

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, MARCH 26, 2019 – REGULAR MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY**

Council Members: Thomas P. Gullotta, Chairman; Lawrence Niland, Vice Chairman; Deborah A. Carroll; Dr. Stewart Beckett III; Kurt P. Cavanaugh; Mary LaChance; Jacob McChesney; George P. Norman; Whit Osgood

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

NO 1 ACTION ON APPLICATION FOR CHANGE OF ZONE PLANNED BUSINESS AND DEVELOPMENT TO TOWN CENTER – 340 HEBRON AVENUE.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Action on Agreement between Town of Glastonbury and Metropolitan District for public water service along portions of Old Maids Lane and Tryon Street (extending between Old Maids Lane and entrance drive to Bulky Waste Facility).
 - (b) Discussion concerning proposed donation of open space – Stallion Ridge Subdivision – Bell Street.
 - (c) Action concerning request to amend Final Development Plan – Glastonbury Glen PAD (refer to Town Plan and Zoning – pump controls and generator).
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
10. Minutes.
 - (a) Minutes of March 12, 2019 Regular Meeting.
11. Appointments and Resignations.
 - (a) Re-appointment of Director of Health as nominated by the Town Manager, per CGS Section 19a-200.
12. Executive Session.
 - (a) Potential property acquisition.



Town of Glastonbury

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

PUBLIC HEARING NO. 1
03-26-19 Meeting

Richard J. Johnson
Town Manager

March 22, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Application for Change of Zone – 340 Hebron Avenue

Dear Council Members:

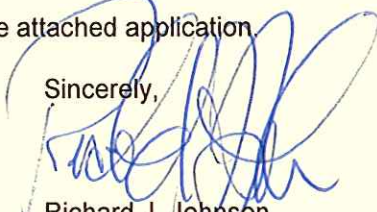
This is an application for change of zone from Planned Business and Development Zone to Town Center Zone for the southeast portion of 340 Hebron Avenue.

At its meeting of Tuesday, March 5, 2019, the Town Plan and Zoning Commission unanimously approved a favorable recommendation on the proposed change of zone for the southeast portion of 340 Hebron Avenue to allow for construction of a 3-story, 20,015 square foot office building, replacing 2 office structures. This matter is now scheduled for Public Hearing and action at the Tuesday, March 26, 2019 meeting.

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves the Application for a Change of Zone from Planned Business and Development to Town Center Zone for the parcel at 340 Hebron Avenue, as described in a report by the Town Manager dated March 22, 2019 and as recommended by the Town Plan and Zoning Commission. Said change of zone to be effective April 22, 2019."

The history of zoning for this parcel is briefly described per the attached application.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments

**GLASTONBURY, CT
APPLICATION FOR CHANGE OF ZONE
TO THE TOWN COUNCIL (ZONING AUTHORITY)**

1. Applicant

Name 340 Hebron Avenue, LLC
 Address 340 Hebron Avenue, Glastonbury, CT 06033
 Telephone 860-430-9104
 Fax N/A

2. Property Owner(s) (use separate sheet for multiple owners)

Name 340 Hebron Avenue, LLC
 Address 340 Hebron Avenue, Glastonbury, CT 06033
 Telephone 860-430-9104
 Fax N/A


3. Zone Change from: Planned Business and Development* Zone Change to: Town Center**
 *** Both the Town of Glastonbury's GIS and Building-Zone Map incorrectly indicate the southeast portion of 340 Hebron Avenue is zoned as Residence A. On September 28, 1973, the zone of this portion of the lot was changed from General Business to Planned Business and Development; however, since that date no other zone change has been filed with the Town Clerk in accordance with C.G.S. Section 8-3(d). Therefore, the southeast portion of 340 Hebron Avenue remains zoned as Planned Business and Development.

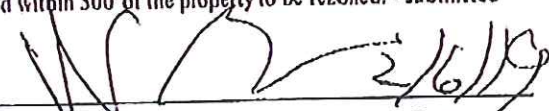
4. Location and Description of the Proposed Zone Change: Southeast corner of 340 Hebron Avenue, being 7,500 s.f. in area (50 feet wide by 150 feet long) with frontage on Linden Street. Please see the submitted materials for additional information.

5. Reasons for Proposed Zone Change: Please see the submitted materials for additional information.
 (use separate sheet for any additional pertinent information)

6. The following shall accompany each application:

- (A) Fee: \$200.00 (plus \$60 State of CT fee) = \$260.00 - submitted
- (B) Three (15) copies of a zone change map drawn to scale showing: area of proposed change; distance to nearest street corner; plot measurements; and street lines. - submitted
- (C) A list of the names and addresses of all property owners located within 500' of the property to be rezoned. - submitted


 Signature of Applicant
 340 Hebron Avenue, LLC
 By: Matthew A. Somberg,
 Date 2/6/19
 duly authorized


 Signature of Owner
 340 Hebron Avenue, LLC
 By: Matthew A. Somberg
 Date 2/6/19
 duly authorized

| | |
|--|-------------------------------------|
| For Office Use | |
| Date Received _____ | Fee Paid _____ Cash / Check |
| Town Plan and Zoning Commission recommendation _____ | |
| Town Council Hearing Scheduled _____ | |
| Hearing Advertised 1. _____ | 2. _____ |
| Action _____ | Notice of Action to Applicant _____ |

**RECEIVED
2019 FEB - 8 AM 9:21
TOWN MANAGER**



Town of Glastonbury

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TOWN PLAN AND ZONING COMMISSION

March 7, 2019

Thomas P. Gullotta, Chairman
Glastonbury Town Council
2155 Main Street
Glastonbury, Connecticut 06033

