

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, JULY 9, 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 \$18,000 TRANSFER AND APPROPRIATION FROM THE CAPITAL RESERVE FUND-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-PUBLIC SAFETY COMMUNICATIONS.
- NO 2 \$64,781 TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE TO EDUCATION (AGRISCIENCE AND TECHNOLOGY PROGRAM-VOAG).
- NO 3 ACTION ON APPLICATION OF 75 GLASTONBURY LAND, LLC FOR A MAJOR AMENDMENT TO THE 9/23/2008 MAJOR AMENDMENT TO THE SOMERSET SQUARE PAD – CONSTRUCTION OF A 4-STORY, 131-ROOM HOTEL WITH 144 ON-SITE PARKING SPACES AND ASSOCIATED SITE IMPROVEMENTS – 75 GLASTONBURY BOULEVARD.
-

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
 - (a) Status Report on Capital Improvement Program.
4. Old Business.
5. New Business.
 - (a) Action on proposed sale of Town owned land off Western Boulevard (set public hearing).
 - (b) Action on wage adjustment for Town Manager effective July 1, 2019.
6. Consent Calendar.
 - (a) Action to schedule Public Information Hearing – Glastonbury Boulevard Pavement Rehabilitation.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
10. Minutes.
 - (a) Minutes of June 25, 2019 Regular Meeting.
11. Appointments and Resignations.
12. Executive Session.
 - (a) Potential land 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
07-09-2019 Meeting

Richard J. Johnson
Town Manager

July 3, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Capital Reserve Transfer – Lease Revenue

Dear Council Members:

The fiscal year 2019 budget estimated \$18,000 in operating revenue from lease of the communication tower at 2108 Main Street (Police Department). Actual revenues will total \$36,000 per the Lease Agreement with AT&T. As discussed during the recent capital budget process, effective July 2019 and thereafter, lease revenues for the referenced communication tower will be deposited to the Capital Project Account for Public Safety Communications. This will make these funds available for ongoing major repairs, updates and improvements to the public safety communication system. This will be supplemented by annual capital reserve funding. Since the \$36,000 in actual revenue exceed the current year budget, the proposal is to transfer \$18,000 to the Capital Project Account for Public Safety Communications. A transfer from the Capital Reserve Fund-Unassigned Fund Balance is scheduled for a public hearing with action as follows:

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves an \$18,000 transfer and appropriation from the Capital Reserve Fund-Unassigned Fund Balance to Capital Projects-Public Safety Communications, as described in a report by the Town Manager dated July 3, 2019 and as recommended by the Board of Finance."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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

PUBLIC HEARING NO. 2
07-09-2019 Meeting

Richard J. Johnson
Town Manager

July 3, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Appropriation of Grant Monies for Agriscience (VoAg) Program

Dear Council Members:

Per applicable General Statutes, effective June 30, 2013 and thereafter, State grant monies received for Agriscience and Technology programs in excess of the prior year grant must be allocated to activities specifically benefitting the Agriscience & Technology Program. The additional grant monies shall not be used to supplant Education funding. For fiscal years 2013, 2014 and 2015, the Town received grants in excess of prior year funding totaling \$44,970, \$121,006 and \$103,178 respectively. These excess funds were transferred from the General Fund-Unassigned Fund Balance to Education. For fiscal year 2019, funds exceed the 2018 grant by \$64,781. This matter is scheduled for a public hearing and action on Tuesday as follows:

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$64,781 transfer from the General Fund-Unassigned Fund Balance to Education (Agriscience and Technology Program), as described in a report by the Town Manager dated July 3, 2019 and as recommended by the Board of Finance."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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

PUBLIC HEARING NO. 3
07-09-2019 Meeting

Richard J. Johnson
Town Manager

July 3, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Major Amendment to an Approved PAD Plan – Somerset Square – 75 Glastonbury Boulevard

Dear Council Members:

At its meeting of Tuesday, June 18, 2019, the Town Plan and Zoning Commission approved a favorable recommendation on a proposed major amendment to the previously approved major amendment for the PAD at 75 Glastonbury Boulevard. The proposed project involves a 131-room 4-level hotel proposed for this location. This matter was the subject of a joint Council/TP&Z preliminary hearing at the January 8, 2019 meeting and subsequent review by the Council/TP&Z Subcommittee. A public hearing at the July 9, 2019 meeting is scheduled with Council action as the Zoning Authority as applicable. Background information is attached along with the motion approved by TP&Z. The motion for Council action will be amended following the public hearing and discussion on Tuesday evening.

Sincerely

Richard J. Johnson
Town Manager

RJJ/sal
Attachments



Town of Glastonbury

OFFICE OF COMMUNITY DEVELOPMENT

To: Richard J. Johnson, Town Manager

From: Khara C. Dodds, AICP, Director of Planning/Land Use Services

Date: July 2, 2019

Re: 75 Glastonbury Blvd-Follow up items

RECEIVED
2019 JUL -2 PM 5:15
TOWN MANAGER

Richard,

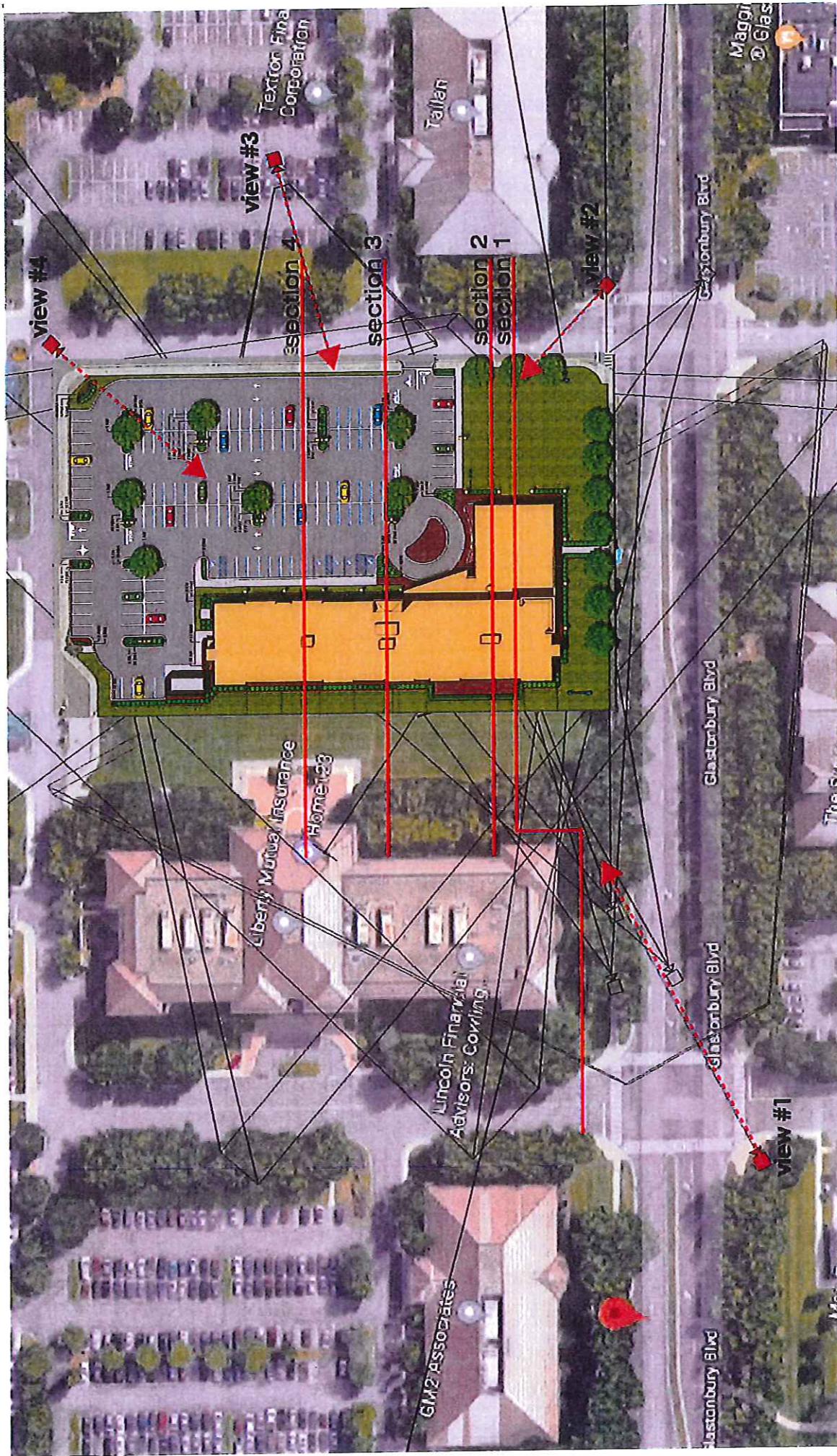
On June 18, 2019, the Town Plan and Zoning Commission forwarded a favorable recommendation for the application of 75 Glastonbury Boulevard for a 131 room hotel with 144 parking spaces and associated site improvements. Please be advised that as a condition of approval, the Commission required that the screening for the rooftop mechanical units be reviewed by the Plans Review Subcommittee.

The Subcommittee reviewed the screening options proposed by the applicant at its meeting of June 26, 2019. The option preferred by the Subcommittee was to paint the rooftop units on top of the hotel silver and to paint the unit on top of the restaurant charcoal. These colors were chosen as they would best blend in with the colors of the hotel and restaurant. Referenced with this memo are the drawings submitted by the applicant that identifies the screening options reviewed. These drawings are also part of the packet submitted by the applicant to Council. It is suggested that a condition of approval, such as the one below be added to the motion of approval for the project. Such condition could be as follows:

"The rooftop mechanical units on the hotel shall be painted silver and the roof-top unit on the restaurant shall be painted charcoal to blend in with the colors of the building."

In addition, the applicant has submitted a follow up memorandum from its consultants, Bohler Engineering that provides responses to the comments identified in the town staff memoranda.

