housing options. She urged the TPZ to include their recommended changes.

Ms. Susan Karp of 32 Rampart Drive and Chairman Board of Education thanked the Town Council for their role in bringing about air conditioning in the elementary schools. She read a letter of thanks from a Buttonball student.

Ms. Kristi Vitelli of 9 Martin Terrace thanked all for their work on the Plan of Conservation and Development but as a member of TALK, requested the Town include the language from the Conservation Commission.

Ms. Kim McLean of 212 Sunset and from the Conservation Commission said that the Commission has historically been involved in the Plan of Conservation and Development. She conveyed concern that the significant work the Commission had done was not incorporated into the plan by TPZ and asked that be included.

Ms. Jen Siskind of 101 Fairview Terrace expressed concern about sustainability language not being included in the document and said there was confusion over the next 65 days and potential jeopardy to grants.

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| 3. Special Reports. | <i>None</i> |
| 4. Old Business. | <i>None</i> |
| 5. New Business. | |
| (a) Discussion and action on update to Plan of Conservation and Development (POCD) 2018-2028 (set Public hearing). | |

Mr. Johnson briefly reviewed his memo to the Council on the subject dated September 7, 2018. Dr. Beckett questioned whether the amendment was the right vehicle and if instead, it should be in a separate document. Mr. Niland disagreed noting that conservation is in the title so it seems completely appropriate. He added that climate change is a critical issue. Mr. Osgood noted this action sets the public hearing and he would like new input on this. He noted language such as they “should” build parking instead of “should” evaluate, same for “should” be senior housing, etc. He praised TPZ for their work on the document. Mr. Norman said he liked the distribution of conservation language, supported the words and wanted to ensure there was no conflict with page 22. He suggested information be included on the purchase of development rights. Ms. LaChance expressed support of the conservation section.

Vice Chairman Barry praised the document but agreed that she wanted to see more on sustainability and climate change. Mr. Niland thanked all who worked on it and asked about logistics. Mr. Johnson said that after the public hearing, they can endorse, reject or suggest language change and then it resides with TPZ. He said that they have requested a waiver regarding state grants several times but certainly, they can't go on indefinitely. Chairman Gullotta said he was disappointed the document was overdue and that it should have been done sooner. He continued saying that the Town Council can propose amendments but in the end, TPZ will act. He asked if they have any recourse if they don't support TPZ final action. Mr. Johnson said he would look into it. Dr. Beckett asked if they have the ability to include sustainability in building regulations. Mr. Johnson indicated that the statute allows for expansive inclusion of information in the Plan of Conservation and Development.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, the Glastonbury Town Council hereby schedules a Public Hearing on the proposed update to the Plan of Conservation and Development effective 2018-2028 for 8:00 p.m. on Tuesday, October 9, 2018 in the Council Chambers of Town Hall, 2155 Main Street, as described in a report by the Town Manager dated September 7, 2018.

Disc: Mr. Niland asked how they communicate. Chairman Gullotta indicated the press coverage will get word out and Mr. Johnson indicated there would be a transmittal to TPZ.

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

(b) Presentation and discussion concerning Police Canine Unit.

Mr. Johnson briefly reviewed his memo to the Council on the subject dated September 7, 2018, and Police Chief Porter reviewed his attached report in support of a canine unit as well adding that they have had events with physical interactions with known felons where the unit would have increased officer safety. Mr. Osgood confirmed that the unit was \$21-\$22K up front and asked about ongoing costs. Chief Porter said that they would have to work it out with the union but there is precedent from other departments that it would be about \$5K/year and he would prefer to pay minimum wage for the care and feeding of the unit by the officer. Mr. Osgood asked about the useful life and Chief Porter said 7, 8, 9 year adding that it depends on the health of the dog.

Mr. Niland expressed support of the program and asked about training course for the officer. Chief Porter indicated he didn't foresee the need of overtime during that time period but if there is illness or vacation time during the same period, he couldn't guarantee that he wouldn't need any. Mr. Niland confirmed they could use an existing car to fit for the unit and asked about emergency care. Chief Porter said that there is insurance which seems like a reasonable approach plus if the dog is killed, CIRMA will help pay for the loss. Mr. Niland asked about a

line item. Chief Porter didn't feel the need but could discuss with Mr. Johnson. Mr. Johnson said that they could always pull out the expenses for review but it wouldn't be a separate line item. Dr. Beckett said that bad things can happen with animals and asked how they are chosen. Chief Porter said that he has a vision for the dog with a priority for community relations and thus, they would be looking for the dog and officer with the best opportunity for success in the role with guidance from the vendor with expertise.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby tables discussion of the police canine unit.

