

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, DECEMBER 4, 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 *{arrived late}*
Mr. Kurt P. Cavanaugh
Ms. Mary LaChance *{arrived late}*
Mr. Lawrence Niland
Mr. George P. Norman
Mr. Whit C. Osgood

(a) Pledge of Allegiance.

Led by Dr. Beckett

2. Public Comment.

Mr. CJ Mozzochi of 225-7 Hebron Avenue spoke to the importance of credibility for police officers. He said he was a witness of a car accident two years prior and the officer had yelled uncontrollably. He continued saying that he had made complaint at the time. He said he came upon a police report where the officer admitted to raising her voice and had sent a letter to the Chief of Police. He asked the Council to direct the Town Manager to direct the Chief of Police to respond and if the Chief does not, he stated that he should be removed.

Mrs. Susan Karp and Mrs. Julie Thompson of the Board of Education spoke to Vice Chairman Barry being an outstanding advocacy and volunteer for the community and school and wished her the best of luck at the State.

3. Special Reports.

None

4. Old Business.

None

5. New Business.

(a) Discussion and possible action concerning air-conditioning for Town-owned property at 2157 Main Street.

Mr. Johnson reviewed his memo to the Council on the subject dated November 30, 2018. Dr. Beckett indicated that air conditioning is expected and they should meet expectations adding that central air is more efficient. Mr. Niland indicated that the expenses would be recouped in less than a year. Mr. Norman questioned how aggressively they were marking the rental and about the \$150 monthly rental differential. Mr. Johnson said that they work with a local broker no different than any other time they have had a vacancy and the broker had projected the differential. Mr. Norman expressed support for window units. Mr. Osgood said that they have been successful in renting the property and this is an unusual time due to the hundreds of apartment units that have been added to the Glastonbury market recently. Chairman Gullotta said he agreed with Dr. Beckett and Mr. Niland adding that it is because there are more units that they need to step up their game. Vice Chairman Barry expressed support.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves an \$18,000 transfer and appropriation from the Contingency Fund to Facilities-Capital Outlay for purchase and installation of a ductless split system air-conditioning system for the Town-owned residential property at 2157 Main Street.

Disc: Mr. Niland said that the key was making it as palatable as possible.

Result: Motion fails to garner five affirmative votes as follows {4-3-0} with Mr. Cavanaugh, Mr. Norman and Mr. Osgood opposing

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves an \$4,000 transfer and appropriation from the Contingency Fund to Facilities-Capital Outlay for purchase and installation of window air conditioning units for the Town-owned residential property at 2157 Main Street.

Disc: Chairman Gullotta opposed saying that using window units often cause damage, it would require staff time and storage space. Mr. Osgood said that he believes the renter could always buy and use them on their own.

Result: Motion fails unanimously {0-7-0}

(b) Action on appropriation and transfer from Capital Reserve-Unassigned Fund Balance to Capital Projects-Grange Pool (refer to Board of Finance, set public hearing).

Mr. Johnson reviewed his memo to the Council on the subject dated November 30, 2018, suggesting the Council could go ahead and if the numbers due Friday come in much higher, they could hold a special meeting. Chairman Gullotta favored the special meeting. Mr. Osgood suggested they go to public hearing and get a presentation of both proposals. Mr. Norman was concerned about the ambiguity with the cost. Mr. Johnson said that he would let all know the projection on Friday and if way out of line, they could have the special meeting.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance consideration of an appropriation and transfer from Capital Reserve-Unassigned Fund Balance to Capital Projects-Grange Pool for the renovation and improvements to the Grange Pool as generally described in a letter to the Town Council dated November 3, 2018, and schedules a public hearing for 8pm on Tuesday, January 8, 2019, in Council Chambers of Town Hall, 2155 Main Street, Glastonbury, (refer to Board of Finance, set public hearing).

Result: Motion passes unanimously {7-0-0}

Ms. Deb Carroll arrived at the meeting at 7:40pm.

(c) Action to establish the Regular Council Meeting Schedule – calendar year 2019 through January 2020.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the Schedule of Regular Council Meetings dated December 4, 2018 for calendar year 2019 and January 2020.

Disc: Mr. Norman suggested they not schedule the July 9 meeting. While there was a general consensus in favor, there was also discussion about the preference of cancelling it at the time instead of trying to add a meeting that wasn't expected.

Motion By: Dr. Beckett

Seconded By: Mr. Norman

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the Schedule of Regular Council Meetings dated December 4, 2018 for calendar year 2019 and January 2020 removing the July meeting.

Disc: Mr. Osgood, Mr. Cavanaugh and Ms. Carroll felt it was best to leave it on the calendar and cancel it if not needed.

Result: Motion to amend fails {3-5-0} with Chairman Gullotta, Dr. Beckett and Mr. Norman in favor.

Disc: A friendly amendment was accepted that the first meeting in July be noted “as needed”.

Result: Original motion passes unanimously {8-0-0}

(d) Action on Application for Major Amendment to the Somerset Square Planned Area Development, 75 Glastonbury Boulevard (schedule joint Council/Town Plan & Zoning Commission preliminary hearing).

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a joint Council/Town Plan & Zoning Commission preliminary public hearing on the Application by The Claremont Company, Inc. for a Major Amendment to the Somerset Square Planned Area Development – 75 Glastonbury Boulevard as described in the Application dated November 26, 2018 for 8:00 p.m. on Tuesday, January 8 or 22, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury.

Disc: Mr. Cavanaugh asked that the elevations be provided from the previous approval.

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

6. Consent Calendar.

None

7. Town Manager’s Report.

Mr. Johnson reviewed his memo to the Council on the subject dated November 30, 2018.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adds to the agenda action on the public health grant.

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

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that Richard J. Johnson, Town Manager, is authorized to make, execute, and approve on behalf of the Town of Glastonbury, any and all contracts or amendments thereof with the State of Connecticut Department of Public Health.

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

Vice Chairman Barry praised the new roundabouts. Mr. Norman noted that the third aquatics meeting was scheduled for Valentine's Day which could hurt attendance. Mr. Norman suggested they consider the earlier budget dates knowing it would allow for more time should there be any issues. Mr. Osgood asked that the town put signage up at the end of Chamberlain Road and Hickory to clarify the public access. He also conveyed kudos on getting the grant for the library and asked for the report on the Slocum Dam before the next meeting. Ms. Carroll agreed with Mr. Norman about handling the budget earlier. Dr. Beckett said he was impressed that the State of Connecticut used 8% less power than the year before. Chairman Gullotta asked that if the town removes trees due to health, that they also plant a new tree. He also suggested they look into selective forestry for JB Williams property to help invest in the land acquisition fund. He suggested that acorns be collected from the oak tree on the green, that is supposedly related to the original charter oak, and plant them around town or sell them.

Ms. LaChance arrived at the meeting at 8pm. Ms. Khara Dodds, Town Planner, joined the Town Manager for the public hearing.

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

NO 1 ACTION ON PROPOSED AMENDMENT TO BUILDING ZONE REGULATIONS – EXCAVATION AND FILLING OR REMOVAL OF EARTH PRODUCTS, SECTION 6.2 (TABLED FROM NOVEMBER 13, 2018 COUNCIL MEETING)

Chairman Gullotta called for public comment but no one spoke. Mr. Johnson reviewed his memo to the Council on the subject dated November 30, 2018, informing the Council on the status of the regulations. He suggested that Old Maid's Lane and Bulky Waste would not comply with the regulations and suggested that legal nonconforming would be a better avenue given the well-developed case law. He said he could come back in January with a clean copy and information on legal non-conforming. Mr. Osgood suggested they round up to 15' for the minimum setback. Mr. Norman concurred and questioned what would happen with a renewal request. Mr. Niland noted that he was concerned with protection for the neighbors. A brief discussion ensued

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby continues the public hearing to January 8, 2018, for the amendment to Section 6.2 of the Building Zone Regulations entitled “Excavation and Filling Or Removal Of Earth Products” dated December 4, 2018 as proposed by the Town Plan & Zoning Commission (as amended) and as described in a report by the Town Manager dated November 30, 2018.

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

8. Committee Reports.

(a) Chairman’s Report.

Chairman Gullotta called for a moment of silence in honor of former President Bush who passed away. He also recognized that Vice Chairman Barry would be heading to the state and presented her with a t-shirt. He encouraged the community to come out to the boathouse on December 9, 2018.

(c) CRCOG.

Dr. Beckett said that the comprehensive economic development plan is coming out with a focus on work force planning.

(b) MDC.

Mr. Osgood said that water rates are going up largely driven by the increases in capital costs and cost to maintain. He also said that the Department of Public Health had expressed some interest in getting involved.

9. Communications.

(a) Mobile notice of intent to modify an existing telecommunications facility located at 2577 Main Street.

(b) Notice of Exempt Modification from SBA Communications Corporation regarding 2577 Main Street.

(c) Letter from CJ Mozzochi regarding interaction with police officer

10. Minutes.

(a) Minutes of November 13, 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 November 13, 2018.

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

11. Appointments and Resignations.

(a) Appointment of Ray McFall to the Recreation Commission to fill the unexpired term of Jason Smith (R-2019).

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Ray McFall to the Recreation Commission to fill the unexpired term of Jason Smith (R-2019),

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

(b) Resignation of Daniel Durso from the Recreation Commission (D-2021).

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the resignation of Daniel Durso from the Recreation Commission (D-2021).

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

12. Executive Session.

(a) Draft terms and conditions for sale of Town-owned land – Western Boulevard.

Motion By: Mr. Niland

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session at 8:48 pm for the purpose of discussing draft terms and conditions for sale of Town-owned land- Western Boulevard.

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 9:05 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 December 4, 2018, at 9:06 pm.

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

Respectfully submitted,

Kimberly Meanix Miller

**Kimberly Meanix Miller
Recording Clerk**

**Thomas Gullotta
Chairman**