Re: 340 Hebron Avenue

Dear Chairman Gullotta and Town Council Members:

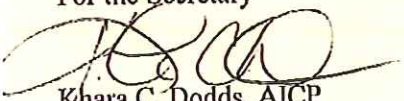
At its regular meeting of March 5, 2019, following a Public Hearing, the Town Plan and Zoning Commission unanimously recommended approval of a Change of Zone from Planned Business & Development to Town Center Zone for the southeast portion of 340 Hebron Avenue to allow for construction of a 3-story, 20,015 square foot office building, replacing 2 office structures, in accordance with the following motion:

MOVED, that the Town Plan and Zoning Commission recommends to the Town Council approval of the application of 340 Hebron Avenue, LLC for a Change of Zone from Planned Business & Development Zone to Town Center Zone for the southeast portion of 340 Hebron Avenue to allow for construction of a 3-story, 20,015 square foot office building, replacing 2 office structures. This recommendation is based on a finding of fact that:

1. The proposed zone change is in conformance with the Town of Glastonbury 2018 – 2028 Plan of Conservation and Development in that:
 - a. The 2018—2028 Plan of Conservation and Development Future Land Use Map designates the immediate area surrounding the subject parcel as part of the Town Center Planning Area.
 - b. The 2018 – 2028 Plan of Conservation and Development support redevelopment as means to strengthen the Town Center Planning Area.

Sincerely,

TOWN PLAN & ZONING COMMISSION
For the Secretary


Khara C. Dodds, AICP
Director of Planning & Land Use Services

RECEIVED
2019 MAR -7 PM 1:56
TOWN MANAGER

KD:gfm

cc: Richard J. Johnson, Town Manager

Attorney Meghan Hope

340 Hebron Avenue, LLC



Town of Glastonbury

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FAX (860) 652-7505

Richard J. Johnson
Town Manager

ITEM #5(A)
03-26-2019 Meeting

March 22, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Public Water Service

Dear Council Members:

This topic involves a formal Agreement between the Town of Glastonbury and Metropolitan District for public water service along Old Maids Lane and Tryon Street. Specifically from the current terminus of public water service at Nayug Elementary School westerly to the intersection with Tryon Street and southerly to the Bulky Waste entrance drive. Per the Agreement, the District will prepare design and install the water line with material costs funded by the Town. The estimated cost of materials is now funded through the Town Capital Improvement Program. The goal is to complete the project by late July of this year.

When the Town purchased the 16± acre parcel, the Purchase Agreement called for the Town to provide water service along Old Maids Lane and Tryon Street within five years of closing. The five-year period extends from March 2014 to March 2019. The seller and Town will execute an amendment to recognize the timeframe provided in the Agreement scheduled for Council on Tuesday evening. The water line project and 16± parcel are outlined on the attached page.

"BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to execute the Agreement between the Town of Glastonbury and Metropolitan District for public water service along portions of Old Maids Lane and Tryon Street, as described in a report by the Town Manager dated March 22, 2019."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

AGREEMENT

This Agreement (the "Agreement") is made and entered into as of this 15th day of March, 2019 (the "Effective Date"), by and between **THE METROPOLITAN DISTRICT**, a specially chartered Connecticut municipal corporation, with an office and place of business at 555 Main Street, Hartford, Connecticut 06103 ("MDC") and the **TOWN OF GLASTONBURY**, a Connecticut municipal corporation, with an office and place of business at 2155 Main Street, Glastonbury, Connecticut 06033 ("Town").

Preliminary Statement

Town is the owner of a certain piece or parcel of real property known as 1145 Tryon Street, South Glastonbury, Connecticut 06073 (the "Property"), upon which property the Town operates a Bulky Waste Facility. The Town desires to extend water service to the Property and has requested the MDC to install an eight inch (8") diameter water main in Old Maids Lane and Tryon Street, South Glastonbury, from the current terminus of the Class I water distribution main situated in Old Maids Lane and located west of Nayaug Elementary School, running in a westerly direction to the intersection of Old Maids Lane and Tryon Street, and then within Tryon Street running in a southerly direction to the Property, for a total distance of approximately three thousand two hundred feet (3,200'), which extended water main shall be a Class I water distribution main and is more particularly described on **Exhibit A** attached hereto and made a part hereof (the "Extended Main" or "Project"). MDC and Town now desire to enter into this Agreement in order to set forth the terms and conditions regarding the installation of the Extended Main and payment for the cost of the same.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows.

Terms And Conditions

1. Installation of Extended Main. A construction estimate for the Project is attached hereto as **Exhibit B** and made a part hereof. MDC shall, at its own cost and expense, design the Extended Main and use its own personnel and equipment to install such Extended Main. The Town shall be permitted to participate in the development of the final design plan for the Extended Main, and review drafts of such plan and provide comments to MDC on the same. The Town shall pay for all materials used for and in connection with the installation of the Extended Main, and upon completion of such installation MDC shall prepare an invoice of the cost of the materials used for the installation of the Extended Main, and shall submit the same to the Town, which shall pay such invoice within thirty (30) days of its receipt of the same. The estimated costs of these materials is set forth on **Exhibit B** at \$180,000.00. Upon completion of the final design plan for the Extended Main, MDC shall either reconcile these estimated costs with such plan or confirm such estimated costs, and submit such reconciled or confirmed costs

to the Town for its approval. The installation of the Extended Main shall be performed in a good and workmanlike manner and in accordance with: (i) all applicable laws, statutes, codes, regulations, rules, orders and permits, (ii) the standard specifications and practices of MDC as set forth in MDC's ordinances (collectively, the "Specifications and Practices"), and (iii) the plans for the Project approved by any federal, state and/or local agency or department having jurisdiction over the Project. MDC shall complete the installation of the Extended Main on or before July 31, 2019. Upon completion of such installation, MDC shall proceed to test and disinfect the Extended Main in accordance with MDC's Specifications and Practices. Subject to the successful completion of such test and disinfection as determined by the MDC and MDC's receipt of the above-referenced invoice payment from the Town, MDC shall issue a certificate of completion for the Extended Main and accept the same as part of its water distribution system.