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

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

NO 1 ACTION ON APPLICATION FOR CHANGE OF ZONE RESIDENCE A TO TOWN CENTER – 18, 24, 30, AND 34 SYCAMORE STREET

Community Development Director Khara Dodds joined the Town Manager. Mr. Evan Schwartz, applicant, reviewed the plans saying while no change was necessary, they responded to committee comments. Mr. Johnson said that TPZ voted 3-3 and the three opposed said that they were opposed because they felt the parking should have been part of the application.

Mr. Paul Finney of Sycamore Street expressed support of the application saying that the character of the street has changed.

Hearing nothing further, Chairman Gullotta closed the public hearing. Mr. Cavanaugh asked about lot 18C. Mr. Schwarz said they needed that lot to comply and it would be used for parking. Mr. Cavanaugh asked if the development has a different look than other nearby developments from the same applicant. Ms. Dodds said that it has to go back to plans review subcommittee but they were happy with the architecture adding it was more in the traditional character of Glastonbury. Mr. Osgood confirmed the notice requirement for the zone change and said it was consistent with the Plan of Conservation and Development. Chairman Gullotta said that 20-25 years ago, they were hoping for mixed development for Sycamore Street including housing elements and he was still hopeful.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the application for a change of zone by H374, LLC from Residence A Zone to Town Center Zone for the four properties located at 18, 24, 30, and 34 Sycamore Street, as described in a report by the Town Manager dated September 7, 2018 and in accordance with the application for change of zone as amended for the referenced properties. Said change of zone to be effective October 8, 2018.

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

NO 2 ACTION ON APPLICATION FOR CHANGE OF ZONE RESERVED LAND TO PLANNED BUSINESS AND DEVELOPMENT – 2955 MAIN STREET

Attorney Megan Hope, Alter and Pearson, represented the applicant and explained the agreement for a land swap which would necessitate a change from the reserved land designation. Chairman Gullotta called for public comment but no one spoke and the hearing was closed. Dr. Beckett said that if the state no longer owns the parcel, the zone needs to be changed and he had no issues.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the application for a change of zone by Carpionato Group, LLC from Reserved Land to Planned Business and Development for the parcel at 2955 Main Street, as described in a report by the Town Manager dated September 7, 2018 and as recommended by the Town Plan and Zoning Commission. Said change of zone to be effective November 1, 2018.
Result: Motion passes unanimously {9-0-0}

Ms. LaChance recused herself from the following agenda item due to a conflict of interest being a neighbor in the area.

NO 3 TRANSFER AND APPROPRIATION \$250,000 CAPITAL RESERVE-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-CEDAR RIDGE WATER LINE

Mr. Johnson reviewed his memo to the Council on the subject dated September 7, 2018, noting that the residents have fully funded the project. Chairman Gullotta called for public comment but no one spoke and he closed the hearing. Dr. Beckett said that they have some obligation to the residents to support and help solve problems and this is a reasonable model without expenditures. Mr. Osgood praised Mr. Johnson for helping with the solution.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council approves a \$250,000 appropriation and transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-Public Water Service for the project to extend Manchester Water service along Cedar Ridge Drive with such appropriation and transfer to be fully reimbursed by participating property owners, as described in a report by the Town Manager dated September 7, 2018 and as recommended by the Board of Finance.
Result: Motion passes unanimously {8-0-0}

Ms. LaChance returned and was recognized by the Chair.

5. New Business.

Motion By: Mr. Niland

Continued
Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby removes from the table for discussion, police canine unit.

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

(b) Presentation and discussion concerning Police Canine Unit.