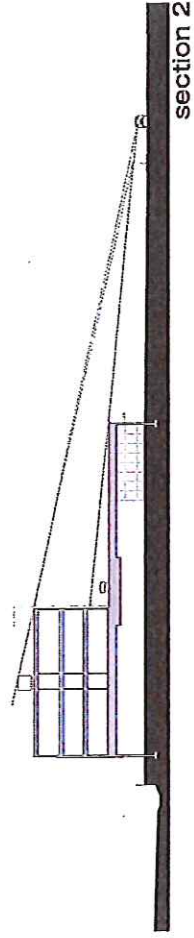
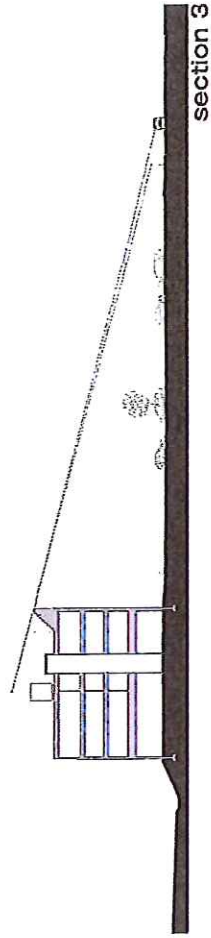
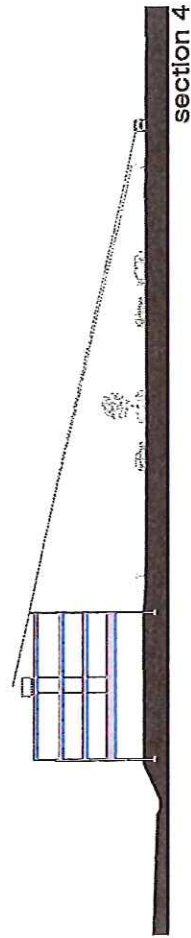
Please also note, in review of parking for this application, the Commission found the applicant's 144 on-site parking spaces to be sufficient to address the parking needs of the hotel. This decision is referenced as condition number 8 in the Commission's motion of approval. Please let me know if you have any questions or concerns.



June 26, 2019
 PERPECTIVE VIEW & SITE SECTION KEY



Proposed AC Hotel by Marriott
 Glastonbury, Connecticut



June 26, 2019
REVISED

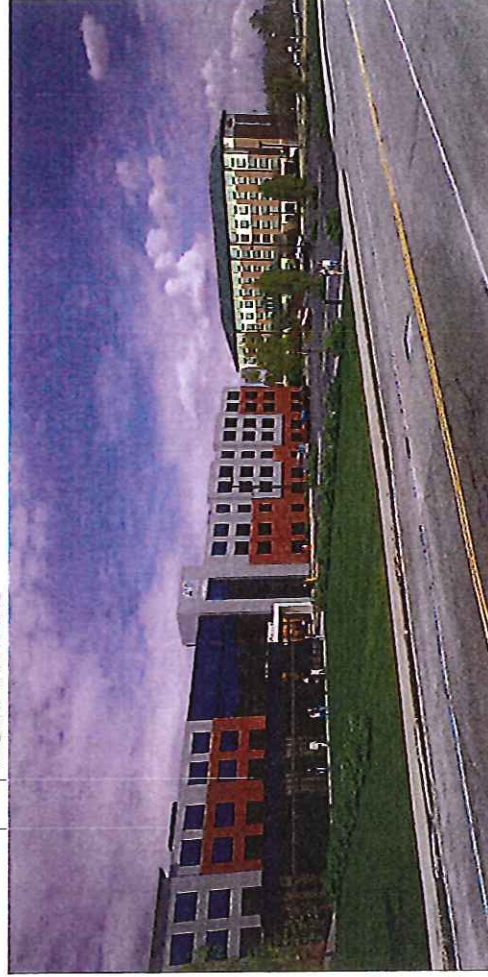


Proposed AC Hotel by Marriott
Glastonbury, Connecticut

MECHANICAL UNIT
COLOR: SILVER



MECHANICAL UNIT
COLOR: CHARCOAL



VIEW 2

MECHANICAL UNIT COLOR COMPARISON

JUNE 26, 2016
10:44 AM



Proposed AC Hotel by Marriott
Glastonbury, Connecticut

MECHANICAL UNIT
COLOR: SILVER



MECHANICAL UNIT
COLOR: CHARCOAL



VIEW 3

MECHANICAL UNIT
COLOR: SILVER



MECHANICAL UNIT
COLOR: CHARCOAL



VIEW 4



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND ZONING COMMISSION

July 2, 2019

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

Re: Application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard

Dear Chairman Gullotta and Town Council Members:

At its regular meeting of June 18, 2019, the Town Plan and Zoning Commission unanimously approved a favorable recommendation to the Town Council regarding the above-referenced Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development. This recommendation is for the construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements at 75 Glastonbury Boulevard. Please see the attached motion (which also references approval of the Section 4.11 Flood Zone Special Permit).

Should you have any questions, please feel free to contact our office.

Sincerely,

TOWN PLAN & ZONING COMMISSION
For the Secretary

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

KD:gfm

cc: Richard J. Johnson, Town Manager



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND
ZONING COMMISSION

SECTION 4.11 FLOOD ZONE SPECIAL PERMIT &
SECTION 4.12 RECOMMENDATION TO COUNCIL OF
A MAJOR AMENDMENT REQUEST TO AN APPROVED PAD PLAN

OWNER/

APPLICANT: 75 GLASTONBURY LAND, LLC
ONE LAKESHORE CENTER
BRIDGEWATER, MA 02324

RE: 75 GLASTONBURY BOULEVARD

MOVED, that the Town Plan and Zoning Commission provide a favorable recommendation to the Town Council for the application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development & approve a Section 4.11 Flood Zone Special Permit – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard, in accordance with the following plans:

“COVER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 1 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“APPROVAL LETTER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 2 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“GENERAL NOTES SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 3 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“SITE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY:

MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 4 OF 15
REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019
CONSERVATION COMMISSION COMMENTS BY MAA”

“GRADING & DRAINAGE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION
LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF
GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM
PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.:
CT191002SS2 SHEET NUMBER 5 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION
COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION
LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF
GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM
PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.:
CT191002SS2 SHEET NUMBER 6 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION
COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION
LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF
GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM
PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.:
CT191002SS2 SHEET NUMBER 7 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION
COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“SOIL EROSION AND SEDIMENT CONTROL PLAN (PHASE II) SITE DEVELOPMENT PLANS FOR OPECHEE
CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY
BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD
FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE:
03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 8 OF 15 REV 2 – 05/21/2019 REV
4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION
COMMISSION COMMENTS BY MAA”

“SOIL EROSION CONTROL NOTES & DETAILS SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION
CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN
OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM
PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.:
CT191002SS2 SHEET NUMBER 9 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION
COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LANDSCAPE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF
SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD
COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE:
(860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY:
MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 10

OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LANDSCAPE NOTES & DETAILS SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 11 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LIGHTING PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 12 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 13 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 14 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”


“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 15 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“BOUNDARY & EXISTING CONDITIONS MAP #75 GLASTONBURY BOULEVARD PREPARED FOR OPECHEE CONSTRUCTION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 2-11-19 SCALE: 1"= 40' SHEET 1 OF 1 MAP NO. 7-19-1BEC REV. 5-22-19”

And

1. In compliance with:
 - a. The recommendations as contained in the minutes of the February 13, 2019 Community Beautification Committee meeting.
 - b. The standards contained in a report from the Fire Marshal, File 19-020, plans reviewed 6-13-19.
2. Contingent upon:
 - a. The conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 13, 2019.
3. In adherence to:
 - a. The Town Engineer's memorandum dated June 12, 2019.
 - b. The Director of Health's memorandum dated June 13, 2019.
 - c. The Police Chief's memorandum dated June 13, 2019.
4. This recommendation is based on a finding of fact that the proposed changes conform to prior approvals and are in conformance with Section 4.12.4 of the Building-Zone Regulations.
5. Utilities shall be screened with evergreens that are sufficient in size and height to obscure the view of the units.
6. The design and location of proposed mechanical systems shall be approved by the Plans Review Subcommittee, including any screening deemed necessary by such subcommittee.
7. There shall be no signage or logos on the umbrellas.
8. The Commission finds that the proposed parking of 144 spaces on site is sufficient to address the needs of the project.
9. Three backlit, channel letter signs and one internally lit, channel letter sign, as designated on the plans, shall be permitted.

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 18, 2019



SHARON H. PURTILL, CHAIRMAN

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, February 13, 2019

1. Roll Call

Present: Robert Shipman, Chairman
Della Winans, Vice Chairman
Jarrod Sansoucy, Secretary
Kate Morgan
Linda DeGroff
Debra DeVries-Dalton

Excused: Leslie Ohta

3. 75 GLASTONBURY BOULEVARD - 4-story, 131 room hotel and associated improvements – Planned Area Development (Somerset Square) – Attorneys Peter Alter & Meghan Hope – Leslie Fanger, RLA – Jeff Bord, P.E. Bohler Engineering – 75 Glastonbury Land, LLC, applicant

Debra was concerned about boxwoods being used across the front of the building with the issues of boxwood blight (disease) and wanted the applicant to look into an alternative, like Ilex little gem or something similar.

Numerous Committee members re-asserted that less is more when it comes to the amount of plants and plant varieties. For this plan, they wanted less plants in the parking lot islands; simplifying and using a ground cover juniper for easier maintenance and snow storage space. The Committee also wanted to change the white ash proposed on the plan due to the emerald ash borer and all the issues they can have. They recommended London Plain trees ‘blood good’ or ‘exclamation’.

Greg made note that the plan should have the tree protection schedule listed on it because construction will be in the root zone of many mature trees along the street.

Jarrod made motion to approve the plan as drawn with listed changes. Linda seconded; all in favor 6-0.

A town resident did ask two questions about the water storage system from rain water runoff and tree sizes; both questions were answered by the Engineer Jeff Bord and Attorney Hope.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: AC Hotel by Marriott LOCATION: 75 Glastonbury Blvd

xxx NEW CONSTRUCTION CHANGE OF USE SUBDIVISION XX COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R FILE # 19-020

PROPOSED FIRE PROTECTION: via full automatic fire sprinklers via MDC water main/ GFD

ENGINEER'S PLAN: Bohler Engineering INITIAL PLAN 11-29-18 REVISED PLAN 5-22-19

ENGINEER: G.P. Fitzgerald

ADDRESS: 16 Old Forge Road Suite A Rocky Hill CT 06067 PHONE: 860-333-8900

DATE PLANS RECEIVED: 6-13-19 DATE PLANS REVIEWED: 06-13-19

COMMENTS: As submitted – the concept appears to meet the requirements for fire department access to the property and the roof of the building provided that the following items listed are rectified:

The address numerals will need to be posted in accordance with the requirements of the State Fire Safety Code and local ordinance.

The exterior stairway doors shall be labeled.

The fire department connection shall be labeled with an approved sign with the letters FDC. The location of the fire department connection shall be approved by this office.

A fire hydrant shall be located within 100 feet of the fire department connection serving the building.

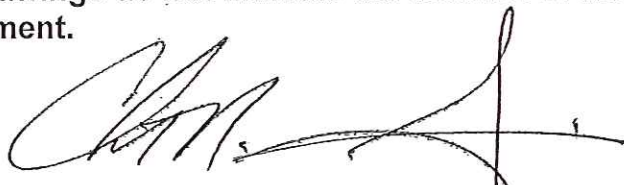
A fire lane shall be posted along the northwest curb line of the proposed building. A depiction of the signs and the actual locations shall be included on the site drawing of record.