2. Provision of Water Service. In consideration of Town paying for costs of the materials to install the Extended Main, the MDC will provide water service to the Property at prevailing rates, as adjusted from time to time, and under usual conditions of service.

3. Reservation of Connection Charge Rights. Except for the Property and any other real property owned in fee by the Town and having frontage on or otherwise benefitting from the Extended Main (collectively, the "Town Properties"), MDC hereby reserves the right to charge any other properties having frontage on or otherwise benefitting from the Extended Main in accordance with MDC ordinances governing Class I Water Distribution Mains, any which charge shall occur at the time of connection to the Extended Main. In the event that any of the Town Properties not connected to the Extended Main are conveyed to a third party, the MDC shall have the right to charge such conveyed property as aforesaid.

4. Governing Law. This Agreement shall be governed by, and construed, interpreted and enforced in accordance with the laws of the State of Connecticut without resort to conflict of laws principles.

5. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties hereto and concerning the subject matter hereof, and supersedes any previous agreements, written or oral, between the parties hereto and concerning the subject matter hereof.

6. No Waiver. Failure to enforce any provision of this Agreement or to require at any time performance of any provision hereof shall not be construed to be a waiver of such provision, or to affect the validity of this Agreement or the right of any party to enforce each and every provision in accordance with the terms hereof.

7. Severability. MDC and Town understand and agree that if any part, term or provision of this Agreement is held by any court to be invalid, illegal or in conflict with any applicable law, the validity of the remaining portions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provision held to be invalid, illegal or in conflict with any applicable law.

8. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Signed, Sealed and Delivered
in the presence of:

THE METROPOLITAN DISTRICT

By: _____
Scott W. Jellison
Its Chief Executive Officer
Duly Authorized

TOWN OF GLASTONBURY

By: _____
Name: Richard J. Johnson
Its Town Manager
Duly Authorized

Approved as to form and legality:

Carl R. Nasto
Assistant District Counsel

STATE OF CONNECTICUT)

COUNTY OF HARTFORD) ss: HARTFORD)

March ____, 2019

Personally appeared Scott W. Jellison, Chief Executive Officer of THE METROPOLITAN DISTRICT, a Connecticut municipal corporation, hereunto duly authorized signer and sealer of the foregoing Agreement, and acknowledged the same to be his free act and deed, and the free act and deed of said municipal corporation, before me.

Notary Public
My Commission Expires _____
Commissioner of the Superior Court

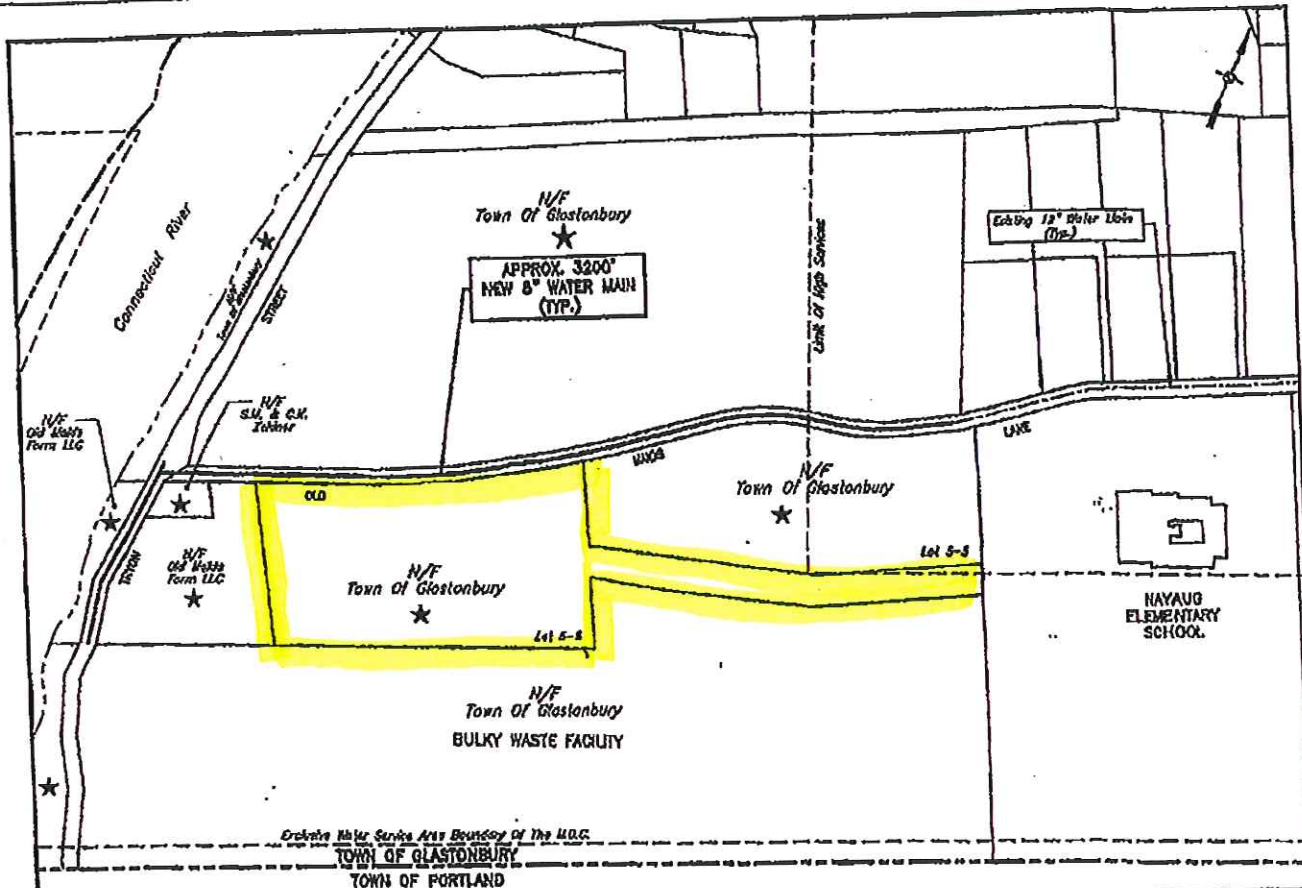
STATE OF CONNECTICUT)