Continued

Ms. Carroll said she had no idea on the frequency of Glastonbury's use of a canine unit and expressed support. Mrs. Barry loved the idea and said her husband's department got so many donations, it was cost neutral. She also thanked the police department for all the roundabout support. Mr. Cavanaugh said that residents have a sense that there is no real crime in town but there are many opportunities to make use of a canine unit. Chief Porter agreed saying that the town is safe but not without its problems just like any other community. Mr. Cavanaugh confirmed with Chief Porter that with regional resources, it is normally a give and take but with a canine, it has been only a take. He asked if there was any federal money but Chief Porter didn't feel there was a need. Mr. Cavanaugh asked the next steps and Chief Porter said that he needs the approval from the Town Manager, to develop policy, finalize the vendor, select a handler and work on fundraisers. Mr. Osgood asked if they pay to borrow a unit now to which Chief Porter said no. Mr. Osgood suggested they consider a charge to borrow the unit. He said that he was enlightened about the use and noted the up front and annual costs. Mr. Nilan confirmed that they could get a report on the costs and how things are going.

Chairman Gullotta questioned the probability the canine unit was on duty when a situation occurred. Chief Porter said that some are prearranged activities such as serving a warrant. Chairman Gullotta said that he supports a separate line item noting many projects that come forward from generous donors that ultimately become a burden to the taxpayer and a line item demands accountability. He said he would bring it back for a vote. Mr. Cavanaugh did not support the line item questioning why they would do it for this one part of the police budget. He said that it doesn't need a vote, a presentation was made and they should let the Chief do his job. Chairman Gullotta said he will seek a motion. Mr. Osgood noted they don't meet for a month. Mr. Johnson said that it could be viewed as part of the police budget allocation and he will work with the Chief so he can run his department in light of that allocation.

Motion By: Mr. Cavanaugh

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to work with the Police Chief on the implementation of a canine unit within the force and report back to the Town Council in one year.

Disc: Chairman Gullotta expressed his opposition. Mr. Norman said his only pause is the potential cost of overtime. Mr. Johnson said that it is standard language and felt the union would work with the town.

Result: Motion carries {8-1-0} with Chairman Gullotta opposing.

Ms. LaChance recused herself from the following agenda item due to a conflict of interest being a neighbor in the area.

- (c) **Action to authorize Agreement between Glastonbury and Manchester and Deposit and Disbursement Agreement with participating property owners – public water service – Cedar Ridge Drive.**

Mr. Johnson briefly reviewed his memo to the Council on the subject dated September 7, 2018.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to execute the Deposit and Disbursement Agreement with participating property owners and Waterline Agreement between the Towns of Manchester and Glastonbury for extension of public water service with related costs along Cedar Ridge Drive, as described in a report by the Town Manager dated September 7, 2018.

Result: Motion passes unanimously {8-0-0}

Ms. LaChance returned and was recognized by the Chair for the remainder of the meeting.

- (d) **Action to authorize printing and distribution of explanatory text – Welles-Turner Library Renovation and Expansion Project.**

Mr. Johnson reviewed his memo to the Council on the subject dated September 7, 2018.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, that the Glastonbury Town Council, pursuant to Connecticut General Statutes Section 9-369(b) authorizes the Town Clerk to print for public distribution and to furnish with each absentee applicant the explanatory text dated September 11, 2018 concerning the proposal scheduled for public referendum on November 6, 2018 – Library Renovation and Expansion Project, subject to approval of the Town Attorney.

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

(e) Action on transfer from Capital Projects Fund to General Fund-Unassigned Fund Balance – School Air-Conditioning (refer to Board of Finance, schedule Public Hearing).

Mr. Johnson reviewed his memo to the Council on the subject dated September 7, 2018. Mr. Osgood said that there was a cost savings being returned. He said that he toured Eastbury and it seems like a cost effective solution to the issue. Ms. LaChance asked about the remaining funds. Mr. Johnson said they are holding back a small amount for a few months should there be any remaining costs.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance a Request for a \$400,000 transfer from Capital Projects – Elementary School Air-Conditioning to the General Fund-Unassigned Fund Balance to return the available balance in the Elementary School Capital Project Account for Air-Conditioning to the General Fund and schedules a Public Hearing for 8:00 p.m. on Tuesday, October 9, 2018 in the Council Chambers of Town Hall at 2155 Main Street, to consider the proposed transfer, as described in a report by the Town Manager dated September 7, 2018.