The building shall be provided with a rapid entry vault of sufficient size as approved by this office.

Local ordinance requires an exterior mounted flashing light which activates with the fire alarm. The flashing fire alarm light will need to be visible from Glastonbury Blvd.

The conceptual drawings do not indicate the location of associated building mounted mechanical equipment.


REVIEWED BY:


Deputy Chief Chris Siwy – Fire Marshal

6/13/19

MEMORANDUM

To: The Town Council and Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: June 18, 2019

Re: Recommendations to the Town Plan & Zoning Commission and Town Council concerning the Final Development Plan and a statement on its environmental impact for the proposed AC Hotel by Marriott at 75 Glastonbury Boulevard – Planned Area Development Zone and Flood Zone – Alter & Pearson, LLC – Bohler Engineering – 75 Glastonbury Land, LLC (c/o The Claremont Company, Inc./Ned Carney), applicant

During its Regular Meeting of June 13, 2019, the Conservation Commission recommended to the Town Council and the Town Plan & Zoning Commission approval of the Final Development Plan for the proposed AC Hotel by Marriott at 75 Glastonbury Boulevard, within the Planned Area Development and Flood Zones; the Commission also transmitted an Environmental Impact Statement. The attached motions were approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
Alter & Pearson, LLC
Bohler Engineering
75 Glastonbury Land, LLC

**MOTION TO THE TOWN COUNCIL AND
TOWN PLAN & ZONING COMMISSION CONCERNING
A FINAL DEVELOPMENT PLAN**

MOVED, that the Conservation Commission recommends to the Town Council and Town Plan & Zoning Commission approval of the Final Development Plan for the proposed 4-story, 23,506 square foot building footprint AC Marriott Hotel at 75 Glastonbury Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 through 9, inclusive, as stated within the Town Engineer's memorandum dated May 22, 2019, shall become additional conditions of approval.
2. A statement from a Professional Engineer, at the expense of the landowner, certifying that the underground, watertight flood storage structures were tested and found to be watertight and totally functional/operational (with regard to their intended design) shall be required: prior to the issuance of a Certificate of Occupancy; and subsequently, at each five-year time interval. Said periodic certifications shall be provided to the Town Engineer and the Office of Community Development.
3. Revisions to the soil erosion and sediment control plan shall be made under consultation with the Town's Environmental Planner prior to submitting the approved site plans for filing in the Town Clerk's Office.
4. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
5. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
6. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
9. It is recommended that the submitted plans shall be revised to replace the 24-foot high light poles with 18-foot high poles.

**MOTION FOR TRANSMITTING
AN ENVIRONMENTAL IMPACT STATEMENT TO
THE TOWN COUNCIL AND THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission transmits to the Town Council and Town Plan & Zoning Commission an environmental impact statement for the proposed 4-story, 23,506 square foot AC Marriott Hotel at 75 Glastonbury Boulevard as generally contained within the submitted document titled: Environmental Impact Report (Report), AC Marriott Hotel, 75 Glastonbury Boulevard, Glastonbury, Connecticut, prepared for Opechee Construction, 11 Corporate Drive, Belmont, New Hampshire, April 25, 2019, prepared by Davison Environmental, LLC, 10 Maple Street, Chester, Connecticut, with the following exceptions:

1. The Report (section 5.2 on page 6, last sentence) states “The potential for indirect impacts due to erosion is minimal due in part to the flat topography and, a detailed Erosion Control plan”. Soil erosion and sedimentation control measures during construction are more critical than stated within the submitted report due to:
 - a.) The parcel’s relatively small, confined size and surrounding land uses;
 - b.) The fine-textured soil particles found in this geological setting that are problematic with regard to trapping them in surface runoff, removing them once suspended in water, and controlling them once airborne and subject to wind erosion;
 - c.) The subsurface seasonal high groundwater conditions and the proposed extent of subsurface construction activities (i.e. deep excavations for footings, foundations, water quality structures, compensatory flood storage structures, drainage pipes and pumps and utilities) will necessitate dewatering practices;
 - d.) The lack of control measures within the submitted plans to date (6/12/2019) for the anticipated dewatering operations and wind erosion (aka dust control) potential.

2. The Report (section 3.3 on page 2) identifies a mapped soil series at the site as being the Raypol poorly-drained silt loam, which is a wetlands soil in Connecticut. This soil does not currently exist at the site due to previous mass regrading activities performed to date once the agricultural use of the area were abandoned for more intensive development of the area. Therefore, inland wetlands have not existed on the site for decades.

3. The Report (section 3.5.2 starting on page 3, but specifically on top of page 4) states “Roof runoff will bypass the infiltration system and connect with the Private Road drainage system and the yard drains west of the proposed building”. This strategy has since been abandoned (in favor of providing means to more fully comply with State standards for the treatment of stormwater) and the plans were revised to now discharge the roof runoff into two proposed stormwater treatment (surface) basins to be located along the western edge of the site.

June 12, 2019

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

From: Daniel A. Pennington, P.E. Town Engineer / Manager of Physical Services *DAP*

Re: Major Amendment to Approved Somerset Square PAD
For Proposed Hotel at 75 Glastonbury Boulevard

The Engineering Division has reviewed the site development plans and related traffic impact and drainage report for construction of a proposed AC Marriott hotel at 75 Glastonbury Boulevard prepared by Bohler Engineering, last revised May 22, 2019. The following items include several storm drainage system design related comments. It is recommended that the applicant be required to submit materials addressing these comments to the Town Engineer for approval prior to record plan filing.

1. Vehicular trips generated by the proposed Development will result in a negligibly small peak hour increase as compared to the previously approved residential apartment plan which was reviewed by both Town staff and the Office of the State Traffic Administration (OSTA). Conclusions of no significant impact were reached following analysis of data associated with both proposals. Accordingly, no offsite improvements to the surrounding road network are required.
2. The Community Development approval block should be added to Boundary and Existing Conditions Map and Approval Letter sheet for filing on the land records with the approved plan set.
3. Provide bearings and distances for the proposed sidewalk easement in favor of the Town of Glastonbury on sheet 4 of 15.
4. Discrepancies are noted between the drainage report and various drainage system components shown on the plans and details. Applicant should verify that all plans, details, and the drainage report properly correlate.
5. The outlet structure flow line for the proposed underground infiltration basin set at elevation 27.65 does not provide water quality volume storage above this elevation. Adjustments to this system are required to retain the full WQV below the overflow discharge elevation.
6. Drainage computations reflect surcharging of the parking lot drainage system and flooding near CB-1 for the 10 year storm event. Adjustments to the drainage system are required to address this issue.
7. Computations documenting methodology for computing loss of flood storage due to site grading and sizing of the proposed underground flood storage units should be incorporated into the drainage report.

8. Plan labels should be revised for consistency with the details for the underground flood storage system. Plans reflect that the proposed bottom of this flood storage system is 0.55 feet below the groundwater elevation. The system should be installed at or above groundwater elevation or should include an underdrain to ensure that the required storage volume is provided.
9. The detail for the Underground Detention Basin Outlet Structure on sheet 13 of 15 requires clarification as to its intended use.
10. The groundwater elevation data for test pit SP2220 should be added to the table on sheet 5 of 15.
11. The proposed stormwater system maintenance plan from the drainage report should be presented in summary form in the construction plans on sheet 5 of 15. The first two pages of the stormwater O&M plan within the drainage report should be removed due to the references of the Town of Stafford Springs and unintended responsibility of the Town of Glastonbury Boards and Commissions.
12. A Waiver of Claim must be filed by the owner with the Engineering Division for the private drainage connection at the time of construction.
13. Additional construction details should be added to the plans for the following items:
 - a. Dumpster pad and enclosure;
 - b. ADA parking space sign and bollard detail;
 - c. All applicable Stormtrap Details as necessary to clarify design intent;
 - d. Details for any special structures.
14. Applicant shall submit PDF copies of final approved plans, traffic impact report, and drainage report to the Engineering Division for our records.



Town of Glastonbury
Health Department

Memo

June 13, 2019

To: Jonathan E. Mullen, AICP
Planner

Fr: Wendy S. Mis, MPH, RS
Director of Health

Re: 75 Glastonbury Boulevard
Proposed Hotel

This office has received the application package for the above-referenced site, including a plan by Megson, Heagle and Friend dated 2/11/19, revised 5/22/19, as well as multiple other documents.

The proposed four story, 131 room hotel is planned with a kitchen, bar, and market for patrons, as well as a pool and a fitness room. The property will be served by public water and sewer. No plan detail is provided for the trash/dumpster enclosure.

Hotels are licensed and inspected by the Glastonbury Health Department. A permit application and preoperational inspection are required prior to operation. Plans for the pool are to be submitted to the CT Department of Public Health (DPH) for review and approval. The pool must be inspected by CT DPH and Glastonbury Health Department prior to opening. Once approved, regular inspection and annual permitting through Glastonbury Health is required. A detailed floor plan and equipment schedule for the kitchen and other food-associated areas will be required for Health Department review prior to approval for interior buildout. Inspection and licensure through the Health Department are required.

Approval with respect to CT Public Health Code is forwarded for Commission consideration, with the stipulation that details for the trash/dumpster area are satisfactorily addressed prior to issuance of the building permit.



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

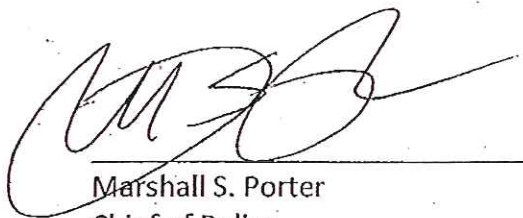
Date: June 13, 2019

Subject: 75 Glastonbury Blvd- Major Amendment- 131 Room Hotel

Members of the Police Department have reviewed the application of 75 Glastonbury Land, LLC for a Major Amendment to the 09/23/2008 Major Amendment to the Somerset Square PAD & Section 4.11 Flood Zone Special Permit- construction of a 4-story, 131- room hotel w/ 144 surface parking spaces & associated site improvements- 75 Glastonbury Blvd.

The police department has no objection to this proposal provided that:

- Contact name and phone number are provided for issues that arise onsite during construction (24/7).
- Because police anticipate increased pedestrian crossing activity to patronize Maggie McFly's and The Shops at Somerset Square, it is recommended that developers/75 Glastonbury Land, LLC, in collaboration with Town of Glastonbury Engineering officials, provide improvements to pedestrian crossing at 75 Glastonbury Boulevard.