COUNTY OF HARTFORD) ss: _____)

March ____, 2019

Personally appeared Richard J. Johnson, Town Manager of the Town of Glastonbury, a Connecticut municipal corporation, hereunto duly authorized signer and sealer of the foregoing Agreement, and acknowledged the same to be his free act and deed, and the free act and deed of said municipal corporation, before me.

Notary Public
My Commission Expires _____
Commissioner of the Superior Court



N/F
Town Of Glastonbury
★
APPROX. 3200'
NEW 8" WATER MAIN
(TYP.)

Existing 12" Water Main
(TYP.)

N/F
Old Water
Form LLC

N/F
S.M. & C.R.
Tobler

N/F
Old Water
Form LLC

N/F
Town Of Glastonbury
★

N/F
Town Of Glastonbury
★

N/F
Town Of Glastonbury
BULKY WASTE FACILITY

★ THIS AREA MAY BE SUBJECT TO FUTURE
MONETARY CHARGES

EXHIBIT A
OLD MAIDS LANE

WATER MAIN
EXTENSION INSTALLATION

GLASTONBURY

Printed/Produced by V.P. Associates, Inc. 12/1/11

EXHIBIT B

WATER MAIN CONSTRUCTION ESTIMATE

Old Maid's Lane, Glastonbury

| | | Units | Unit Cost | Unit Subtotal | |
|-------------------------------------|-------------------------|--------|-----------|---------------|--------------------|
| MDC Professional Staff Labor | | | | | |
| 1.0 | Engineer | 80.00 | Hour | \$140.00 | \$11,200.00 |
| 2.0 | Real Estate | 8.00 | Hour | \$80.00 | \$640.00 |
| 3.0 | GIS/Drafting | 12.00 | Hour | \$80.00 | \$960.00 |
| 4.0 | Construction Inspection | 200.00 | Hour | \$100.00 | \$20,000.00 |
| 5.0 | Survey (2 person crew) | 16.00 | Hour | \$190.00 | \$3,040.00 |
| | | | | Total | \$35,840.00 |

Miscellaneous Charges

| | | | | | | |
|-----|--|---|----|--|-----------------|---------------|
| 1.0 | | 2 | EA | | \$0.00 | |
| 2.0 | | | | | \$0.00 | |
| | | | | | Subtotal | \$0.00 |

Construction Costs

| | | | | | | |
|-----|------------------------------------|-------|-----|------------|---------------------------------|---------------------|
| 1.0 | Materials | 3,600 | LF | \$50.00 | \$180,000.00 | |
| 2.0 | MDC Labor- (Construction Crew) | 25 | Day | \$4,800.00 | \$120,000.00 | |
| 3.0 | MDC Equipment- (Excavator, Loader, | 25 | Day | \$4,200.00 | \$105,000.00 | |
| 4.0 | dump truck, compressor truck) | | | | \$0.00 | |
| 5.0 | | | | | \$0.00 | |
| 6.0 | | | | | \$0.00 | |
| 7.0 | | | | | \$0.00 | |
| 8.0 | | | | | \$0.00 | |
| 9.0 | | | | | \$0.00 | |
| | | | | | Total Construction Costs | \$405,000.00 |
| | | | | | Contingency (10%) | \$40,500.00 |
| | | | | | MDC Professional Staff | \$35,840.00 |
| | | | | | Total | \$481,340.00 |

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| Rate as of 12/13/2018 | | | | | |
|-----------------------|----------|----------|----------|------------|----------------------|
| Labor | | | | | |
| Classification | Rate/Hr. | Quantity | | 8 Hour Day | |
| Foreman | \$40.00 | 1 | \$40.00 | \$320.00 | |
| Operators | \$38.00 | 2 | \$76.00 | \$608.00 | |
| Utility Maintainer 2 | \$35.00 | 3 | \$105.00 | \$840.00 | |
| Utility Maintainer 1 | \$31.00 | 1 | \$31.00 | \$248.00 | |
| | \$144.00 | 7 | \$252.00 | \$2,016.00 | |
| Benefits | 72.065% | | \$181.60 | \$1,452.83 | |
| Overhead | 67.525% | | \$170.16 | \$1,361.30 | |
| | | | Subtotal | \$2,814.13 | |
| | | | Total | \$4,830.13 | 8 hour day crew cost |
| | | | | | |
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| | | | | | |
| Equipment | | | | | |
| Classification | Rate/Hr. | Quantity | | 8 Hour Day | |
| 4WD Loader | \$76.50 | 1 | \$76.50 | \$612.00 | |
| Track Excavator | \$145.86 | 1 | \$145.86 | \$1,166.88 | |
| Skid Steer | \$43.00 | 1 | \$43.00 | \$344.00 | |
| 8x4 Dump Truck | \$107.00 | 1 | \$107.00 | \$856.00 | |
| 6x4 Dump Truck | \$80.00 | 1 | \$80.00 | \$640.00 | |
| Compressor Truck | \$64.00 | 1 | \$64.00 | \$512.00 | |
| | \$516.36 | 6 | \$516.36 | \$4,130.88 | 8 hour day equipment |
| | | | | \$8,961.01 | |