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

6. Consent Calendar.

(a) Action on Library Grant.

(b) Action on transfer from General Fund-Unassigned Fund Balance (\$219,822) and Sewer Operating Fund (\$1,400) for goods and services ordered but not yet received at June 30, 2018 (set public hearing).

Mr. Johnson briefly reviewed his memo to the Council on the subject dated September 7, 2018.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes Town Manager, Richard J. Johnson, to apply for a State Public Library Construction Grant.

BE IT FURTHER RESOLVED, that the Glastonbury Town Council, at its meeting on Tuesday, September 11, 2018, read and approved the application for a State Public Library Construction Grant.

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, October 9, 2018 in the Council Chambers of Town Hall, 2155 Main

Street, Glastonbury, to consider a \$219,822 transfer from the General Fund-Unassigned Fund Balance and \$1,400 from the Sewer Operating Fund for goods and services ordered but not yet received as of June 30, 2018, as described in a report by the Town Manager dated September 10, 2018.

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

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated September 7, 2018, noting the plans for a cost effective approach to air conditioning Gideon Welles. He also explained the history and benefits of having a contingency fund over the time needed for a referral and public hearing process when faced with an unexpected expenditure. Dr. Beckett asked if this would be included in the budget going forward and Mr. Johnson said that was his preference.

Motion By: Mr. Niland **Seconded By:** Dr. Beckett
BE IT RESOLVED, the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$150,000 appropriation and transfer from the General Fund-Unassigned Fund Balance to establish a contingency account in the current year and schedules a Public Hearing for 8:00 p.m. on Tuesday, October 9, 2018 in the Council Chambers of Town Hall at 2155 Main Street, to consider the proposed appropriation and transfer, as described in a report by the Town Manager dated September 7, 2018.

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

Mr. Johnson noted they reached the fundraising goal for the town's 325th celebration and provided some information about the day. Mr. Cavanaugh noted the expense to air condition the house adjacent the town hall. Mr. Johnson said that it has been a consistent complaint. He continued saying that it seems reasonable to modernize, they can collect more for rent, attract renters more easily and keep them longer. Dr. Beckett questioned whether it made sense to combine with heating. Mr. Norman asked about Gideon air conditioning. Mr. Johnson said that they think they can do heating and cooling together instead of a ductless split system and fan coil. He said that they will fully vet, design, bid and start construction late first quarter. Mr. Norman thanked the donors and staff for their work on the 325th birthday party and praised Chairman Gullotta for his vision. Mrs. Barry praised the youth golf program at Minnechaug and said the course is in great shape.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta invited the community to enjoy the 325th celebration on Sunday, September 16, 2018, and thanked staff, volunteers and generous donors for helping to bring it all about.

(b) MDC.

Mr. Osgood said that they are developing a budget now but he has not seen it.

(c) CRCOG.

Dr. Beckett said that they would be meeting the following day. Chairman Gullotta said he heard that CCM was looking to overturn local fracking ordinances and Mr. Johnson said he would look into it.

9. Communications.

(a) Letter received from Ellen Williams regarding pesticides.

10. Minutes.

(a) Minutes of August 7, 2018 Regular Meeting.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves as submitted, the minutes of the meeting held August 7, 2018.

Result: Motion carries {8-0-1} with Mr. Niland abstaining due to being excused.

11. Appointments and Resignations.

None

12. Executive Session.

(a) Potential property acquisition.

(b) Pending litigation – Riverfront Park

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adds item b to the agenda and enters into executive session at 9:20 pm for the purpose of discussing a potential property acquisition and pending litigation – Riverfront Park.

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

Present for the Executive Session were council members, Mr. Tom Gullotta, Chairman, Mrs. Jill Barry, Vice Chairman, Dr. Chip Beckett, Ms. Deborah A. Carroll, Mr. Kurt P. Cavanaugh, Ms. Mary LaChance, Mr. Lawrence Niland, Mr. George P. Norman and Mr. Whit Osgood with town Manager, Richard J. Johnson.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 9:35 pm.

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

13. Adjournment

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of September 11, 2018, at 9:36 pm.

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

Respectfully submitted,

Kimberly Meanix Miller

**Kimberly Meanix Miller
Recording Clerk**

**Thomas Gullotta
Chairman**