Marshall S. Porter
Chief of Police

MSP:jph

TOWN PLAN AND ZONING COMMISSION
PLANS/REGULATIONS REVIEW SUBCOMMITTEE
MINUTES OF JUNE 26, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2rd Floor Town Hall

Present: Subcommittee Members, Michael Botelho and Robert Zanolungo,
Khara C. Dodds, AICP, Director of Planning and Land Use Services, Jonathan E.
Mullen, AICP, Planner

75 GLASTONBURY BOULEVARD – approval of the design and location of proposed rooftop mechanical systems– Planned Area Development – Alter & Pearson, LLC, counsel - 75 Glastonbury Land, LLC

Attorney Meghan Hope explained to the Subcommittee the changes the applicant had made in response to comments received from the TPZ at the June 18, 2019 meeting. She presented renderings that showed the location of the roof top mechanical structures as they would be seen from different vantage points around the building. Keith Kelley, project architect, stated that the mechanical structures would be located at the center of the roof between 35 – 40 feet away from the roof edge. Mr. Kelly explained that the rooftop units could be colored silver or charcoal to blend in with the rest of the building. He stated that he preferred the charcoal over the silver because he felt it blended better with the building and did not make the units look like an out of place architectural feature. Commissioner Botelho asked the staff if they recommended screening. Ms. Dodds stated that adding a structure to screen the units might bring more attention to them and painting them appears to be a more favorable option that would allow them to blend in with the rest of the building. Commissioner Zanolungo stated that he preferred the silver color for the mechanical units on the rooftop of the hotel and the charcoal color for the kitchen vent on the rooftop of the restaurant. Commissioner Botelho agreed.

TOWN PLAN AND ZONING COMMISSION/TOWN COUNCIL
JOINT PAD SUBCOMMITTEE
MINUTES OF APRIL 3, 2019 MEETING

The meeting commenced at 8:00 AM in Meeting Room A, 2nd Floor Town Hall.

Present: Town Plan and Zoning Commission Members Sharon Purtill, Michael Botelho and Bob Zanolungo, Jr; Glastonbury Town Council Members Kurt P. Cavanaugh and Mary LaChance; and Town Staff Khara Dodds, AICP, Director of Planning and Land Use Services and Jonathan Mullen, AICP, Planner

Somerset Square PAD- proposal of 75 Glastonbury Land, LLC for a 4-story, 129-room hotel with associated surface parking (site previously approved site for 5-story, 155 apartment building) – 75 Glastonbury Boulevard – Attorneys Peter Jay Alter and Meghan Hope

Attorney Alter provided an update on the planning process. He said that the application went to the Conservation Commission for an informal review. The Conservation Commission requested shade trees to help cool the parking lot. The Community Beautification Committee is looking for trees to be more columnar for aesthetic purposes. The project can meet its parking requirement without using the parking spaces located at 45 Glastonbury Boulevard. Stormwater management is being worked on.

Keith Kelly, Architect, provided an overview of the architectural and design features of the building. The building massing and materials will blend the traditional design of the buildings in the area with something new and contemporary. He reviewed the building samples. Red brick will introduce the masonry feel of the surrounding area with some stepping of the massing that is also visible in other modern hotels. Councilman Cavanaugh asked about the brick and if it was the water struck type as in the other buildings. Mr. Kelly said that the brick they are proposing to use is modern. Commissioner Purtill asked for a side-by-side visual of the existing brick in the area with the brick the applicant would like to use. Attorney Alter said that the brick is weathered and would have a different appearance next to the newer brick.

Commissioner Purtill asked about the silver panel proposed to be used on the building. Councilman Cavanaugh asked about the charcoal sample proposed for the window frames and window walls. Commissioner Purtill asked if mechanicals would be located on the roof. Mr. Kelly said yes. Commissioner Purtill also asked about the snow load on the flat roof. Mr. Kelly said the roof is designed to handle snow load and will meet the code requirements. Councilman Cavanaugh asked why they decided to go with a flat roof. Mr. Kelly said that most hotels are designed to have a flat roof. Marriott may not support a hipped/pitched roof.

Commissioner Botelho stated that he likes that there is more of a contemporary look to the building and likes the way the design blends the old and the new. Commissioner Purtill asked about the building heights. Mr. Kelly confirmed that there would be four stories. He also reviewed the plans for the lobby and meeting space.

Councilman Cavanaugh asked about gaining additional green space and if the building can be shifted to the east to gain more green space. Commissioner Purtill asked about the parking. Mrs.

Dodds reviewed the parking requirements and Planned Area Development requirements in the Building-Zone Regulations. Attorney Hope reviewed the parking conditions of the other hotels in the area, which is based on room count. Councilman Cavanaugh asked if some brick could be incorporated into the design at the top of the building because there looks to be a lot of gray in the design. Mr. Kelly stated that adding the brick at the top will make the building look squatty and compressed. The silver color makes it look more elongated. Mr. Kelly also said that Marriot wanted less brick but were willing to compromise in this direction and have preliminarily accepted the design. Commissioner Purtill stated that the Subcommittee's review is non-binding.

Commissioner Purtill asked if there were any other AC brands in the region. Mr. Kelly said the closest one is in Worcester, Massachusetts.

Mr. Cavanaugh asked if another traffic light would be required on the boulevard. Attorney Alter said no, it is not required. The number of rooms proposed is less than the apartment complex that was approved by Town Council in 2008. Commissioner Zanolungo asked about the construction timeframe. Mr. Kelly said about 11 months.

Councilman Cavanaugh asked if they could get photos of what the proposed project would look like from the street view because he wants a level of comfort on the transition of the design of the building.

Overall, the Subcommittee was okay with the design and parking requirements and agreed with the use of columnar trees versus the shade trees. The Subcommittee asked the applicant to bring the requested information back to staff including the evaluation and design of enlarging the meeting space and the existing photos.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Dodds', written in a cursive style.

Khara C. Dodds, AICP
Recording Secretary

- b. The standards contained in a report from the Fire Marshal, plans review 04-29-19.
 - c. **This Section 12 Special Permit with Design Review issued for 1193 Hebron Avenue is modified by a Section 12.9 Minor Change for 1193-1199 Hebron Avenue.**
2. Adherence to:
 - a. The Town Engineer's memorandum dated May 1, 2019.
 - b. The Health Department Director's memorandum dated May 17, 2019.
 3. **The applicant shall ensure that all trash is disposed of properly and regularly and ensure that the dumpster area is properly maintained, and that its gates are closed.**
 4. The applicant shall provide a contact person and phone number clearly posted on the enclosure in the event there are any issues with the dumpster area.
 5. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

Result: Motion passed unanimously (6-0-0)

2. **Application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development & approval of a Section 4.11 Flood Zone Special Permit – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard – Alter & Pearson, LLC, counsel**

Ms. Robin Pearson, Attorney at Alter & Pearson, presented the application on behalf of their client. Ms. Pearson stated that she is filling in for Peter Alter and Meghan Hope because they are both out of state. She noted that the applicant is seeking two things from the Commission tonight: a positive recommendation on the major amendment for the Somerset Square PAD, and a vote for the Flood Zone Special Permit for the proposed work on this site at 75 Glastonbury Boulevard.

Ms. Pearson presented the site plans. She noted that in regard to the proposed 42 additional parking spaces, they received a letter from Attorney Barry, who asked the Commission to carefully review the applicant's request to use these extra parking spaces. Chairman Purtill read aloud Attorney Barry's letter. Chairman Purtill asked if there is sufficient parking on the applicant's parcel for the proposed uses on the parcel. Attorney Pearson said yes, they are very comfortable that there is sufficient parking, but they also have the 42 spaces next door, just in case there is a special event where there is an overflow and need for additional parking. Chairman Purtill asked how one calculates the number of parking spaces required for the restaurant use when it is in association with a hotel. Ms. Dodds stated that it depends on whether

it is a destination restaurant or if the restaurant is just for hotel guests. Ms. Pearson clarified that it is not a destination restaurant.

Secretary Botelho noted that the regulations do not speak to the event spaces that are part of the hotel. Attorney Pearson noted that they conducted a parking study in the latter half of 2018 to see how much parking was generated by the Homewood Suites Hotel, which concluded that parking was always sufficient.

Chairman Purtill asked if the Commission gives a favorable recommendation for the project with the inclusion of the extra 42 spaces and if there is litigation over these spaces, would that null and void the application. Commissioner Hassett noted that even if they use the highest numbers noted in the parking study, listing hotel occupancy at 90%, the parking spaces on the property should be enough.

Mr. Ned Carney of Claremont Properties stated that they have not had any parking issues and they are confident that the 144 on-site spaces should be enough for them. Secretary Botelho asked the nature of the event space. Mr. Carney stated that it is a standard banquet space that has a multifunction use.

Ms. Pearson went through the landscape plan, noting that it was approved by the Beautification Committee and the PAD Subcommittee. She discussed the lighting, which is all dark-sky compliant, and stated that they are proposing 24-foot-high fixtures in the parking lot. The Conservation Commission included a condition where they recommended lowering the lighting poles in the parking lot to 18 feet in height. Ms. Pearson stated that they do not feel this is a positive change because the architect thought that 24 feet of height was the most aesthetically pleasing since the rest of the site has large 30 feet poles.

Mr. Jeff Bord, P.E. of Bohler Engineering, presented the grading and drainage plans on the site. He noted that there is a flood zone, with 60-70% of the site sitting below the 100-year elevation. They are adding fill so the hotel itself will be at the 500-year elevation; to offset this, they propose an underground stormwater chamber. He explained the stormwater component, noting that the water quality on the site is treated through the system. Mr. Bord then reviewed the utilities on the site and the Environmental Impact Statement that they submitted to the Conservation Commission last week. Mr. Bord pointed out that they have provided a bike rack and pedestrian connectivity, which is also ADA compliant.

Chairman Purtill asked where the utilities' meters are going to be and stated that getting them screened should be added as a condition. Chairman Purtill noted that the police report recommends that they work with the Town to provide improvements in the pedestrian crossing. Jeff Bord stated that they spoke with Mr. Daniel Pennington about that and the Town may introduce additional crosswalks, yet to be determined on where that will be.

Mr. Mark Vertucci, P.E. with Fuss and O'Neill in Manchester, discussed the traffic impact study, detailing how they carried out the study and concluded that the findings showed that the

proposed hotel development will not have significant impact to the traffic operations within the study area.

Mr. Keith Kelly, Architect from Opechee Construction Corporation in New Hampshire, reviewed the architectural particulars of the site. In trying to keep consistent with the Marriott Brand, they utilized some of the existing architecture on the site to create a modern feel. Mr. Kelly also discussed the four different signages that will be on the site. He passed around a computer rendering to the Commission.

Vice Chairman Shaw asked if they will use a light grout for the bricks. Mr. Kelly said no, they will use a similar tonal border to the brick. Mr. Kelly reviewed the first-floor plan and hotel room mix. He noted that he has worked for Marriott for the past 7 years and he knows how they sell their rooms. He stated that he supports the conclusion of the Glastonbury Homewood Suites Parking Study, which stated that 0.75 parking spaces per hotel room should be sufficient.

Chairman Purtill asked to see the rooftop mechanicals. Mr. Kelly explained that all of the mechanicals are located within the center core. He stated that they are open to providing proper screening of the rooftop mechanicals. Secretary Botelho clarified that they are requesting to see where the mechanicals will be, before determining whether or not they will need screening. Mr. Kelly explained that the dumpster enclosure will be wood and dark-colored to detract attention.

Attorney Pearson reported that they have received several letters of support. The owner of 95 Glastonbury Boulevard was particularly supportive of a more edgy look of the architecture. Mr. Mullen asked about the size of the signage in relation to that of similar properties. Ms. Pearson noted that the total amount of the proposed signage is less than half the signage that was approved for Homewood Suites.

Chairman Purtill noted that the landscaping plan includes a low-level shrub, which was suggested per the Beautification Committee. Secretary Botelho asked if they were okay with these recommendations. Mr. Bord noted that the applicant is okay with the recommendations set forth by the Beautification Committee.

Chairman Purtill opened the floor for public comment.

Peter Guastamachio of 48 Pratt Street noted that when he approached the Commission 34 years before with a similar request to the applicant's, they wanted him to make changes to blend in with the rest of their neighbors in Somerset Square. He stated that he is not opposed to this application, other than the non-conforming design to the rest of Somerset Square.

As a former neighbor of Homewood Suites, he added that another property also has access to the 42 extra spaces that were discussed earlier. He also noted that you do not include the outside seating for restaurants in the formula for parking. He agreed with the applicant that they have enough parking spaces so this will not be an issue.

In addition, he noted that, in the past, the umbrellas in the outdoor seating area became spears and when the wind caught them, they were out in the middle of Main Street.

Arnold Berman of 55 Brookhaven Drive stated that he supports the application, noting that times have changed since Somerset Square was first designed and the applicant's design looks great.

With no further comments, Chairman Purtill closed the public hearing.

The Commission finds the proposed parking of 144 spaces on the site is sufficient to accommodate the uses on the site.

The Commission was also in favor of the channel letter sign alternative for building signage.

Motion by: Secretary Botelho

Seconded by: Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission provide a favorable recommendation to the Town Council for the application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development & a Section 4.11 Flood Zone Special Permit – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard in accordance with the following plans:

“COVER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 1 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“APPROVAL LETTER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 2 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“GENERAL NOTES SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 3 OF 15 REV 2 – 05/21/2019 REV

4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"SITE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY:

MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 4 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"GRADING & DRAINAGE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 5 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 6 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 7 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"SOIL EROSION AND SEDIMENT CONTROL PLAN (PHASE II) SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 8 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"SOIL EROSION CONTROL NOTES & DETAILS SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 9 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"LANDSCAPE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 10 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"LANDSCAPE NOTES & DETAILS SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 11 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"LIGHTING PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 12 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 13 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA"

"CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE:

03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 14 OF 15 REV 2 – 05/21/2019 REV
4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION
COMMISSION COMMENTS BY MAA”

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION
LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF
GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A
ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE:
03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 15 OF 15 REV 2 – 05/21/2019 REV
4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION
COMMISSION COMMENTS BY MAA”

“BOUNDARY & EXISTING CONDITIONS MAP #75 GLASTONBURY BOULEVARD PREPARED FOR OPECHEE
CONSTRUCTION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY,
CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 2-11-19 SCALE: 1”= 40’ SHEET 1 OF 1
MAP NO. 7-19-1BEC REV. 5-22-19”

And

1. In compliance with:
 - a. The recommendations as contained in the minutes of the February 13, 2019 Community Beautification Committee meeting.
 - b. The standards contained in a report from the Fire Marshal, File 19-020, plans reviewed 6-13-19.
2. Contingent upon:
 - a. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 13, 2019, **with the exception of Item 9.**
3. In adherence to:
 - a. The Town Engineer’s memorandum dated June 12, 2019.
 - b. The Director of Health’s memorandum dated June 13, 2019.
 - c. The Police Chief’s memorandum dated June 13, 2019.
4. This recommendation is based on a finding of fact that the proposed changes conform to prior approvals and are in conformance with Section 4.12.4 of the Building Zone Regulations.
5. **Utilities shall be screened with evergreens that are sufficient in size and height to obscure the view of the units.**

6. The design and location of proposed mechanical systems shall be approved by the Plans Review Subcommittee, including any screening deemed necessary by such subcommittee.
7. There shall be no signage or logos on the umbrellas.
8. The Commission finds that the proposed parking of 144 spaces on site is sufficient to address the needs of the project.
9. Three backlit, channel letter signs and one internally lit, channel letter sign, as designated on the plans, shall be permitted.

Discussion: Secretary Botelho stated that he will support the recommendation because he was pleased with the rendering of the final designs. He believes that we have to move with the times and that Marriott is a great brand. He thinks that there is more than adequate parking so that is not a concern. Chairman Purtill stated that she is somewhat reluctant about the materials, but she will also support the application because she likes the concept and she hopes that with some work, the site will blend in with the surrounding buildings. She concluded by thanking the applicant.

Result: Motion passed unanimously (6-0-0).

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items *None*
2. Acceptance of Minutes of the June 4, 2019 Regular Meeting

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

Result: Motion passed unanimously (6-0-0)

3. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of July 2, 2019: **to be determined**
4. Chairman's Report *None*
5. Report from Community Development Staff

Ms. Dodds stated that she will send correspondence to the Commission tomorrow about the court case between Edge Fitness and 80 Glastonbury Boulevard, which has cleared a hurdle. The Town has won the zoning issue in the matter.

There being no further business to discuss, Chairman Purtill adjourned the meeting at 10:03 P.M.

Gullotta expressed concern for the health of the youth with regard to ingestion of plastic particles, thanked the organization for bringing the issue forward and expressed support of the motion. He said there are numerous examples of regulation across the country to be considered.

Result: Motion carries {6-2-0} with Mr. Cavanaugh and Mr. Osgood opposing.

JOINT PRELIMINARY PUBLIC HEARING – 8:00 P.M.

NO 1 APPLICATION BY THE CLAREMONT COMPANY, INC. FOR A MAJOR AMENDMENT TO THE SOMERSET SQUARE PLANNED AREA DEVELOPMENT – CONSTRUCTION OF A 4-STORY 131-ROOM HOTEL – 75 GLASTONBURY BOULEVARD

Ms. Khara Dodds, Town Planner, and Member of the Town Plan and Zoning Commission joined the Town Council. Mr. Johnson briefly reviewed his memo to the Council on the subject dated January 4, 2019. Attorney Peter Alter represented the applicant and explained that this is a major amendment with a major amendment already on file and thus should be treated as a brand-new application. He reviewed some history noting that the previous approval was for an apartment building but not able to secure unanimous consent from the other landowners, they went back to hospitality. He reviewed the proposal for a Marriot AC hotel which is a contemporary and upscale brand. He noted the streetscape is preserved with building and landscape up front and parking set back. He said they propose a 4-story building with 19% building coverage, 32% open space, parking (145) that exceeds the regulations (1/room@131) on their own property and use of the existing curb cut. He noted that they have a deeded right to use up to 42 spaces on adjacent property (#45) but the proposal does not show them taking advantage of that. Mr. Drew Queen, architect, said that this brand tends to be on the edge of cities like proposed. He reviewed the elevations.

Vice Chairman Niland asked if this was restricted by the existing covenant to which Attorney replied saying no. Vice Chairman Niland found the elevations harsh and not a good fit for Glastonbury Boulevard adding that it could be contemporary without being out of place. TPZ Chairman Sharon Purtill said she was hopeful they would find a true transition design saying she thought it was too grey. She said that they put a lot of effort into the design elements of the development echoing that it could be different and a transition but still fit within the overall development. She emphasized that the fast food development on Main Street should not be the standard. She indicated that she was open to discussing parking requirements versus needs and creative options. She encouraged them to maintain the sunken lawn element and while she was not supportive of current design, she felt they could work with them to arrive at something they both favored.

Dr. Beckett asked if it had a restaurant and why they didn't go for five or six floors. Attorney Alter said that there will be food for the guests and the size represents the brand. Dr. Beckett said that he didn't like the sheet steel continuing that the red brick compliments the existing. He said he wants to see a blend, part of the community as they have pride in their history. He urged them to seek an evolution but not a radical change. Mr. McChesney echoed that the elevations don't represent a transition but an erosion of the well thought out design of the development. TPZ Vice Chairman Keith Shaw asked if there was meeting, conference or banquet space. Attorney Alter said that there would be meeting rooms and space for small scale banquets but nothing large scale.

Ms. Carroll said there was an austerity to the design and that it wasn't transitional. She said that it should be more like the example development shared from Brighton. She asked if they would be charging for parking to which Attorney Alter said no. Mr. Cavanaugh asked if there financing was in place to which Attorney Alter said yes. Mr. Cavanaugh agreed this was not a transitional design and asked about the design elements of the development, Hartford Green in the windows, water struck brick and the roof structure. Attorney Alter was uncertain. Mr. Cavanaugh asked if they could keep the great lawn element and Attorney Alter said that they would look into it. Mr. Cavanaugh said that the elevations were ugly and depressing and needed some work but he supported the concept of a hotel.

TPZ Member Mike Botelho echoed the comments on the design saying they were stark and depressing without color. He also found the Brighton development more appealing. He wanted to ensure they had adequate parking and encouraged them to establish needs but wanted to be cautious. TPZ Member dissented saying that the development is dark and homogenous, and he found this light and bright. He also said that the lawn element was not central to him and he supported the use. He added that he did find the entrance to the hotel dark and would need signage. He asked if it was contingent on a franchise. Attorney Alter said it was secured. Mr. Osgood suggested they create a berm to screen the parking closest to the boulevard. Chairman Gullotta asked about employees and spaces for attendees at meetings. Attorney Alter said that the data gathered shows they should have plenty of parking but that TPZ would review the plan and the use to make that determination. Chairman Gullotta said that the color reminded him of 1950's drab.

Attorney Jeff Berry of 62 LaSalle Road, West Hartford represented his client saying that they could support the concept but expressed concern about the 42 spaces shared and felt it was important to demonstrate they have enough on their own property. TPZ Chairman Purtil suggested they get together and work it out with the applicant.

Ms. Rachel Supon of 508 Hopewell Road praised the original architect of the development.

TPZ Vice Chairman Shaw said that they propose 131 rooms and 145 spaces so they don't need the shared 42. He noted that being a PAD, they aren't bound by parking regulations but use them as a guideline. He asked about the guidelines if there was meeting space but Attorney Alter

said that they were not spelled out but they will provide an analysis. Hearing nothing further, Chairman Gullotta closed the public hearing.

Mr. McChesney recused himself from the following given he presided over the matter as a previous Member of TPZ. Ms. Khara Dodds, Town Planner, remained with the Town Manager for the following public hearing.

PUBLIC HEARINGS AND ACTION ON PUBLIC HEARINGS – 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 (CONTINUED FROM DECEMBER 4, 2018 COUNCIL MEETING).

Mr. Johnson reviewed his email to the Council on the subject dated January 4, 2019.

Ms. Jen Siskind of 101 Fairview Terrace questioned if TPZ could approve as nonconforming how that would impact the residents that spoke out against reducing the setback from 50’.

Chairman Gullotta said the proposal was denied so there won’t be grandfathering. Mr. Osgood supported a setback of 25’ and for grandfathering so people wouldn’t have to go to court to demonstrate they should be grandfathered. Vice Chairman Niland suggested they get something in writing from the town attorney about grandfathering versus nonconforming. Mr. Johnson said that the town attorney favored nonconforming, but he can get a written opinion. Dr. Beckett suggested they use the existing regulation of 9’ for the local limited roadways saying it was unfair to hold them to any higher standard. Ms. Carroll favored leaving the 50’ setback saying she’d prefer losing future excavation over the integrity of their neighborhoods. Mr. Osgood continued advocating for a grandfather clause.

Chairman Gullotta said that they are not going more rural but more suburban meaning this will be a greater burden on the community than it once may have been. Dr. Beckett noted that to meet those regulations, a property owner would have to have 120’ frontage. Chairman Gullotta said that the trucks are so much larger, they don’t have the road systems to accommodate them. Vice Chairman Niland suggested changing “may” to “shall” in the requirement under 6.2.7.3. A consensus was reached to leave the regulation at 50’ with Dr. Beckett dissenting per the discussion. Mr. Osgood noted that his issue is how the town addresses the existing operations that don’t meet the regulations. Hearing nothing further, Chairman Gullotta closed the public hearing and no action was taken.

Mr. McChesney returned and was recognized for the remainder of the meeting.



Town of Glastonbury

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

ITEM NO. 3(A)
07-09-2019 Meeting

Richard J. Johnson
Town Manager

July 3, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Capital Improvement Program

Dear Council Members:

The attached pages summarize the status of some 45± Capital Projects funded primarily through the Capital Reserve Fund. As noted, each is proceeding successfully including new projects funded effective July 1, 2019. The report also lists the recently completed projects for Town and School infrastructure. The report is provided for your information.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

**CAPITAL IMPROVEMENT PROGRAM
STATUS REPORT
JULY 2019**

IN PROGRESS

Refuse Wheel Loader

Letter of intent to purchase to vendor thru State regional purchasing program with expected delivery in late fall 2019.

Academy Improvements

Improvements for Recreation administrative offices, Information Technology, Probate Court, Facilities Maintenance, cafeteria upgrades and various recreation spaces complete and successfully operating. Pending improvements include gymnasium (floor, bleachers, finishes and HVAC) and Williams Memorial.

Clean Renewable Energy Initiative

Energy audit complete. Recommended actions implemented. Recent improvements include:

- Relamping at Town Hall, Police Department and Library. (COMPLETE)
- Energy saving computer software. (COMPLETE)
- Vending misers installed on vending machines. (COMPLETE)
- Replacement of Town Hall air conditioning condensers. (COMPLETE)
- Install gas fired radiant heaters in fire department apparatus bays and replace boilers with smaller, more efficient units. (COMPLETE)
- Upgrade HVAC direct digital control system in Town Hall, Riverfront Community Center, Police, and Welles-Turner Library. (COMPLETE)
- Construct fast-fill natural gas filling station. (COMPLETE)
- LED Parking lights for Welles-Turner Library. (COMPLETE)
- New windows installed in PD Range building. (COMPLETE)
- LED Parking lot lights installed at Riverfront Community Center. (COMPLETE)
- Received Power State Grants of Change Awards for Town Hall, Wastewater and Button ball Lane Schools.
- Received proposals for Renewable Energy Certificates to be purchased through 2019 to support the Sustainable CT Program. Town and school projects approved. Details pending.
- Study for relamping Police Facility exterior lighting underway. (COMPLETE)
- Installed new energy efficient windows in various areas of Academy. (COMPLETE)
- Retro-commissioning Project at Town Hall, Welles-Turner Library, RCC and Police Station. (COMPLETE)
- LED lighting for exterior lights at four Fire Houses and Youth & Family Services and Parking lot at 17 Hebron Ave. (COMPLETE)
- Replacement of interior lights with LED in Purchasing and Payroll. (COMPLETE)
- Proposals for LED installations at Center Green under review with Parks Maintenance Facility and Highway Garage to follow. (IN PROGRESS)
- New heating system designed and installed at Fire Company 2 to achieve energy efficiency (COMPLETE).
- Town Hall qualifies for EnergyStar award designation. Renovated offices received LED fixtures to provide high quality, controllable lighting.
- LED Retrofit for Riverfront Park Phase I and Town Hall parking. (COMPLETE)
- LED Lighting Retrofit at Water Pollution Control Facility. (COMPLETE)
- Installation of interior LED lights in various areas of the Police Facility (COMPLETE)

Photovoltaic: Current systems at Town and School facilities generate 1.2 MV annually. Awarded ZREC projects at Hopewell, Buttonball and Naubuc schools and Town Hall and Police Facility. Solar PV to be installed at new Facilities barn (100% grant funded) with the Town achieving energy savings and retaining the Renewable Energy Certificates.

Ongoing CIP appropriation for energy projects allows Glastonbury to sustain important initiatives to achieve significant annual cost savings and environmental benefits.

System-Wide Town Building Roof Replacement

This is an ongoing process to replace roofs on Town buildings as applicable. Recently completed projects include: Winter Hill Farm, Historical Society, Highway Garage Truck Shed, Fire Company 3 and 4, Police Sally Port, Animal Control Shelter, etc. Tobacco Barns on Town-owned land off Old Maids Lane to be completed with funding effective July 2018 and 2019. Repairs to extend the life of the roof at Fire Company 2 (completed spring 2019).

Town Hall Improvements

This is continuing effort to improve operating efficiency at Town Hall within significant space limitations. Work completed includes renovations to the Purchasing and Accounting Offices, Town Clerk, Probate Court, Registrars of Voters, Community Development and Human Resources. Work in progress to update Town Managers Office and Revenue Collection with future upgrades to the Building Officials Office. Customer Service Center is open and well received.

Energy Audit for All Schools

Energy Audit at all schools complete. Exterior lights at SMS received LED lighting retrofit. GHS exterior lights retrofit complete. Study of Auxiliary Gym heating at SMS complete.

Glastonbury Multi-Use Trail

The multi-use trail between Bell Street and Smith Middle School is complete and in use. A second off road phase to the trail is proposed over existing Sanitary Sewer easements between Western Boulevard and House Street. Work to modify the existing easements across private property to allow for the proposed multi-use path is complete. A grant application for Federal Transportation funding under the LOTCIP program has been approved by the Capitol Region Council of Governments. The State Department of Transportation has committed to funding 100% of construction costs. Town Engineering Division staff has advanced the design and State and Federal environmental permits have been received. Advertisement and initiation of construction is expected immediately upon receipt of the State issued "permission to advertise" correspondence.

Town Center Improvements

Continuing project to improve Town Center area. Improvements completed include updates to the Building Zone Regulations, new bus shelters, pavement rehabilitation along Hebron Avenue corridor, intersection realignment (roundabouts) at Hebron and NLT and Hebron and House Street and related improvements.

Sidewalk Construction

2018 funding was appropriated for walks on Cooper Drive and construction was completed in October 2018. Town Engineering Division staff has also begun the design and permitting process necessary to construct new sidewalks on Route 17/Main Street between Mallard Drive and Stockade Road. In addition, survey and design work has begun on several smaller sidewalk connecting sections proposed through a Capital appropriation effective July 1, 2019. Other new sidewalk construction recently completed includes:

- Addison Road-Norman Drive to Hebron Avenue
- Route 17-Hopewell Road southerly to Harpo's Bakery

- Buttonball Lane-Stancliff to Route 17
- New London Turnpike to Olde Stage Road

Annual Paving Program

The recommended 2019 road paving list has been developed and work has been initiated. Surface treatment types to be used will include traditional mill/overlay, pavement reclamation and ultra-thin bonded wearing course. As in past years, Highway Division staff will complete both preparatory and restoration work with actual paving operations performed by a private contractor.

Salmon Brook Park

Preliminary indications are that sediment removal and pond restoration work would be very costly and require extensive federal, state and local permitting. Site constraints pose a challenge with respect to the amount of available working area adjacent to the pond. The amount of area on site available for the placement of removed sediments is extremely limited. At this point, there are no plans to move forward with this work.

Open Space Access

This is an ongoing process to improve access to the Town's various open space acquisitions. The Town has been awarded a STEAP grant in the amount of \$250,000 to offset construction costs. Projects completed include:

- Blackledge Falls
- Longo Farm Open Space
- Slocomb Mill
- Arbor Acres/Greyledge Open Space

Preliminary design complete for new parking area and access drive at J.B. Williams Park complete. Construction options to be reviewed for work in late 2019 or 2020.

Minnechaug Golf Course Improvements

Removal sediment and restoration of the primary irrigation pond next to Hole #9 is complete. Next phase to involve updates to irrigation system.

Park Maintenance Garage

Construction of the new garage and the majority of the site improvements have been completed. The addition and renovation portion of the project is complete. The chemical storage building is onsite and estimated install expected to be complete by end of August, 2019.

Outdoor Pool/Park Development

Conceptual design options for a new outdoor complete, complete and presented. Repairs to Grange Pool complete and pool open for 2019 season. The feasibility analysis for the indoor aquatic facility is complete. Further consideration of an aquatic facility will be discussed during the CIP process in spring 2020.

Tryon Street Drainage

Town Engineering Division staff completed technical design and numerous State and Federal environmental permits were obtained. Local regulatory approvals from the Inland Wetlands Commission and Town Plan and Zoning Commission were also obtained. Pipe and outfall installation at the western end of the project area was completed in March 2014 prior to river flooding and tilling of adjacent agricultural areas. Town Highway Division forces installed approximately 1,000 ft. of large diameter pipe during the fall of 2014. The discovery of archaeological artifacts within the project limits inhibited an ability to complete the project in 2014; however, this

assessment was finalized and the remaining pipe and structure installation was completed in 2015. The system is now fully functional. A second phase of construction which includes pipe/catch basin installation on Dug Road is targeted for the 2019 construction season.

Facilities Maintenance Barn

Construction of Phase I is complete. Work for Phase II is funded through \$320,000 STEAP grant is nearing completion. This work includes technology (complete), solar PV (July 2019), emergency power (complete), materials handling equipment (July 2019) and related improvements (complete).

Bridge Replacement /Rehabilitation

Grant applications have been approved by the CT Department of Transportation for replacement or rehabilitation of 2 Town-owned bridges. The grants will provide 80% reimbursement funding for design and construction on bridges located on Eastern Boulevard and Fisher Hill Road.

- Eastern Boulevard – project complete 2017.
- Fisher Hill Bridge – final design completion and associated permitting is forecast for summer 2019 thereby enabling construction to begin in April 2020. Start of construction in early spring allows for project completion within a single construction season without need for a winter shut down period.

Cider Mill Pump Station Replacement

Bids were received, contract awarded and pre-construction meeting held. Work expected to commence in July 2019 with a 9 to 12 month construction completion schedule.

Building Security

Facility related work as suggested by independent security audit by HD Segur continuing. Additional buildings that have received additional security improvements include Youth & Family and Annex, Highway Garage, Parks Maintenance and Transfer Station. Work at Revenue Collection/Assessor's Office to finalize over summer/fall 2019. Other security improvements including rekeying, expanding CCTV coverage and police surveillance system, complete or in progress. Additional security work at Town buildings ongoing.

Disaster Preparedness and Recovery

Improvements made possible through multi-year capital funding include. All complete.

- Emergency Operating Center (EOC) relocated to the Academy complex.
- Update to Police Department backup EOC complete.
- New generators and circuits (as applicable) at Town Hall, Gideon Welles, SMS, GHS, Parks Maintenance, Boathouse, RCC, Police Department, Fire Company No 1, and CNG Fueling Station, all complete.
- Portable generator units purchased and available.
- Portable lights purchased and available.
- Solar powered mobile messaging board received and available.
- Additional smaller portable generators purchased and available.

HVAC-Gideon Welles School

Cooling/heating project bid and scheduled for October 2019 completion. Boiler in future year.

GHS Fieldhouse

Designer developed options and budgets for locker room improvements with and without a weight room component. Additional review of options and costs in progress and to be presented in fall 2019. Project to be considered under 2020 and 2021 Capital Program.

Revaluation

The 2017 Revaluation project was successfully completed on schedule and within budget. Next revaluation under state statute is scheduled for October 1, 2022 Grand List. Funded through multi-year capital appropriation.

Document Management

The Document Management system has been installed and is being configured for use by the departments. At present the following departments are making use of features of the new system: Building Department, Community Development, Property Assessor, Engineering and Information Technology. Document scanning is also in process and over 450,000 documents or nearly 25% of the total documents have been scanned into the system. Additional departments are being added on a monthly basis as document types are designed for each department.

Welles-Turner Memorial Library

Renovation and addition project approved at referendum November of 2018. Project budget of \$6.5 million with \$2.1 million in grants and community support. Architect selection complete and final design in progress.

GHS Kitchen Upgrades

Project program and design complete. Project accepted by State for reimbursement. Partial abatement activities in summer 2019 with most of the work taking place in summer 2020.

School Air-Conditioning

Project to air condition classroom space complete for Buttonball, Hopewell, Hebron Ave and parts of Naubuc School. \$2.0 million General Fund transfer fully reimbursed. Bid process complete, contract awarded and Gideon Welles School heating/cooling under construction with October 2019 completion date expected.

Parking and Access Drives

Multi-year capital appropriation for repaving of parking and access drives at Town and School facilities. 2019 work will address a portion of the Smith Middle School site and the Welles Chapman House property at the corner of Main St and Hebron Ave. Fire Company # 3. COMPLETED

Slocomb Dam

A qualified Consultant has been retained and Phase I work to complete a comprehensive alternatives analysis was recently completed. Alternatives and associated costs were presented to the Town Council. Design and permitting necessary for dam removal and stream channel restoration has been initiated based upon reviews to date. Permitting for construction in 2020 anticipated.

Highway Division - Heavy Equipment

This Capital Improvement category was established to fund annual or periodic replacement of Highway Division heavy equipment. Past purchases include a paving box, Front end loader, street sweeper etc. FY 2019 budget approval allowed for replacement of the Division's aging skid steer loader. Specifications were developed and this machine was purchased in September 2018. FY 2020 budget approvals will allow for purchase of a mini excavator during the summer of 2019.

Old Maids Lane Water Line

This project provides for extension of the public water line on Old Maids Lane from the Elementary school to the intersection with Tryon Street and along Tryon Street to the Bulky Waste entrance drive. Design and construction by the MDC with materials purchase by the Town. Work is underway with completion expected in July 2019.

School Code Compliance

Major tasks involving sprinkler and electrical work are complete. Housekeeping items will be ongoing through completion.

Police Communications

Recent upgrades and improvements include:

- Dispatch console and CAD/RMS updates complete to include NEXGEN Public Safety Solutions.
- New microwave link installations.
- Independent analysis of future system requirements.
- Lease with AT&T finalized, revenues to offset ongoing expenses.
- RFQ for ongoing public safety service contract to be complete by calendar year end 2019.
- Upgrades to continue as applicable to keep system up to date and functioning at optimal levels.

Police Facility Window Replacement

Bid process complete. Installation planned for summer 2019.

Police Lockers and Restrooms

Final phase including renovating of restrooms scheduled for summer/fall 2019. Work to restore men's and women's restrooms, men's and women's locker rooms, complete.

Fire Apparatus

Competitive request for proposal process complete. Contract awarded. Delivery expected late fall 2019.

Fire Stations Updates and renovations

This is a multi-year capital project to fund upgrades, code compliance, and improvements at fire companies. Work is under way.

School Roofs

Condition analysis of school roofs in progress with late June 2019 delivery of report expected.

Welles-Turner Memorial Library Exterior Renovations

Exterior work on Chimneys, roof and façade to be performed under referendum project. Capital Reserve Project Funding to be closed out.

Intersection Realignment

This involves preliminary concept design for potential realignment of the Douglas Road, Sycamore Street and New London Turnpike intersection. Consultants selected and working to identify options. Also involves coordination with State DOT. Report is expected to be issued in July 2019.

Glastonbury Blvd Pavement Rehabilitation

This proposal was recently approved for State grant funding covering 100% of the nearly \$2M construction cost to deep mill and repave Glastonbury Boulevard in its entirety. Project components will also include several substantive pedestrian safety improvements. Engineering Division staff has advanced design plans to the 90% stage and a Public Information Hearing will be scheduled shortly.

Fire Rescue Boat

Funded July 1, 2019. Boat ordered with delivery expected end of September 2019.

Street Trees

This is a new multi-year capital appropriation with initial funding of \$125,000 effective July 1, 2019. Goal is to identify tree trimming and removal necessitated by prior year drought and invasive insects. Staff developing phased plan which will be published to Town website and communicated to adjacent property owners.

Sidewalk Repair and Maintenance

First of a multi-year capital appropriation to support annual operating budget for repair and replacement of sidewalks throughout community. Inspection and priority ratings developed with work to begin summer of 2019 and continue over multi years. Initial capital investment \$175,000.

Town-wide Drainage

This project allocates \$100,000 effective July 2019 as the first in a continuing capital allocation to resolve smaller scale drainage projects throughout the community.

Traffic Calming

Also a multi-year project to improve pedestrian circulation along Main Street corridor and identify traffic calming options throughout the community.

RECENTLY COMPLETED PROJECTS

The following projects are recently completed on time and within budget:

- Showmobile
- GHS Generators
- Electrical Outlets at Elementary Schools
- Security Equipment at Schools
- Security Window Film Installation All Schools
- GHS Security Cameras
- Addison Road Bridge
- Main Street Traffic Signals
- Winter Hill Farm
- Fiber Optic Cabling
- Nutmeg Pump Station
- Main Street Pavement Rehabilitation
- Fire Apparatus - Ladder Truck
- Police Firing Range - Backstop System
- Griswold/Harris/House Street Intersection
- Naubuc Avenue Bridge Reconstruction
- Smith Middle School Gym Floor Replacement
- School PA Phone Systems - Elementary Schools

- Elementary School HVAC/Boiler - Complete at Buttonball, Hebron Avenue and Hopewell Schools
Articulating Loader
- GHS Practice Football Field
- Planimetric/Topographic Mapping
- Smith Middle School A/C Replacement
- Roll-Off Truck
- Fire Company 3 and 4 roofs
- Riverfront Community Center Community Room floor
- BoE Energy Audit
- Generator Replacement- Town Hall, Parks Maintenance Facility, Highway Garage Transfer Station
Electrical Service Entrance Replacement
- Boathouse Transfer Switch Installation
- Riverfront Community Center Transfer Switch Upgrade
- Sally Port Roof
- GHS Pool Improvements
- New generator for Boathouse/RCC
- RCC Community Room Flooring
- Hopewell Gym Floor Replacement
- Welles-Turner Library Windows
- Arts and Crafts Room - Youth & Family Services
- Naubuc School phone and PA upgrades
- Town Hall boiler replacement
- PD boiler replacement
- GHS Turf Field
- Highway Division Paving Box
- Multi-Town Dispatch Project
- Welles-Turner Library Phase 1 renovation
- Gideon Welles School Window Replacement
- Boiler Replacement Design-Town Hall and Police Department
- New Carpeting-Elementary Schools
- Town Wide Phone System Upgrade
- Police Locker Room Upgrades
- Town Hall Site Lighting Upgrade
- Youth and Family Annex Addition
- Fire Company #4 Boiler Upgrade
- Riverfront Park – Phase II
- Backup Generator – Riverfront Boathouse
- Master Sewer Study
- Hebron Avenue Trail Fencing
- Bulky Waste Vehicle Scale
- Blackledge Dam Restoration
- GHS Auditorium Acoustics
- Town Phone System Upgrade



Town of Glastonbury

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

ITEM # 6(A)
07-09-2019 Meeting

Richard J. Johnson
Town Manager

July 3, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Consent Calendar

Dear Council Members:

The following items are scheduled for Consent Calendar action on Tuesday evening:

a. Glastonbury Boulevard – Pavement Rehabilitation Public Information Hearing

The project to resurface Glastonbury Boulevard with related improvements is approved for 100% grant funding per the LOTCIP Program. Design is in final stages with bidding and construction planned for the 2019 season subject to all approvals. The grant process requires a public outreach process which in Glastonbury is typically achieved through a public information hearing with notice to property owners adjacent to the specific project. A public information hearing is proposed for the Tuesday, July 23rd meeting. This will provide the opportunity to review project scope, hours of operation, traffic management, pedestrian safety improvements, and similar topics. Action for Tuesday evening is as follows:

“BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public information hearing for 8:00 p.m. on Tuesday, July 23, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, on the Glastonbury Boulevard Pavement Rehabilitation Project, as described in a report by the Town Manager dated July 3, 2019.”

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JUNE 25, 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 {excused}
Ms. Mary LaChance {excused}
Mr. Jacob McChesney
Mr. George P. Norman
Mr. Whit C. Osgood {excused}

(a) Pledge of Allegiance.

Led by Mr. Norman

2. Public Comment.

Mr. Bruce Bowman of 62 Morgan Drive thanked the Council for the plastic bag ban but asked them to modify it to require a 10-cent fee for paper bags calling it a burden for businesses as currently written.

Mr. Joel Ellis of 42 Deerfield Drive noted that there is an outfit in Glastonbury that does surveys and noted the proposed aquatic center. He expressed concern that the center would not be self-sustaining.

Mr. Jared Soper of 39 Fawn Run and Board of Finance Chairman said the consultant and the Town Manager gave a good report regarding an indoor aquatic center and questioned the request for a single pool option that doesn't meet the needs or a 50-meter option which isn't affordable. He asked the Council to be very clear on its direction on this potential project and whether they intend to take action or leave it for a future Council.

Mr. David Brown of 61 Coach Road said that the aquatic center proposal is a result of pressure from a special interest group that is trying to force taxpayers to pay for their luxury. He indicated there are enough pools in the area and questioned any benefit for the aquatic center.

3. Special Reports.

None

4. Old Business.

(a) Continued discussion on feasibility analysis – Indoor Aquatic Facility.

Mr. Johnson reviewed his memo to the council on the subject dated June 21, 2019, recapping the process to date. Mr. George Deines of Counsilman-Hunsaker reviewed the requested options for a single pool which wouldn't address the temperature differences for use and a 50-meter option with a cost over \$33M. Vice Chairman Niland questioned the additional \$3M for 3 lanes and asked if they could extrapolate about \$1M per lane. Mr. Deines said that the escalation of the scale changes costs for example, site work. Mr. McChesney asked about the 6-lane versus 8-lane. Mr. Deines said that for use in a competition, 6-lanes are required minimally, and 8-lanes are preferred.

Mr. Norman asked about the calculations. Mr. Deines reviewed base attendance of about 40,000 per year coming out to approximately \$8.40 per visit. Dr. Beckett said that the high school has the competition pool and they should consider this facility to address the recreation needs only which could still be two different pools kept at different temperatures. Vice Chairman Niland noted that they still haven't explored a location which would impact the plan. Mr. McChesney said he would like to explore a single pool and asked about size and seating which Mr. Deines reviewed noting that the best in the country hosts about 22-28 meets per year. Dr. Beckett expressed concern that public access would be eliminated during meets and questioned the unmet demand given all the competition pools in the area. Mr. Deines suggested they could continue public use of a second pool with separate access.

Ms. Carroll commented about the extraordinary effort to address all the varying requests. Mr. Norman asked about the involvement of Parks and Recreation and Mr. Johnson said they are participating. Mr. McChesney noted that they are trying to fully explore their options and asked about net operating costs. Mr. Johnson reviewed the computations noting the higher debt service. Chairman Gullotta recapped the history of the Grange Pool, the need to repair and replace it and the recent repairs that allowed them more time to explore options. He noted that it could be considered for CIP and would not likely be this Council taking action. Mr. McChesney said he was uncomfortable with the costs and encouraged advocates to seek funding options. Vice Chairman Niland was not quite prepared to push the issue off to the next Council. Dr. Beckett said there was demand and felt a plan could be developed and questioned if there could be a significant donor to help move it forward like Mrs. Turner with the town library.

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

NO 1 ACTION ON PROPOSED TEXT AMENDMENTS TO THE BUILDING-ZONE REGULATIONS, SEC 6.11 SPECIAL PERMIT FOR AN ACCESSORY APARTMENT WITHIN A SINGLE-FAMILY DWELLING

Ms. Khara Dodds, Community Development Director, joined Mr. Johnson who reviewed his memo to the council on the subject dated June 21, 2019. Ms. Dodds walked through the changes noting the goal of maintaining the character of the single-family homes. Mr. Norman asked about the magic to 800 square feet and Ms. Dodds said the size was already part of the regulations and while it was discussed, they decided to leave it as is. Mr. Norman asked about the detached and semi-detached garage. Ms. Dodds indicated they would be excluded. Mr. McChesney asked about the language for a shared wall with the garage and a discussion ensued. Dr. Beckett expressed support of the language to give guidance to applicants and allow TPZ to use good judgment. Mr. Johnson said that a garage is an accessory building and thus not residence so the common wall must be shared with the residence. Hearing nothing further, Chairman Gullotta closed the public hearing.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendments to Section 6.11 of the Building Zone Regulations – Special Permit for an Accessory Apartment Within a Single Family Dwelling, as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Town Plan and Zoning Commission.

Result: Motion passes unanimously {6-0-0}.

5. New Business.

- (a) **Action on Agreement between the Town of Glastonbury and Wastewater Treatment and Facilities Maintenance Collective Bargaining Unit (AFSCME) effective July 1, 2017 – June 30, 2021.**

Mr. Johnson reviewed his memo to the Council on the subject dated June 21, 2019. Chairman Gullotta confirmed with Mr. Johnson that it is in line with the other actions.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the funds necessary to implement the written Agreement between the Town of Glastonbury and Wastewater Treatment and Facilities Maintenance Collective Bargaining Unit (AFSCME) effective July 1, 2017 through June 30, 2021, as described in a report by the Town Manager dated June 21, 2019.

Result: Motion passes unanimously {6-0-0}.

(b) Action on amendment to Parks and Recreation Fee Schedule effective July 1, 2019.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the Parks & Recreation Department Schedule of Fees and Charges – General Fund and Special Revenue Fund, as amended, for fiscal year 2019-2020, as detailed in a report by the Town Manager dated June 21, 2019 and as recommended by the Recreation Commission.

Disc: Chairman Gullotta brought attention to the ability for sports clubs to have youth members from out of town. He said he disagrees and felt they should charge a fee to send the message and provide a disincentive. He noted that Glastonbury taxpayers paid for the land for use by Glastonbury youth. Vice Chairman Niland suggested entertaining a motion to amend the fee schedule to establish a \$10/nonresident youth participant. Dr. Beckett thought they were limited to what they could do noting precedent in the courts about charges for beaches. He suggested going with Mr. Johnson's suggestion.

Amendment By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the motion on the floor removing the non-Glastonbury member fee from the Parks & Recreation Department Schedule of Fees and Charges to allow for Mr. Johnson to come back with proposed language.

Result: Amendment passes unanimously {6-0-0}.

Disc: Mr. Norman asked what drives non-town participants asking if the teams need members. Mr. Johnson said that some youth don't have a team in their own town. Mr. Norman asked about the fees. Mr. Johnson said that there is a little variety, but most teams collect fees from participants and the leagues pay the town. Vice Chairman Niland said his thoughts were to suggest a significant fee for an out of town player like \$500. Ms. Carroll noted Little League where all youth are placed on a team. Mr. McChesney indicated that he feels that a non-Glastonbury youth should not displace a Glastonbury youth on teams that are selective but felt differently if all youth make a team.

Result: Amended motion passes unanimously {6-0-0}.

(c) Action on establishing Council policy/guidelines concerning receipt of gifts to the Town (refer to Council Policy & Ordinance Review Subcommittee).

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby refers review of a proposed Council policy or guidelines for gifts to the Town to the Council Policy & Ordinance Review Subcommittee for a report and recommendation, as described in a report by the Town Manager dated June 21, 2019.

Disc: Ms. Carroll said that they would look at town protocol for the acceptance of material things by donation.

Result: Motion passes unanimously {6-0-0}.

6. Consent Calendar.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

(a) Action on proposed amendment to Building Zone Regulations – Building Heights (set public hearing).

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, July 23, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, on the proposed changes to the Building Zone Regulations concerning building heights, as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Town Plan and Zoning Commission

(b) Action on between department transfer – Debt Service to the Capital Reserve Fund – \$110,000.

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the transfer of \$110,000 from Debt Service to the Capital Reserve-Unassigned Fund Balance, as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Board of Finance.

(c) **Action on transfer and appropriation from General Fund to Capital Projects – Public Safety – \$18,000 (set public hearing).**

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, July 9, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider a \$18,000 transfer and appropriation from the Capital Reserve Fund-Unassigned Fund Balance to Capital Projects-Public Safety Communications, as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Board of Finance.

(d) **Action on application for a Major Amendment to a Major Amendment to an Approved PAD Final Development Plan – Somerset Square – 75 Glastonbury Boulevard (set public hearing).**

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a Public Hearing for 8:00 p.m. on Tuesday, July 9, 2019 in the Council Chambers of Town Hall at 2155 Main Street, Glastonbury, on the Application by 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development and a Section 4.11 Flood Zone Special Permit, as described in a report by the Town Manager dated June 21, 2019,

(e) **Action on transfer from General Fund-Unassigned Fund Balance to Education (Agriscience VoAg Program) (set public hearing).**

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, July 9, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider a \$64,781 transfer from the General Fund-Unassigned Fund Balance to Education (Agriscience and Technology Program), as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Board of Finance.

(f) **Action to approve Investment Pools for Town Funds.**

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the State of CT Short-Term Investment Fund (STIF) and Northern Capital Investments for the deposit and investment of Town funds, as described in a report by the Town Manager dated June 21, 2019 and as recommended by the Board of Finance.

Result: Motion passes unanimously {6-0-0}.

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated June 21, 2019, noting the Glastonbury Glen PAD could go to a joint hearing or to the Council/TP&Z PAD Review Subcommittee. A consensus was reached in favor of the latter.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta recognized Jim Bennett for his many years of dedicated service to the Glastonbury Historical Society.

(b) MDC.

No report

(c) CRCOG.

No report

9. Communications.

None

10. Minutes.

(a) Minutes of June 11, 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 June 11, 2019.

Result: Motion passes unanimously {6-0-0}

11. Appointments and Resignations.

None

12. Executive Session.

(a) Potential land acquisition.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 8:50 pm, for the purpose of discussing a potential property acquisition. In attendance will be Council members and the Town Manager.

Result: Motion passes unanimously {6-0-0}.



Present for the Executive Session item (a) were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deborah A. Carroll, Mr. Jake McChesney and Mr. George Norman 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 9:10 pm.

Result: Motion passes unanimously {6-0-0}.

13. Adjournment

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of June 25, 2019, at 9:11 pm.

Result: Motion passes unanimously {6-0-0}.

Respectfully submitted,

Kimberly Meanix Miller
Kimberly Meanix Miller
Recording Clerk

Thomas Gullotta
Chairman