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #5(B)
03-26-2019 Meeting

March 22, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Stallion Ridge Subdivision

Dear Council Members:

The applicant for the Stallion Ridge Subdivision off Bell Street now pending with the Town Plan and Zoning Commission, is proposing to dedicate open space parcels totaling 3.8 and 11.4 acres respectively to the Town. The proposed subdivision is shown on the attached page with the open space dedication parcels outlined (yellow) and adjacent MDC (blue), Town (green), and development rights (red cross lines) also highlighted. The two subject parcels are largely wetland and wetland buffer, but complement other open space and preserved areas.

Some years ago a protocol was established whereby the Council is provided the opportunity to comment on matters pending before Town Plan and Zoning Commission with the potential to accrue costs to the town.

For Tuesday evening, Council is asked to determine the cost benefit of Town ownership so that the Town Plan and Zoning Commission can be advised accordingly.

There are several factors that appear relevant to this determination.

- Responsibility for maintenance of sidewalks constructed adjacent to open space
- Public benefit and use or misuse of the parcels
- Continuing care and maintenance obligations
- Options to Town ownership – homeowners association, ownership by proposed residential lots
- Connections to other open space areas

Based on Council discussion a recommendation will be forwarded to Town Plan and Zoning Commission accordingly.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachment



Town of Glastonbury

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ITEM #5(C)
03-26-2019 Meeting

Richard J. Johnson
Town Manager

March 22, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Glastonbury Glen PAD

Dear Council Members:

The Glastonbury Glen PAD located off Orchard Street is an 18-unit residential project approved by Council in December 2017. A number of units will be served by sewer ejector pumps with a central emergency standby generator. The approved unit layout with the generator location highlighted is attached. A Condition of Approval for the generator system reads in part as follows "all above ground pump controls and generator shall be enclosed within a structure shall be designed with similar siding and roofing materials to match the proposed homes. Final size and design are to be submitted and approved by the Town Manager as a Minor Amendment to the PAD." The project developer is asking to amend this condition to allow for fencing and landscaping in lieu of the structure now required.

Since this is a formal Condition of Approval adopted by the Council, I am referring the matter for a determination. Specifically, per the Building Zone Regulations, when the Town Manager has a question on a proposed change (minor or major), the matter will be forwarded to the Council for a determination upon receiving a recommendation from the Town Plan and Zoning Commission. A change in an Approved Final Development Plan which is not considered to be a minor change, shall be considered and processed as a completely new Application for Change of Zone.

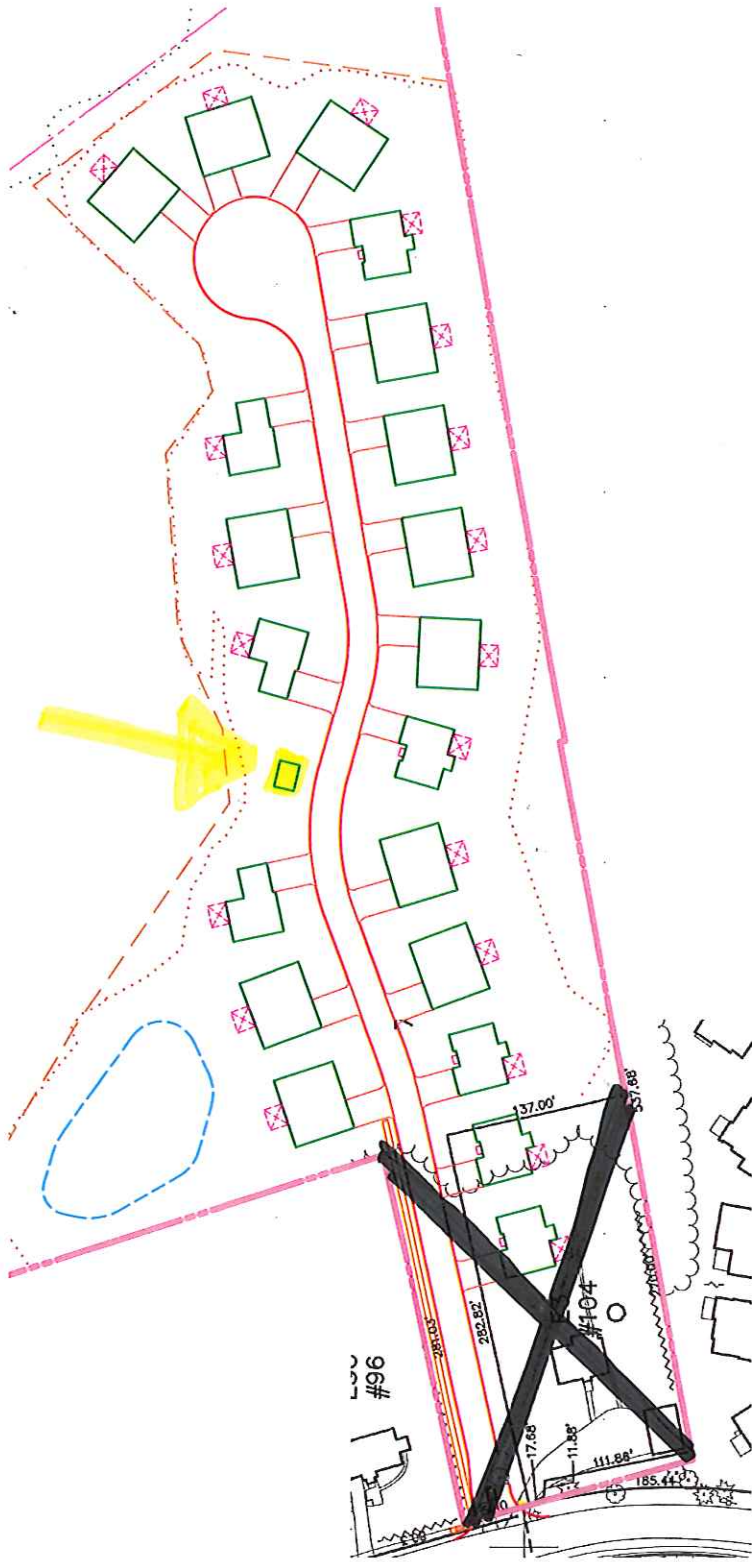
The following is provided for Council action on Tuesday evening:

"BE IT RESOLVED, that the Glastonbury Town Council hereby refers to Town Plan and Zoning Commission the request to amend the Conditions of Approval for the Glastonbury Glen PAD to establish a landscaping and fencing buffer for the pump controls and generator system in lieu of the structure now required by the original Conditions of Approval, as described in a report by the Town Manager dated March 22, 2019."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments





Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #7
03-26-2019 Meeting

March 22, 2019

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. **Grange Pool**

The competitive bidding process is complete and a contract awarded for repairs to Grange Pool in preparation for the 2019 swim season.

2. **Aquatic Facility**

Work continues to finalize the feasibility analysis for a potential indoor aquatic facility. I would expect the report to be complete for presentation in early May.

3. **Riverfront Boathouse**

Planning is well under way for a family event to be held on Saturday, April 20th at the Boathouse. Details will be available shortly.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 12, 2019**

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
Mr. Lawrence Niland, Vice Chairman
Dr. Stewart Beckett III
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. George P. Norman
Mr. Whit C. Osgood

1. Roll Call.

(a) Pledge of Allegiance.

Led by Mr. Johnson

2. Public Comment.

Mr. Chittaranjan Sahay of 170 East Opal Drive said his children were grown but supports education as it is an important investment. He continued saying he was unsure why there is a change in sentiment in town adding that 95% of the budget is fixed costs. He emphasized that spending on education is an investment in the future and urged the Council to show leadership and protect the system it took decades to build.

Mr. John Langmaid of 2200 Main Street said he paid \$18K in taxes last year which is a lot of money for his family. He said he's here so he must be willing to pay it. He expressed support of both the education and town budgets as originally proposed and urged the Council to maintain the excellent services. He remarked that people choose Glastonbury for the school system, not a low mil rate, and those that want cut services and a low mil rate can live elsewhere.

Ms. Julie Thompson of 252 Bluff Point noted that she's a member of the Board of Education, and said that education was an important factor in her decision to come to town among other assets. She said that she appreciated suggestions for savings and that the Board of Education reviewed and questioned as well. She said they are all answerable to the services provided to an essential portion of the town, 6K children in 9 schools five days a week. She expressed concern about slashing the budget and the inability to maintain the excellence.

Mr. Jeremy Grieveson of 3 Tryon Street and of the Board of Education although he said he was speaking on his own behalf. He emphasized that they are all conservative spenders praising the administration for creativity with programs like LINKS and self-insurance and technology. He said that this budget was crafted to support the minimum status quo and urged the Town Council to think hard before accepting the Board of Finance budget.

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

(a) Action on 2019-2020 General Fund, Special Revenue Funds and Capital Improvement Budgets for presentation at the March 21, 2019 Final Budget Hearing.

(1) Recommend General Fund Appropriations and Transfers.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council recommends an appropriation of \$42,884,025 for the 2019-2020 General Town Budget for presentation at the March 21, 2019 Final Budget Hearing.

Disc: Mr. Gus Constantine, Board of Finance Chairman, said it was their job to balance the requests with what the town can afford. He noted their budget was unanimously approved and introduced Ms. Jennifer Sanford, Board of Finance Member. Ms. Sanford said that they considered affordability, the state of the state and fiscal responsibility. She expressed concern about asking residents to pay 2.5% of the home values in taxes and approaching 40 mils. She noted some positive economic factors and then expressed support for the Board of Finance budget saying that it doesn't add to the problems in the future. Dr. Beckett noted that pensions were the biggest issue and asked about the investment assumption. Finance Chairman Constantine said they were trying to get to 6%. Ms. Sanford said that the rate of return was 3% so best practices dictate decreasing it to 6%, at least.

Mr. Cavanaugh asked if the mil rate would get to 40 mils if property values and the mil rate remain at the status quo. Mr. Johnson said no. Vice Chairman Niland asked about the suggestion to add another \$200K to the insurance fund. Mr. Johnson said he did think a discussion should happen regarding the insurance fund and they did push the amount up for the premium equivalent by \$200K. Mr. Norman asked how Glastonbury compares for mil rates and supported the Board of Finance budget. Mr. Osgood also supported the Board of Finance budget noting the people in town that are on public assistance. Mr. Johnson reviewed the mil rates across the state. Mr. Johnson took pride in the limited increases for the town budget over the years and said that it's becoming difficult to maintain. Ms. LaChance said that she didn't find it helpful to look back at home values ten years ago given the housing bubble and financial crisis but over the last four years, home values have increased from \$300K to \$327K. Ms. Carroll said that this number may not be where they end up but she would support it going to hearing.

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

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council recommends an appropriation of \$13,973,755 for the 2019-2020 Debt and Transfer Budget for presentation at the March 21, 2019 Final Budget Hearing.

Disc: Ms. Susan Karp, Chairman of the Board of Education, spoke in support of the kitchen project. She also said that all have acknowledged the need for the field house for Title IX and ADA but not acting in a timely manner exposes the town even more. She expressed support for the allocation for the field house. Mr. Norman asked if the field house should have been a priority over the air conditioning. Board Chairman Karp said that the lack of air conditioning was significantly impacting the education of a large number of students noting that even if Mr. Johnson's proposal is passed, the field house wouldn't be built until the summer of 2020.

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

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council recommends an appropriation of \$108,049,846 for the 2019-2020 Education Budget for presentation at the March 21, 2019 Final Budget Hearing.

Disc: Education Chairman Karp said she believed the budget should focus on the ability to pay but given they are known for excellence, it is appropriate to also focus on expectations. She noted their PPE is consistently in the lower half if not the lower third of the state. She was

critical of those that would take their total budget and divide it by the number of students saying that it is irresponsible to ignore what it takes to educate students in 2019 and what costs remain when enrollment drops. She spoke to how well they educate and the changes they made such as closing Eastbury. She noted that special education is 11% of the school population. She emphasized that they are always evaluating staff and tasks and changing as appropriate. She said all new employees select high deductible plan. She stated that they must meet the needs of students or they will be hurt and it will require time to rebuild their reputation. Finance Board Member Sanford said her costs didn't go down a lot when her sons moved out so she needs to close and sell her house.

Dr. Bookman said that 85% of their budget is benefits and salary increases and the Board of Finance budget doesn't account for the increase in utilities or special education. Vice Chairman Niland said they should all be team Glastonbury and not be adversarial adding they need to take care of all taxpayers, families with children to seniors. He said that they have to face the realities of the big changes coming but don't want to gut the education budget. He continued saying that if the schools aren't quality, no one will come and the house values will drop. Mr. Norman echoed Vice Chairman Niland's sentiments. Dr. Beckett concurred and said the grand list growth is not matching the budget increase and there is no land for big subdivisions.

Mr. Osgood said he would support the finance budget as proposed noting that they need to evaluate budget increases against the CPI and took issue with saying they would be gutting the education budget. Mr. McChesney said he would support the finance budget to go to public hearing. He said that they moved here for the education, he takes to heart the impact of the cuts and is also sensitive to taxes increasing such that it is hard for people to choose Glastonbury. Ms. Carroll urged people to come to the public hearing March 21, 2019, or communicate in other ways if unable to come. Ms. LaChance echoed Mr. McChesney's remarks.

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

(2) Recommend General Fund Revenues, Transfers and Use of Fund Balance.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council recommends 2019-2020 General Fund Revenues and Transfers in the amount of \$164,907,626 for presentation at the March 21, 2019 Final Budget Hearing.

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

(3) Recommend Capital Improvement Program.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, That the Glastonbury Town Council recommends the 2019-2020 Capital Improvement Program in the amount of \$10,168,216 for presentation at the March 21, 2019 Final Budget Hearing. Funding will be provided as follows:

| | |
|----------------------|-------------|
| Capital Reserve Fund | \$9,707,000 |
| Town Aid Road | \$461,216 |

Amendment By: Mr. Osgood

Seconded By: Dr. Beckett

BE IT RESOLVED, That the Glastonbury Town Council hereby modifies the motion on the floor reducing the Capital Improvement Program to \$9,918,216 and Capital Reserve Fund to \$9,457,000 and Town Aid Road remaining at \$461,216, for presentation at the March 21, 2019 Final Budget Hearing. Funding will be provided as follows:

Disc: Mr. Osgood said that the \$250K reduction should be for the field house project saying that \$1.5M should suffice for three locker rooms. Vice Chairman Niland said he couldn't support this and wants to hear from the public on the budget as proposed from the Board of Finance. Mr. McChesney agreed adding that if they build three new locker rooms, there will still be inequity.

Result: Amendment fails {3-5-0}

For: Dr. Beckett, Mr. Cavanaugh and Mr. Osgood.

Against: Chairman Gullotta, Vice Chairman Niland, Ms. Carroll, Ms. LaChance and Mr. McChesney

Abstain: None

Result: Original motion carries {8-1-0} with Mr. Osgood opposing.

(4) Recommend Special Revenue Funds.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council recommends 2019-2020 Special Revenue Fund Appropriations and Transfers and Special Revenue Fund Revenues and Transfers for presentation at the March 21, 2019 Final Budget Hearing as follows:

- **SEWER OPERATING FUND** \$3,170,642
- **RECREATION ACTIVITIES FUND** \$1,487,716
- **POLICE PRIVATE DUTY** \$400,000
- **RIVERFRONT PARK FUND** \$253,200

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

(5) Setting of Town Council Special Meeting and Final Budget Hearing for 7:00 p.m. on Thursday, March 21, 2019 – Council Chambers.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council schedules a Special Meeting and Final Budget Hearing for 7:00 p.m. on Thursday, March 21, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider the 2019-2020 General Fund (Town Operating, Debt & Transfer, Education, Revenues and Transfers), Special Revenue Funds (Sewer Operating, Recreation Activities, Police Private Duty, Riverfront Park Fund), and Capital Improvement Program.

Note: *The Final Budget Hearing will be held at 7:00 p.m. on Thursday, March 21, 2019 in the Council Chambers of the Town Hall, 2155 Main Street, Glastonbury. Council Action on the FY2019-2020 Budget is scheduled for the Special Meeting immediately following the Final Budget Hearing on March 21, 2019.*

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

(b) Action on Agreement between Town of Glastonbury and Ambulance Service of Manchester (ASM) for paramedic services.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Town Council hereby authorizes the Town Manager to execute the Agreement for Coordination of Paramedic Intercept Services between the Town of Glastonbury and Ambulance Service of Manchester (ASM), as described in a report by the Town Manager dated March 8, 2019.

Disc: Mr. Johnson reviewed his memo on the subject to the Council dated March 8, 2019. Mr. Cavanaugh asked about the required response time and if it's monitored. Mr. Johnson noted that there are zones with one he thought was 8 minutes 59 seconds and the other eastern zone he thought was 10 minutes 59 seconds but the police are the first responders and it is validated by radio contact. Dr. Beckett congratulated Mr. Johnson on bringing this to fruition after being discussed for a decade. Vice Chairman Nilan questioned if there was a more central location for the headquarters. Mr. Johnson said that often times, there are units in surrounding communities that enable a quicker response.

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

6. Consent Calendar.

(a) Action on Application for Change of Zone – 340 Hebron Avenue (set public hearing).

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a Public Hearing for 8:00 p.m. on Tuesday, March 26, 2019 in the Council Chambers of Town Hall at 2155 Main Street on the Application by 340 Hebron Avenue, LLC for a Change of Zone – 340 Hebron Avenue from Planned Business and Development to Town Center Zone, as described in a report by the Town Manager dated March 8, 2019.

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

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated March 8, 2019. Ms. LaChance thanked him for his work on the uranium issue. Ms. Carroll praised the parks and recreation open gym

opportunity. Mr. Cavanaugh said that Plan B may need a visit and said that he and Mr. Norman represented the town in the St. Patrick's Day Parade with the Police Department.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta noted that it's spring and the dump is open late on Wednesdays.

(b) MDC.

No Report

(c) CRCOG.

No Report

9. Communications.

(a) Sprint notice of intent to modify existing telecommunications facility located at 58 Montano Road.

(b) Notice of Exempt Modification from SAC Wireless regarding 58A Montano Road.

10. Minutes.

(a) Minutes of February 26, 2019 Regular Meeting.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves as submitted, the minutes of the meeting held February 26, 2019.

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

11. Appointments and Resignations.

(a) Appointment of Gayle Kataja to the Commission on Aging to fill the unexpired term of Denise Weeks (D-2019).

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints Gayle Kataja to the Commission on Aging to fill the unexpired term of Denise Weeks (D-2019).

Disc: Chairman Gullotta said that they will sorely miss Denise Weeks.

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



INSTR # 2019001938
 DATE FILED 03/22/2019 02:07:29 PM
 JOYCE P. MASCENA
 TOWN CLERK
 GLASTONBURY CT

12. Executive Session.

- (a) **Potential property acquisition.**
- (b) **Draft terms and conditions for potential sale of Town-owned land – Eastern Boulevard.**

Motion By: Ms. Carroll *Seconded By:* Dr. Beckett
 BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 8:38 pm, for the purpose of discussing potential land acquisition and draft terms and conditions for sale of Town owned land off Western Boulevard. In attendance will be Council members and the Town Manager.
Result: Motion passes unanimously {9-0-0}.

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

Motion By: Ms. Carroll *Seconded By:* Dr. Beckett
 BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 9:15 pm.
Result: Motion passes unanimously {9-0-0}.

13. Adjournment

Motion By: Ms. Carroll *Seconded By:* Dr. Beckett
 BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of March 12, 2019, at 9:16 pm.
Result: Motion passes unanimously {9-0-0}.

Respectfully submitted,

Kimberly Meanix Miller
Kimberly Meanix Miller
 Recording Clerk

Thomas Gullotta
 Chairman



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

ITEM #11(A)
03-26-2019 Meeting

March 22, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Reappointment of Director of Health

Dear Council Members:

Connecticut General Statute Section 19a-200 provides that the Chief Executive Officer of the Town shall nominate a Director of Health. The nomination must then be confirmed or rejected by the legislative body of the Town. The statute further provides that the Director of Health shall serve for the term of four years from the date of appointment or until a successor is appointed and confirmed.

Ms. Wendy Miss now serves as Director of Health and I am pleased to nominate her to continue in this role. Wendy holds a Masters of Public Health and Bachelor of Science Degree in Biology. Before coming to Glastonbury, she held a variety of public health positions including Municipal Director of Health (Colchester), Director of Community Health for a multi-town district, Environmental Health Specialist and Sanitarian. She is a Certified/Registered Health Education Specialist, Registered Sanitarian, and holds a number of training levels through the National Incident Management System. Wendy has done a nice job over her initial 4+ year tenure.

Although it is unusual for the Council to confirm a Town Manager department head appointee, this procedure is set forth in the Statutes.

The following resolution is provided for Council consideration on Tuesday, March 26, 2019:

"BE IT RESOLVED, that the Glastonbury Town Council hereby confirms the appointment of Wendy Mis as Director of Health for the Town of Glastonbury effective April 1, 2019 through March 31, 2023 as nominated by the Town Manager and in accordance with Connecticut General Statutes Section 19a-200."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal