

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, JULY 23, 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 PUBLIC INFORMATION HEARING – GLASTONBURY BOULEVARD PAVEMENT REHABILITATION.

NO 2 ACTION ON PROPOSED AMENDMENT TO BUILDING ZONE REGULATIONS – BUILDING HEIGHTS.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Action to schedule continued public hearing – Major Amendment to Major Amendment – 75 Glastonbury Boulevard.
 - (b) Action on possible amendments to Reserve for Land Acquisition and Preservation Ordinance (refer to Policy & Ordinance Review Subcommittee).
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
 - (a) Poet Laureate - report of activities for the 2018-2019 year.
 - (b) Letter from Judy Harper regarding proposed hotel at Somerset Square – 75 Glastonbury Boulevard.
 - (c) Letter from CT Siting Council dated July 12, 2019 regarding modifications to existing telecommunications facility located at 2577 Main Street.
 - (d) Letter from CT Siting Council dated July 17, 2019 regarding modifications to existing telecommunications facility located at 2577 Main Street.
 - (e) Letter from Crown Castle regarding modifications to existing telecommunications facility located at 115 Birch Mountain Road.
 - (f) Letter from Crown Castle regarding modifications to existing telecommunications facility located at 374 Three Mile Road.
10. Minutes.
 - (a) Minutes of July 9, 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
07-23-2019 Meeting

Richard J. Johnson
Town Manager

July 19, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Public Information Hearing – 75 Glastonbury Boulevard

Dear Council Members:

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 scheduled 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.

Notice has been forwarded to some 360 property owners in the general vicinity of Glastonbury Boulevard and I have asked Project Manager Dan Pennington to present the project overview on Tuesday evening.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal
Attachments



Town of Glastonbury

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Richard J. Johnson
Town Manager

July 15, 2019

Re: Public Information Meeting
Glastonbury Boulevard Pavement Rehabilitation
LOTICIP Project No. 53-0003

Dear Property Owner:

The Town of Glastonbury is presently developing plans for pavement rehabilitation on Glastonbury Boulevard between Main Street and Naubuc Avenue. This project will generally include milling and paving of the existing roadway and replacement of sidewalk ramps for ADA compliance. Upgrades to pedestrian accommodations on Glastonbury Boulevard are also planned, including the installation of ADA compliant pedestrian signals at three existing traffic signals and two new mid-block crosswalks with rectangular rapid flashing beacons

It is anticipated that milling and paving work will be performed during overnight hours with directional closures of Glastonbury Boulevard and traffic detoured via Naubuc Avenue, Putnam Boulevard, and Main Street. Other roadside construction work is planned to be performed during normal business hours with shoulder and lane closures as may be required.

Based on preliminary assessment, the construction cost will be approximately \$1,970,000. This project will be funded through the LOTICIP Program, in which the Town will be reimbursed by the Connecticut Department of Transportation for 100% of the eligible construction costs.

It is the policy of both the Town and the State to keep persons informed when such projects are undertaken. As such, you are hereby invited to a public information meeting regarding this project to be held on Tuesday, July 23, 2019, at 8:00 p.m. in the Town Hall Council Chambers located at 2155 Main Street.

It is important that the community share its concerns with the Town to assist in the project's development. If you cannot attend the meeting and are interested in obtaining further information or in providing input, you may do so by contacting Daniel A. Pennington, Town Engineer, at (860) 652-7736 or Stephen M. Braun, Assistant Town Engineer at (860) 652-7743.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/ce

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Stephen M. Braun, Assistant Town Engineer

You Are Invited To A
PUBLIC INFORMATION MEETING

**GLASTONBURY BOULEVARD
PAVEMENT REHABILITATION**

TO BE HELD

Tuesday, July 23, 2019

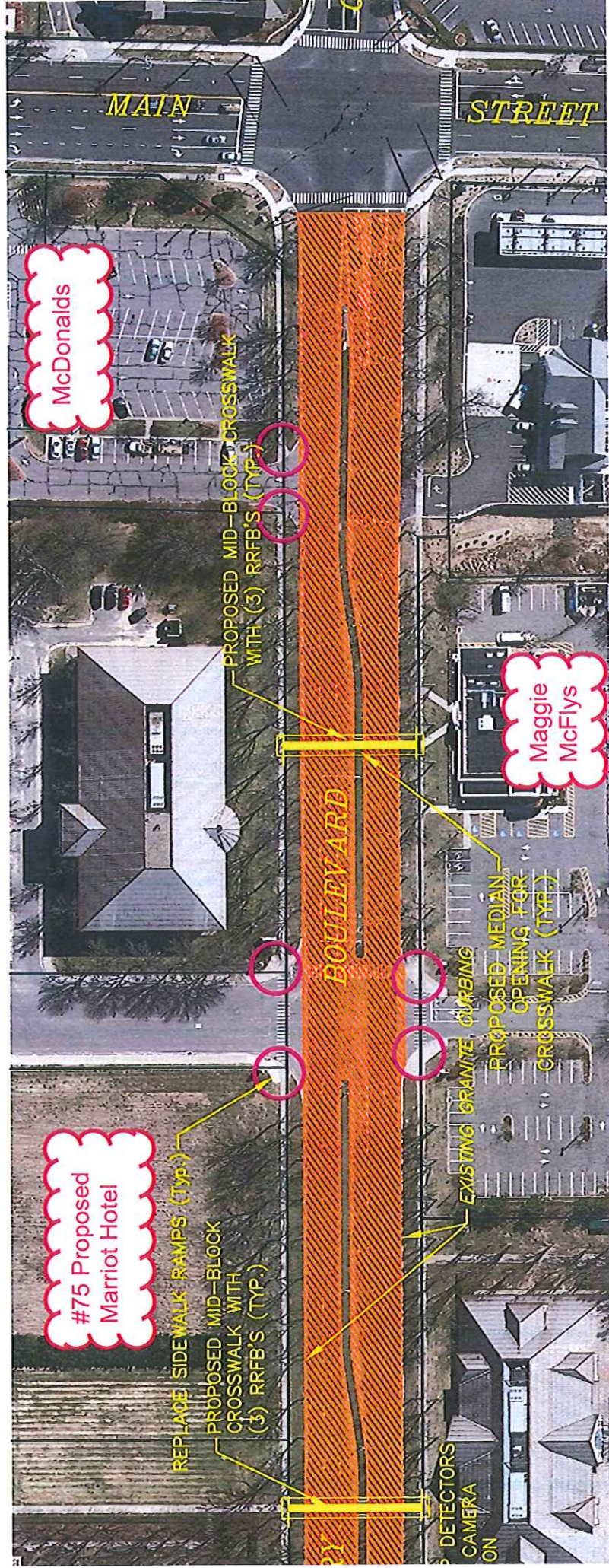
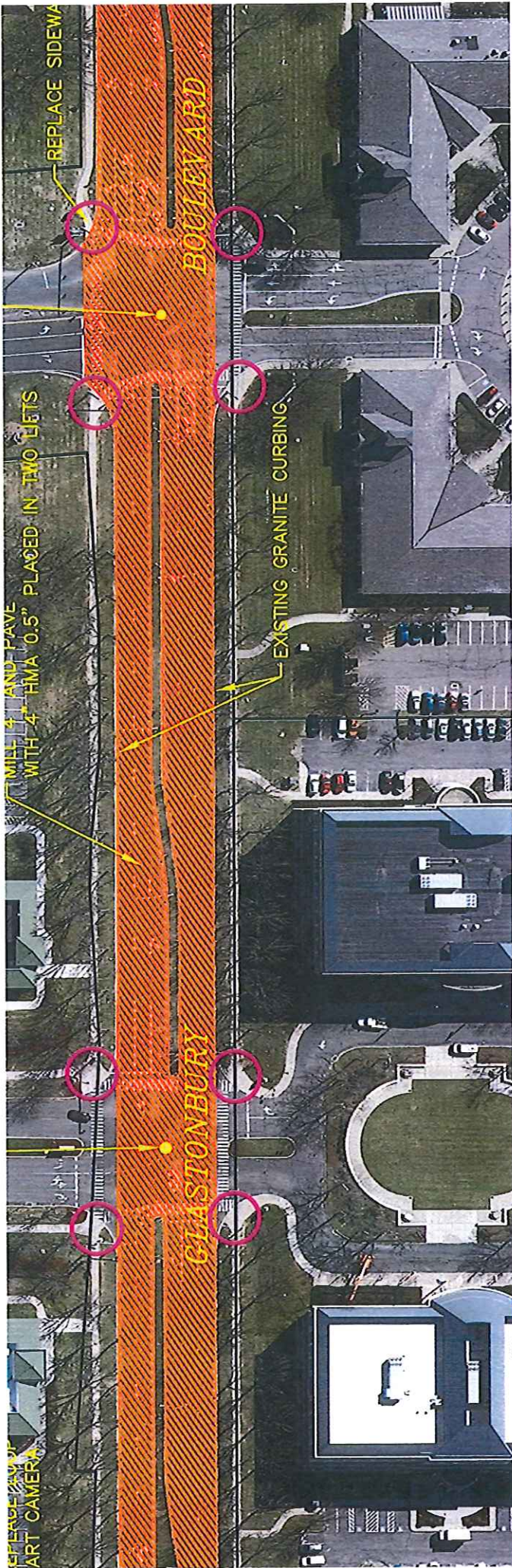
at 8:00 P.M.

*Town Hall
Council Chambers
2155 Main Street
Glastonbury, Connecticut*

The Town of Glastonbury is developing plans for pavement rehabilitation on Glastonbury Boulevard between Main Street and Naubuc Avenue. This project will generally include milling and paving of the existing roadway and replacement of concrete sidewalk ramps for ADA compliance. Upgrades to pedestrian accommodations on Glastonbury Boulevard are also planned including the installation of ADA compliant pedestrian signals at three existing traffic signals and installation of two new mid-block crosswalks with rectangular rapid flashing beacons.

Based upon preliminary assessment, the construction cost will be approximately \$1,970,000. This project has been approved for funding through the LOTCIP Program in which the Town will be reimbursed by the State for 100% of the eligible construction costs.

The Glastonbury Town Council has scheduled a public information hearing on Tuesday, July 23, 2019 at 8:00 p.m. in the Council Chambers of Town Hall, 2155 Main Street to hear public comment in this matter.





Town of Glastonbury

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PUBLIC HEARING NO. 2
07-23-2019 Meeting

Richard J. Johnson
Town Manager

July 19, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

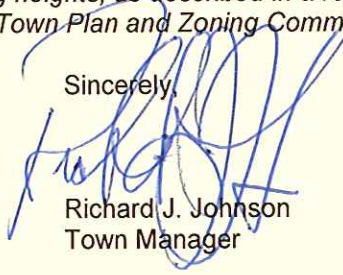
Re: Building Zone Regulations – Building Heights

Dear Council Members:

The Town Plan and Zoning Commission has completed its review of proposed changes to the Building Zone Regulations concerning building heights. This is based on the recommendations developed by the working group established by the Council. The initial process involved changes to building heights in various commercial zones and for consistency, the TP&Z is recommending a per floor height limit in all zones. The proposed changes are summarized on the attached pages and scheduled for Council public hearing and action on Tuesday evening:

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendments to Building Zone Regulations Sections 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.6.10, 4.7.10, 4.8.10, 4.12.3.h, 4.13.6e, 4.14.10, 4.15.10, 4.16.3b-3, 4.16.4.c, 4.17.2d and 4.18.4e concerning building heights, as described in a report by the Town Manager dated July 19, 2019 and as recommended by the Town Plan and Zoning Commission."

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, Director of Planning/Land Use Serv. 

Date: June 17, 2019

Re: Building-Zone Text Amendments – Building Heights

Richard,

Please find a favorable recommendation from the Town Plan and Zoning Commission to increase the building heights in the Building-Zone Regulations attached. This recommendation is in accordance with the outcomes of the joint meeting held between the Plans Review Subcommittee and the Building-Height Subcommittee on March 27, 2019. In general, the recommendations are in accordance with the following:

1. Provide consistency in the per floor height limits in all zones so that each floor can achieve a maximum of 14.25 feet in height.
2. Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to 3 floors.
3. Increase the number of permitted floors in the Planned Employment and Planned Commerce zone from 2.5 to 4 stories.

In accordance with the objectives as identified above, please find the text amendments attached. The text amendments will change various sections in the Building-Zone Regulations to increase the per floor height to 14.25 feet and to increase the height limits as discussed in Items 2 and 3 above. In addition, the Summary Table will also be revised. These items have been sent to CRCOG as of June 17, 2019.

RECEIVED
2019 JUN 18 PM 1:48
TOWN MANAGER

**SUMMARY TABLE
AREA, FRONTAGE, YARD, COVERAGE AND HEIGHT REQUIREMENTS
SECTION 4.0**

(in all instances reference shall be made to the specific provisions of these Regulations)

Zones	Minimum Required Lot Area (sq. ft.)	Minimum Required Principal Frontage (ft.)	Maximum Lot Coverage (%)	Minimum Principal Front	Required Building Side	Yards (ft.) Rear	Maximum Permitted Height (stories) (ft.)	Minimum Floor Area for Living Quarters per Dwelling Unit (sq. ft.)	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
CR	80,000 ¹	200 ²	15	75	35 ³	75	2 1/2 ⁶	1250/1500/850 ⁷	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
RR	40,000 ¹	125 ¹	10	50	25 ³	50	2 1/2 ⁶	1250/1340/850 ⁷	
AAA	40,000 ¹	150 ¹	15	50	25 ³	50	2 1/2 ⁶	1500/1650/1150 ⁷	See section 4.15.11 Twice building coverage
AA	25,000 ¹	110 ¹	15	50	20 ³	50	2 1/2 ⁶	1250/1500/1000 ⁷	
A	15,000 ¹	100 ¹	15	40 [*]	15 ³	50	2 1/2 ⁶	1000/1340/850/775 ⁷	See section 4.14.11 Twice building coverage
PC	40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	4	N/A	
PBD	60,000 ²	200 ²	20	75	25 ^{3,4}	25	3	N/A	See section 4.14.11 Twice building coverage
PE	40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	4	N/A	
PT	10 acres ²	400 ²	20	75	50 ^{3,4,5}	50	3	N/A	See Sec. 4.8.11 N/R
PI	40,000 ²	150 ²	20 ¹⁰	50	25 ^{3,4,5}	25 ³	2 1/2	N/A	
RL	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	See section 4.15.11 Twice building coverage
F	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	
PAD	See specific regulations in Section 4.12								See section 4.15.11 Twice building coverage
Development									
VC	20,000 ¹³	100	20,000sq ft	N/A	N/A	N/A	2 1/2	950 ¹⁴	N/A
VR	10,000	75	20	20	10	30	2 1/2	N/A	N/A
TC	40,000	100	FAR 0.5	20	8	20	3	42 3/4	
TJMU	10,000	75	20%	20	20/8	30	2 1/2	55 1/2	

NOTES: N/A = Not Applicable; N/R = No Specific Requirements. Approval by TPZ and/or ZBA.


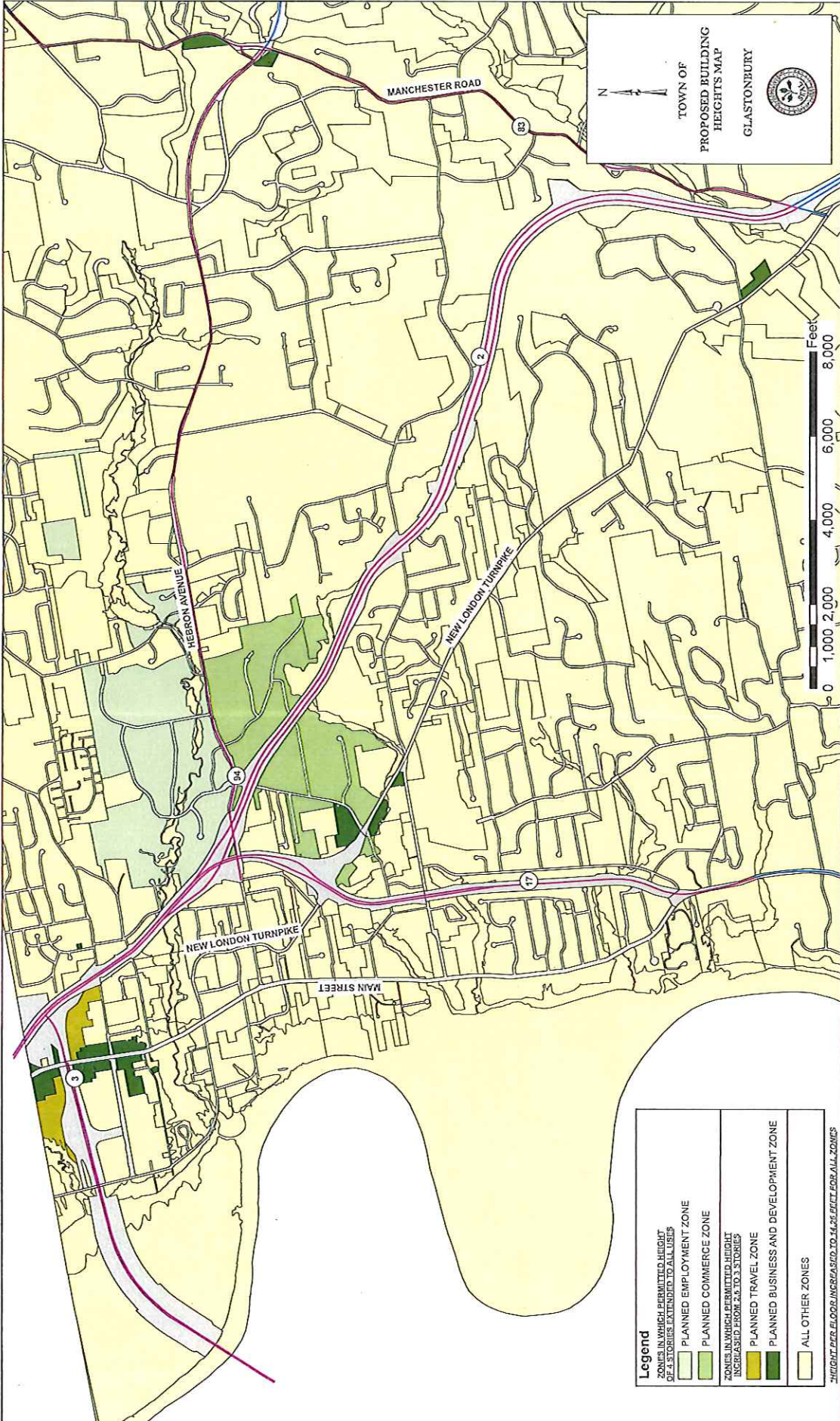
- Minimum required lot area for residential uses. Requirements for other permitted uses as set forth and approved by TPZ and/or ZBA.
- Some substandard lots of record and smaller legal lots of record under separate ownership may be developed and used as set forth in Section 3.10 and in the specific zone regulations.
- There shall be a minimum of two (2) side yards for each principal building, except as explained in Note #4. The requirement indicated is the minimum width for each side yard. The Owner of a corner lot may, at the time a building permit for a principal building thereon is applied for, designate which yard abutting a street shall be deemed the front yard, in which case the other yard abutting a street shall be considered a side yard requiring a minimum yard depth of 50 feet in CR zone, 40 feet in RR, AAA, AA and PI zones, and 30 feet in A zone.
- Side yard requirement may be modified or waived by TPZ in the case of a Plan of Development as set forth in the specific zone regulations.
- Additional requirements for yards and screening when the PT Zone, PI Zone or I Zone adjoins a residential use or zone. See specific zone regulations.
- Applies only to residential buildings. Height limit for other permitted buildings as set forth and approved by TPZ and/or ZBA.
- The first number indicates the required minimum floor area for a 1 story dwelling. The second number indicates the required minimum total floor area for a 1 1/2, 2 or 2 1/2 story dwelling. The third number indicates the minimum amount of such total minimum floor area which must be on the first floor of a 1 1/2 story dwelling. At least 600 square feet of floor area, which need not be finished, shall be above the first floor of a 1 1/2 story dwelling. The fourth number, if any, indicates the required minimum floor space for living quarters per dwelling unit in a two-family dwelling. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- As to single and two-family dwellings existing in non-residence zones on (effective date of Regs.) the area, frontage, yard, coverage and height requirements shall be those of the A residence zone.
- As to certain uses in the PT zone, the area, frontage, yard, coverage and height requirements shall be those of the PBD zone (see Sec. 4.7.1). See Sec. 6.5 for area and frontage requirements for new motor vehicle or gasoline service stations.
- See Sec. 4.8.6, 4.14.6, 4.15.6 (Lot Coverage) EFFECTIVE 12/26/80, 4/14/04
- See Sec. 4/8/10 (Building Height) EFFECTIVE 5/26/84
- See sec. 4.14.7, 4.15.7 (Front Yard) Effective 4/14/04
- Minimum required for new lots only - Effective 12/29/04
- Maximum floor area for 2nd floor accessory dwellings - Effective 12/29/04
- Building Heights (Effective) sec. 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.6.10, 4.7.10, 4.8.10, 4/12.5 h, 4.13.c, 4.14.10, 4.15.10, 4.16.3 b-3, 4.16.4 c, 4.17.2(d), 4.18.4 c

TOWN OF GLASTONBURY
ZONING REGULATIONS-AMENDMENTS TO BUILDING HEIGHTS








*Amendments identified in red.

Zoning District	Section Number	Current Regulation	Proposed Regulation
Country Residence Zone	4.1.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.
Rural Residence Zone	4.2.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.
Residence Zone AAA	4.3.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.
Residence Zone AA	4.4.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.
Residence Zone A	4.5.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.
Planned Business and Development Zone	4.6.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No building shall exceed a height of three (3) stories or forty-two and three-fourths (42 3/4) feet.
Planned Travel Zone	4.7.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No building shall exceed a height of three (3) stories or forty-two and three-fourths (42 3/4) feet.
Planned Industrial Zone	4.8.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.	ALTERNATE A: No building shall exceed a height of four (4) stories or fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.
			ALTERNATE B: No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.
Planned Area Development Zone	4.12.3.h	No building shall exceed a height of thirty-five (35) feet, except that the Council may allow buildings to have a greater height when fire fighting feasibility is satisfactory in consideration of the report submitted by the Fire Marshal under Section 4.12.4.b below, and other information which might be included in the record.	No change
Town Center Zone	4.13.e	No building shall exceed a height of 3 stories or 38 feet.	No building shall exceed a height of three (3) stories or forty-two and three-fourths (42 3/4) feet.
Planned Employment Zone	4.14.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.	No building shall exceed a height of four (4) stories or fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.
Planned Commerce Zone	4.15.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.	No building shall exceed a height of four (4) stories or fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowest story entirely above grade plane.
South Glastonbury Village Commercial and South Glastonbury Village Residential Zone	4.16.3 b-3	2 ½ stories or 35 feet maximum	Two and one-half (2 ½) stories or thirty-five and one-half (35 1/2) feet maximum
South Glastonbury Village Commercial and South Glastonbury Village Residential Zone	4.16.4.c	No single family residential building shall exceed 2 ½ stories or 35 feet in height.	No single family residential building shall exceed 2 ½ stories or thirty-five and one-half (35 1/2) feet in height.
Adaptive Redevelopment Zone	4.17.2 (d)	Buildings shall not exceed a height of forty feet (40') as measured in accordance with the Building-Zone Regulations and shall not exceed three stories of living space, except that any existing building that exceeds that height may remain and utilize existing stories, even if greater than the new construction limitation of three stories.	Buildings shall not exceed a height of forty-two and three-fourths (42 3/4) feet as measured in accordance with the Building-Zone Regulations and shall not exceed three stories of living space, except that any existing building that exceeds that height may remain and utilize existing stories, even if greater than the new construction limitation of three stories.
Town Center Mixed Use	4.18.4.e	No building shall exceed 2 ½ stories or a height of thirty five (35) feet.	No building shall exceed 2 ½ stories or a height of thirty five and one half (35 1/2) feet.

TOWN OF
 PROPOSED BUILDING
 HEIGHTS MAP
 GLASTONBURY

Legend

	ZONES IN WHICH PERMITTED HEIGHT OF 4 STORIES EXTENDED TO ALL USES
	PLANNED EMPLOYMENT ZONE
	PLANNED COMMERCE ZONE
	ZONES IN WHICH PERMITTED HEIGHT INCREASED FROM 3 TO 4 STORIES
	PLANNED TRAVEL ZONE
	PLANNED BUSINESS AND DEVELOPMENT ZONE
	ALL OTHER ZONES

*HEIGHT FEET. ELEV. 0.008 INCREASING TO 14.26 FEET FOR ALL ZONES



Town of Glastonbury

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ITEM NO. 5A
07-23-2019 Meeting

Richard J. Johnson
Town Manager

July 19, 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 the July 9th meeting, Council convened the public hearing on the proposed Major Amendment to the Major Amendment for the PAD at 75 Glastonbury Boulevard. The proposed project involves a 131-room 4-level hotel proposed for this location. Based on discussion and testimony at the July 9th hearing, the matter was tabled at the public hearing continued to a future Council meeting date. The proposal was forwarded to the Joint Council/TP&Z Subcommittee for review and particularly, the exterior building design and materials. The Joint Subcommittee met on Thursday, July 18th and made a number of recommendations for changes to the design generally responsive to Council comments. Action proposed for Tuesday evening is to schedule the continued public hearing for the August 6th regular Council meeting. Background information responsive to the Joint Subcommittee meeting is being prepared by the Applicant and will be forwarded for the August 6th hearing.

"BE IT RESOLVED, that the Glastonbury Town Council hereby continues the public hearing convened on Tuesday, July 9, 2019 on the proposed Major Amendment to the Major Amendment – 75 Glastonbury Boulevard to 8:00 p.m. on Tuesday, August 6, 2019 in the Council Chambers of Town Hall at 2155 Main Street, Glastonbury, for 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 July 19, 2019."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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FAX (860) 652-7505

ITEM NO. 5B
07-23-2019 Meeting

Richard J. Johnson
Town Manager

July 19, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

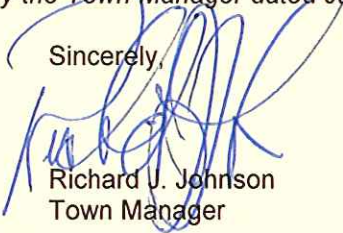
Re: Reserve for Land Acquisition and Preservation

Dear Council Members:

The Ordinance entitled "Reserve for Land Acquisition and Preservation" was originally enacted in 1988 and helped establish the Town's highly successful process when acquiring lands for open space, agriculture, outdoor recreation and other similar acquisition and preservation actions. Since 1988, \$31 million in bond authorizations has been authorized at referendum for activities under the Reserve and 1,600± acres of land and open space preserved/acquired with this funding. Since some 30+ years have passed since the Ordinance was first adopted, there is a suggestion to review the Reserve for possible updates. A referral to the Policy & Ordinance Review Subcommittee is suggested for this review.

"BE IT RESOLVED, that the Glastonbury Town Council hereby refers the Reserve for Land Acquisition and Preservation Ordinance to the Policy & Ordinance Review Subcommittee for a report and recommendation on possible updates to the Ordinance, as described in a report by the Town Manager dated July 19, 2019."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachment

ARTICLE XVI. - RESERVE FOR LAND ACQUISITION AND PRESERVATION

Sec. 2-285. - Establishment.

In recognition that land is a valuable resource to the town, that land use is important to the general welfare of town residents and that the opportunity to preserve land through acquisition and/or purchase of development rights occurs on an irregular basis, a reserve for land acquisition and preservation is hereby established as part of the fund balance for capital and nonrecurring expenditures.

(Ord. of 6-28-88, § 1)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-286. - Definitions.

The following definitions shall apply in the interpretation and enforcement of this article:

Appropriation shall mean a legal authorization granted by the town council to make expenditure and to incur obligations for specific purposes.

Development rights shall mean the rights or combination of rights of fee simple owners of open, unimproved, forest and agricultural land to develop, construct on, sell, lease or otherwise develop or improve such land for uses that result in rendering such land no longer open, unimproved, forest, or agricultural. The acquisition of development rights is not intended to prevent any development of the land to which the development rights relate, provided that such development is consistent with the public purpose for which such development rights are purchased and provided that such development is permitted pursuant to a written document approved by the town council.

Land shall mean real property with or without improvements thereon located within the Town of Glastonbury.

Reserve shall mean an account used to earmark a portion of fund balance to indicate that it is not appropriated for expenditures; and an account used to earmark a portion of fund equity as legally segregated for specific future use.

Town shall mean the Town of Glastonbury.

(Ord. of 6-28-88, § 2)

Cross reference— Rules of construction and definitions generally, § 1-2.

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-287. - Types of land to be considered for acquisition and preservation.

- (a) The types of land to be considered for acquisition by the town council must be:
- (1) Land that has recreational value as outlined in the park and recreation plan of development; or
 - (2) Land that has development value for town buildings such as schools or municipal facilities; or
 - (3) Land that has significant scenic, topographic, conservation or wilderness value based on the characteristics of the land; or
 - (4) Land that has significant historical archeological value based on the character of the land and/or improvements thereon.
- (b) The types of development rights to be considered for purchase by the town council must be consistent with the general purpose of this article and may include one (1) or more of the following:
- (1) Development rights which will tend to maintain and enhance the conservation of natural or scenic resources.
 - (2) Development rights which will tend to protect natural topography, streams or water supply.
 - (3) Development rights which will tend to enhance public recreation opportunities.
 - (4) Development rights which will tend to protect historical or archaeological sites.
 - (5) Development rights which will tend to promote conservation of agricultural soils particularly prime farmland soil.
 - (6) Development rights which will tend to contribute towards the preservation of agriculture in the town.
 - (7) Development rights which will tend to promote orderly development of the town.
 - (8)

Development rights which will tend to promote certain publicly desirable uses of land, at the present time expected to include agricultural, forest and natural uses.

- (c) In considering the acquisition of a particular parcel of land or certain development rights thereto, the town council may obtain written recommendations from:
- (1) The superintendent of schools as to the development value of the land as a school.
 - (2) The town manager as to the development value of the land as a municipal facility.
 - (3) The conservation commission and environmental planner as to the value of the land as a scenic, archeological or wilderness site.
 - (4) The historic district commission and/or heritage committee as to the value of the land or certain development rights thereto, or improvements thereon as a historic site.
 - (5) The parks and recreation commission as to the recreational value.
 - (6) The agricultural advisory committee as to the agricultural value.
 - (7) A statement from any other advisory committee whose opinion is deemed appropriate by the town council.

(Ord. of 6-28-88, § 3)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-288. - Public hearings.

- (a) The town council shall hold one (1) or more advisory public hearings regarding the acquisition of a particular parcel of land, or the development rights thereto.
- (b) When a public hearing is to be held, the town council shall cause notice to be published at least five (5) days prior to said public hearing in a newspaper having substantial, continuous circulation in the town.

(Ord. of 6-28-88, § 4)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-289. - Approval; administrative.

Determination that a particular parcel of land or development rights thereto is to be acquired with monies in the reserve shall be made solely by the town council. Referral to the town plan and zoning commission shall be made pursuant to Connecticut General Statute 8-24. The reserve shall be administered by the town manager as directed by the town council in accordance with the provision of subsection 2-290(c).

(Ord. of 6-28-88, § 5)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-290. - Funding.

- (a) In preparing the annual town budget, the town council shall consider additions to the reserve as part of its capital improvement program. The town shall also investigate on a continuing basis the availability of any state and federal money available for land acquisition and development rights.
- (b) Contributions to the reserve shall be accepted from individuals, corporations, associations, partnerships and any other legal entities. Said contributions shall be used exclusively for the herein stated purposes of the reserve.
- (c) Appropriations will be required from the reserve to acquire land or development rights in accordance with Sections 313 and 610 of the Town Charter.

(Ord. of 6-28-88, § 6)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Sec. 2-291. - Minimum balance of reserve.

A minimum balance of fifteen thousand dollars (\$15,000.00) shall be maintained in the reserve at all times. If the balance of the reserve falls below fifteen thousand dollars (\$15,000.00), the reserve shall automatically terminate in accordance with section 2-292 below.

(Ord. of 6-28-88, § 7)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation

of Ch. 2, Art. XVI.

Sec. 2-292. - Dissolution of reserve.

If the reserve is terminated for any reason, the balance remaining in the reserve at the time of such termination shall be used exclusively for the benefit of the town's parks and recreation department.

(Ord. of 6-28-88, § 8)

Note— See editor's note for Ch. 2, Art. XVI, found at the bottom of page CD2:42, for former derivation of Ch. 2, Art. XVI.

Secs. 2-293—2-300. - Reserved.



Town of Glastonbury

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

Richard J. Johnson
Town Manager

ITEM #7
07-23-2019 Meeting

July 19, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up to date on various topics.

1. **Street Trees**

The attached page outlines the tree trimming and removal completed with the \$30,000 transfer from Contingency approved in April. This work was coordinated by the Tree Warden based upon his review of situations requiring immediate attention. There was some work completed to achieve cost efficiencies. The attached article does a good job summarizing the challenges faced by communities statewide resulting from invasive insects and prior year drought conditions.

2. **Economic Development**

The attached page summarizes economic development activities approved/completed since 2010 totaling almost 1 million square feet. Real estate and property taxes for 2013-2019 is also shown along with projects approved and under construction, approved and pending construction, and now in the plan review stage. Glastonbury is very fortunate for the continuing high quality economic development investment throughout commercial zones.

3. **Intersection Realignment**

Per previous discussions, State DOT has developed plans to remove bridges involving Route 17 and realign the entrance and exit ramps to/from Route 17 to New London Turnpike near the intersection with Sycamore Street and Douglas Road. When this matter was discussed in June 2018 a concern was raised for the relationship between the State project and the intersection of NLT, Sycamore Street and Douglas Road. Based on that concern, the Council approved a review of the State project as related to the Town intersection. As part of that work, data for ADT and motor vehicle incidents was requested for Douglas, Ripley, and Rankin Roads. The analysis is nearing completion and I expect to present at the September 10th meeting. This will include potential new sidewalk construction along Douglas Road.

4. **Bond Anticipation Note (BAN) Sale**

A bond anticipation note sale for \$1.71 million held on Wednesday, July 10th yielded a net interest cost of 1.588% for one year. The BAN provides funding for the Howe and Chamberlain Lane land purchases and design for the library project.

5. Library Project

TSKP Studio is selected as the architect for the Welles-Turner Memorial Library renovation and addition project approved at referendum in November 2018. Design is under way and staff is working with representatives from the Second Century Fund, Friends and Library Board to keep all up to date. The project has also been reviewed with the Public Buildings Commissions and such reviews will continue. When design work matures, I will schedule for review with the Council.

6. Hurlburt-Chalker Hill

Data collection continues on the concerns voiced at the recent Council meeting concerning traffic in the Hurlburt-Chalker Hill neighborhood. Once all data is compiled, a report will be presented on findings and next steps as applicable.

7. Road Paving

The annual Road Paving Program is funded in 2019 through a \$1.400 million Capital appropriation and \$460,000 State grant. Combined approximately \$1.860 million. A question was asked on the schedule for roads including Birch Mountain, Cedar Ridge, Three Mile Road and others. These areas will likely proceed in 2020. Paving is coordinated under available funding, evaluating road conditions throughout Town and the ability for Town staff to handle road preparation for the particular paving process. Logistically there is only so much work that can be handled cost effectively in any given year. My sense is that the Capital allocation will be proposed in coming years in balance with the ability to effectively execute the work.

8. Canine Unit

On Thursday, July 11th at the RCC, the Police Department held a demonstration of the canine unit for donors to the program. Additional demonstrations could be scheduled and should Council wish, this can be scheduled for the half hour or 45 minutes before an upcoming Council meeting.

9. Events

Summary of community events attached.

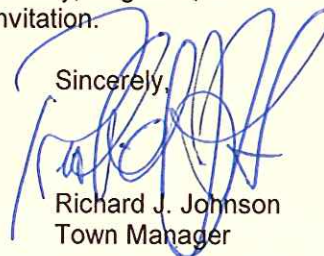
10. LINKS Program

The attached page summarizes the LINKS Program as of July 1, 2019. Superintendent Bookman is prepared to attend a Council meeting to review this information.

11. WACY Open House

The annual WACY Open House is scheduled for Thursday, August 1, 2019 from 5:30-7:00 p.m. at the Welles Village Community Center per the attached invitation.

Sincerely,



Richard J. Johnson
Town Manager

TOWN OF GLASTONBURY TREE WORK

FY 2019

DATE OF SERVICE	ADDRESS	SCOPE OF WORK	COST
Emergency/Immediate Hazard Work:			
3/28/2019	Kongscut Development	Prune Dangerous Limb	\$ 350.00
5/1/2019	Hopewell School	3 Maple Trees Removed	\$ 700.00
5/1/2019	Hebron Avenue School	Pruning of Large Pin Oak	\$ 600.00
4/29/2019	Neipsic Road J.B. Williams	4 Days of Tree Removals Mostly dead and dying Hemlocks	\$ 6,493.50
5/5/2019	Hopewell Road (across from Cotton Hollow)	2 Dead Hemlocks Removed	\$ 900.00
6/10/2019	64 Thompson Street	Large Oak Removed	\$ 1,984.13
6/11/2019	201 Tollgate Road 156 Wassuc Road 55 Hickory Drive	3 Oaks Removed 1 Large Maple Removed Emergency Tree Call - remove Hickory	\$ 2,284.75
6/12/2019	1569 Main Street 117 Hubbard Street 124 Hubbard Street	Dead Ash Removed Dead Maple Removed Dead Maple Removed	\$ 2,284.75
6/13/2019	2455 New London Turnpike 180 Hubbard Street	5 Declining Maples Removed Dead Maple Removed	\$ 2,104.38
6/14/2019	180 Hubbard Street Point Road 560 Hopewell Road 14 Robin Road	Dead Maple Removed Hanger Removed Large Silver Maple Removed Large Leader of Tulip Tree Removed	\$ 2,164.50
6/26/2019	911, 936 Neipsic Road	Huge Ash Removed Dying Oak Removed	\$ 2,164.50
6/27/2019	911, 879 Neipsic Road	Huge Ash Removed Medium Ash Removed	\$ 2,164.50
Subtotal of EMERGENCY/IMMEDIATE HAZARD Work			\$ 24,195.01
Planned Work - No current hazard but assumed for future due to invasive insect infestation (e.g. EAB):			
5/2/2019	Putnam Boulevard Marlborough Road Diamond Lake Road	Tree Removals - with <u>use of Sennebogen*</u> 20 on Putnam Boulevard* 10 on Marlborough Road* 14 on Diamond Lake Road*	\$ 9,833.50
4/29/2019	480 Marlborough Road	Remove Ash Trees**	\$ 1,924.00
6/21/2019	Neipsic Road J.B. Williams	Removal of Logs	\$ 782.00
6/27/2019	2455 New London Turnpike	Removal of Logs	\$ 1,104.00
Subtotal of PLANNED Work			\$ 13,643.50
			\$ 37,838.51

*Scheduled use of the Sennebogen which can take down 50 trees in one day, cost savings by grouping work. All succumbing to EAB or Gypsy Moth- would eventually become a public hazard if not taken down.

**All succumbing to EAB. Would eventually become a public hazard if not taken down.

The Giving Trees

Municipalities across the state struggle with tree loss

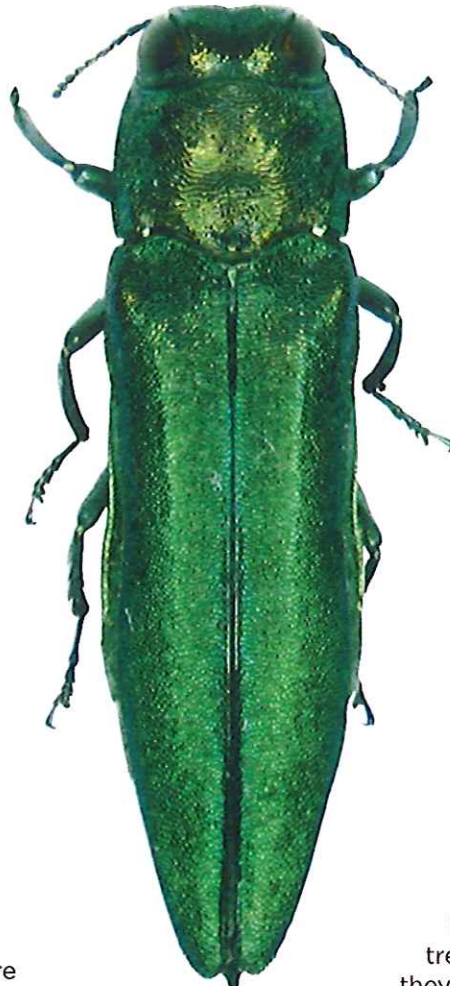
Connecticut certainly does not have the largest forests in America. As a matter of fact, the Tongass National Forest in Alaska is nearly five times bigger than the Nutmeg state as a whole. Despite this, trees are an integral part of the state's ecosystem, and disease, invasive species, age, and weather are threatening that stasis. All over Connecticut, municipalities are facing a tree depletion crisis.

One of the primary causes of the destruction of Connecticut's trees is the *Agrilus planipennis*, also known as the Emerald Ash Borer. The insect is native to Asia, and its destructive power is in its name: the insect bores into the wood grains of Ash trees, laying eggs between layers of bark. Damage is often difficult to detect until it's too late. The gypsy moth caterpillar and a host of localized diseases have not helped the situation.

Another problem is the aging out of trees. Unlike in thick forests, trees in the hearts of municipalities don't have natural re-growth cycles. Once they reach a certain age, they become not only more susceptible to disease and infestation, but rot and a host of other common maladies.

The problem is exacerbated by poor weather cycles. Since 2000, the state has had extended periods of moderate droughts, reaching Severe and Extreme Drought for a large part of 2016 and 2017 according to the U.S. Drought Monitor map. These conditions too are responsible for frail trees.

During storms, these weaker trees are good candidates for broken limbs that can damage a house or a car, or take down power lines. Think of the massive destruction that the rare tornado did to Hamden, especially in the Sleeping Giant area, which took over a year to clean up. Some experts are saying that it will take an entire generation to restore the park to its pre-tornado splendor.



There are some management trajectories to take. Eversource, for instance, manages trees around their electric lines. The *Norwich Bulletin* reported in March that the company would be taking care of tree work in Franklin, Lebanon and Colchester throughout Spring and early Summer. This includes taking down hazardous limbs and entire trees that pose a threat to the infrastructure.

While Eversource will only have to care for trees that line their electric lines, municipalities will have to be responsible for the rest of the trees on public property. Further reporting from the *Norwich Bulletin* said that Brooklyn spent \$70,000 to take down 400 dead or dying trees in fiscal year 2018-19, and a figure that will likely be spent again in fiscal year 2019-20.

This figure is only covers the cost to remove the trees, not replacement, which is vital to the well-being of towns. The *Hartford Courant* reported that in addition to the well-known benefit of filtering pollution out of the air, neighborhoods with trees often have lower crime rates and higher property values. Because of the shade they provide, they cut down on air conditioning costs and heat wave issues. There is even some evidence that there are far fewer crimes in areas with healthy vegetation.

But in the same article, they cite that Hartford was spending \$500,000 a year to plant approximately 1000 trees. When you do the math out, between the Brooklyn and Hartford figures, it cost \$675 to remove and replant a tree. It would cost Brooklyn \$540,000 if they replanted every tree they took down.

This level of cost is prohibitive, and there have been fewer and fewer options to replenish the landscape. But trees are a necessary part of our ecosystem. Community and businesses will need to be involved in order to reline our streets with trees. Our towns and cities will be rewarded with fresh air, cool shade, and all the incredible benefits of living near trees.

COMPLETED COMMERCIAL PROJECTS

#	STREET	OCCUPANT	USE / DESCRIPTION	SQFT BLDG	ESTIMATED COMPLETED ASSMNT	PERMIT YEAR	ASSMNT ORIG	UPDATED TOTAL RE	ASSMNT INCR	EST ANNUAL REVENUE INCR
99	Beacon Woods Ln	Beacon Woods LLC	Equestrian Center	17,136	2,000,000	2010	31,400	1,965,000	1,234,600	\$ 37,100
669	Hebron Avenue	Farmington Savings Bank	Conversion to Bank	3,463	950,000	2010	722,300	652,000	230,400	\$ 6,924
2210	Main Street	LEI Associates	Office Conversion	5,039	775,200	2010	482,000	775,200	292,600	\$ 8,703
41	Hebron Ave	Ben & Jerry's, Noodles & Co	Teardown & Rebuild 4 Unit Retail	8,700	1,000,000	2014	477,000	1,050,200	573,200	\$ 20,693
840	Main Street	Restaurant	Restaurant Renovation	4,200	600,000	2014	371,000	750,000	379,000	\$ 13,682
876	Main Street	Synulla & Flynn's Grill	Renovation	13,900	875,500	2014	770,000	875,500	103,500	\$ 3,800
2638-70	Main Street	United Bank & Mktg Tenants	Teardown & Office Ren/Expansion	12,800	1,200,000	2014	879,000	1,443,300	564,300	\$ 20,371
379	Naubuc Ave	Smiles for the Future	Medical Office Renovation	7,700	1,035,000	2014	717,000	1,035,900	318,900	\$ 11,512
411	Naubuc Ave	Agrell Real Estate	Conversion (Res to Comm)	1,300	210,000	2014	122,000	226,000	104,000	\$ 3,754
38	New London Pike	Shin Leoban	Int & Ext Renovation	78,000	2,700,000	2014	2,537,000	2,614,700	77,700	\$ 2,803
787	New London Pike	Morisco Food	Addition & Renovation	27,060	2,700,000	2014	1,003,000	1,542,700	539,700	\$ 19,463
295	Western Blvd	Gateway Medical	Medical Office Building	11,000	2,700,000	2015	188,300	2,477,800	2,477,800	\$ 86,337
2520	Main St	Pist Nulgard, Law offices & assorted retail	Retail Multi-Tenant	8,320	1,910,000	2015	1,481,400	1,918,800	437,400	\$ 15,321
277	Hebron Ave	Gentree & Somborg Wealth Mgmt	Teardown & Retail/Mixed Use	8,307	735,700	2015	392,560	735,700	343,140	\$ 12,400
340	Hebron Ave	Assembly, Comm & Res Conversion	Assembly, Comm & Res Conversion	4,644	757,600	2015	658,100	757,600	99,500	\$ 3,822
2975	Main St	McDonalds	Renovation	6,110	1,978,800	2016	1,592,200	1,978,800	386,600	\$ 14,368
347-349	Hebron Avenue	One Clantonbury Place	150 Unit Market Rate Apartments	183,947	18,560,200	2017	2,838,300	18,560,200	15,621,900	\$ 562,388
911	New London Turnpike	Tannery	230 Unit Market-Rate Apartments	272,150	24,000,000	2017	2,807,300	27,797,000	24,989,700	\$ 809,029
2841	Main Street	Shoppes on Main - Clantonbury Group	Teardown & rebuild retail/restaurant Ph 1	4,914	2,500,000	2017	1,680,000	2,962,900	1,282,900	\$ 46,184
80	Sequin Dr	DePersa Development LLC	3 tenant industrial building	9,980	350,000	2018	200,300	577,200	376,900	\$ 13,460

TOTAL NEW & RENO 950,872 SQ FT

TOTAL FIRST YEAR REAL ESTATE REVENUE INCREASE \$ 2,497,905 13-19

ASSOCIATED ONE YEAR PERSONAL PROPERTY REVENUE \$ 162,000

APPROVED & UNDER CONSTRUCTION					
2955	Main Street	Shoppes on Main - Clantonbury Group	One story commercial/office building	10,765	UNDER CONSTRUCTION
2955	Main Street	Edge Fitness-28 Cedar Street Associates	Fitness club	35,000	UNDER CONSTRUCTION/APPEAL
	Hebron Ave	Allan Schwartz, LLC	Retail/food/restaurant	20,000	UNDER CONSTRUCTION
49	Sycamore Street	John DiStefano DMD Office	2-story medical office building	4,448	APPROVED UNDER CONSTRUCTION
25	Naubuc Avenue	IJ and Train Property	10 unit residential condominium		UNDER CONSTRUCTION

APPROVED & PENDING COMMPL PROJECTS					
109	Sequin Drive	Fritz Property Management, LLC	Office/warehouse building	7,500	APPROVED
2807	Main Street	Scott Leonard	Restaurant	3,449	APPROVED
476	Naubuc Ave	Lovely Development, LLC	2 one-story office/medical office buildings	6,000	APPROVED
86	Oak Street	MU Dimensions Enterprises, LLC	Daycare facility	10,000	APPROVED

PLAN REVIEW STAGE					
75	Clantonbury Blvd	Charonoff Company	4-story, 131 room hotel		PENDING
340	Hebron Avenue	Gottfried and Somborg	Teardown and rebuild 20 DTs of office		PENDING
317	Hebron Avenue	Rosy Kapar	3 story mixed use retail/residential building		PENDING

Events Report for Town Council: As of 7/19/2019

Recent Events		
FYI – No Strawberry Moon Festival this year	TCI	Changed to every other year
Farmers Market Season Begins – every Wed night (exc. July 3 and 17)		June 19 – Aug 28 5-8pm at Riv Park
FYI – Health Dept. doing summer Social media campaign on ticks, mosquitoes and recognizing heat exhaustion/stroke and how to take action	Health Dept/Marketing	June-July
Summer concert series – Wednesdays through July FYI- 7/17 concert/farmers market cancelled due to rain	P&R and Chamber	July
Eversource performing work in So. Glastonbury	Eversource	June 24 th – Dec 2019
Minnechaug offering Junior Golf Workshop	Minnechaug & PGA Prof. Gerry D’Amora	June-August
K9 event to “show of skills” at RCC	PD	July 11
Kidding Around the Center Annual Event	Glastonbury TCI	July 16
Cooling Centers at RCC and WTML – RCC open from 8:30-5pm Sat and Noon – 5pm Sunday. WTML open reg hours Sat and closed Sunday for summer season.	WTML/Senior Services	July 20 and 21
Upcoming Events/News		
July Tax Installments and Refuse Permit Renewals Due	Revenue Collection	July
Glastonbury Democratic Committee hosting resident survey on “what drew residents into town, experiences w the educ. System, challenges faced.”	Glastonbury Democratic Committee	July – Aug. 31 – available at glastonburydems.com/Survey
Find Waldo (Where’s Waldo) Kids’ event	River Bend Bookshop & WTML	July
Fall Soccer Registration Open	Hartwell Soccer	July
Wind Hill Farm 2 nd Annual Jazz Music Event	Longo Open Space	July 20
Big Sing Ukulele Band ‘s 100 th Performance at RCC	Senior Services	July 20 from 12-1pm
JB Williams Cross Country Classic	GHS	July 20
Farm Dinner Scholarship Fundraiser at Killam Bassette Farmstead – food, wine/beer tasting, etc.	Killam Bassette and Spicy Green Bean	July 21 at 4pm –benefit Judy Lynch Memorial Scholarship
Wireless Zone partnering w/Cellular Connection to organize back pack/school supply drive for kids in need	Wireless Zone and Cellular Connection	July 21 – 1-4pm – in store event – folks can pick up a backpack filled w/supplied
Red, white, and blue summer picnic celebration	Senior Services	July 23 rd at noon
Summer concert – Maxxtone	Chamber and P&R	July 24th
3 rd annual “Miles for Mark” Memorial Pool Swim event at Addison Pool	Glastonbury Swim Team	July 30th
AARP Livable Communities Survey still active seeking	Senior Services/COA	July-forward
Summer Tours at Welles Shipman Ward House	Welles Ship Ward House	Every Tues from 1-4pm during July and August
Senior Citizens Picnic	Glastonbury P&R	Aug 7 th at 9:30am in RCC
Footloose Summer Musical	YFS	August 9 th and 10th
7 th Annual Charity Golf Tournament	Glastonbury Elks Club	Sept 9

LINKS DATA - July 1, 2019

LINKS Students

	# Glastonbury Students	# Tuition Students from other Towns
Grades K-2	4	1
Grades 3-5	6	3
Grades 6-8	13	1
Grades 9-12	23	4
Post Grad	12	1
Total	58	10

Annual Tuition Charged for each Out-of-Town Student

Tuition	2018-19	2019-20
	\$49,000	\$52,500

Total Tuition Received 2018-2019 - \$499,033.20

Estimated Annual Out-of-District Costs for Glastonbury Students Without LINKS

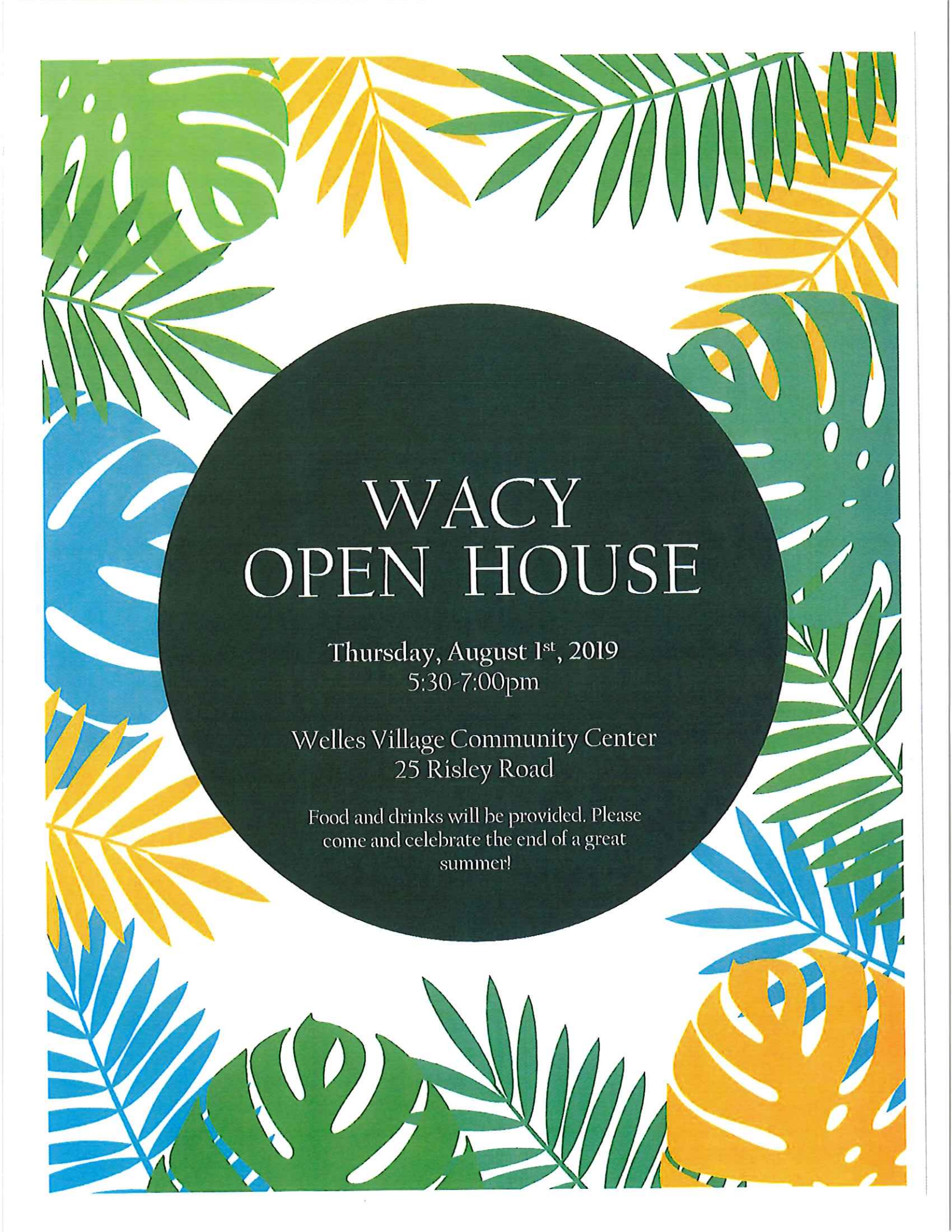
Grade Level	Annual Costs
Elementary	\$378,000
Secondary	\$2,412,000
Post Grad	\$780,000
Total Estimated Gross Costs	\$3,570,000

Estimated Savings for GPS from LINKS

Estimated Gross Costs without LINKS	Estimated LINKS Costs	Net Savings
\$3,570,000	\$1,500,000	\$2,070,000

Future Eastbury Maintenance Fund

Fiscal Year	2018-2019 contributed	Projected 2019-2020 Contributed	Projected Fund Balance On June 30, 2020
Eastbury Maintenance Reserve	\$150,000	\$150,000	\$300,000

A decorative border of tropical leaves in green, yellow, and blue surrounds a central dark green circle. The leaves include monstera and palm-like shapes.

WACY OPEN HOUSE

Thursday, August 1st, 2019
5:30-7:00pm

Welles Village Community Center
25 Risley Road

Food and drinks will be provided. Please
come and celebrate the end of a great
summer!

Dr. Michael F. Lepore

Poet Laureate, Town of Glastonbury, Connecticut
2205 Main Street
Glastonbury, CT 06033
MFLepore@cox.net

June 30, 2019

Barbara Bailey, Director
Welles Turner Memorial Library
Main Street
Glastonbury, CT 06033

Thomas Gullotta, Chairman
Glastonbury Town Council
Glastonbury Town Hall
Main Street
Glastonbury, CT 06033

RECEIVED
2019 JUL 10 AM 11:43
TOWN MANAGER

Greetings:

Enclosed, please find a summary of activities of my first year as Poet Laureate. As you are well aware of by now, the position of Glastonbury Poet Laureate was established by an act of the Town Council as of July 1, 2015. The first person to hold this position was Alexandrina Sergio. The position was officially launched on September 19, 2015 with a reception at the Welles Turner Memorial Library.

Unfortunately, the beginning of my tenure was not as ceremonial. Neither the library board nor the town council hosted a welcoming reception. My help in "learning the ropes" came mainly from Sandy Sergio, Barbara Bailey and Norma Carey. Meghan Hayden, of River Bend Bookshop, was, and continues to be, a major supporter of my efforts throughout the past year.

Below is a list of my P L activities for the past year:

- Continued to showcase local talent in my poetry column, which appears in the Glastonbury Citizen monthly, using a combination of bios and poetry.
- Working with the English dept. of the Glastonbury High School to develop and produce an annual Senior Rhyme and Rhetoric night held in the community center to make the talent of these gifted students available to residents of the town.
- Producing poetry & music events at our new independent book store, two doors up from my house. These events have been centered around Veterans Day and Memorial Day and will be expanded this year.
- Building a relationship with the local Audubon Center to produce poetry/music events for the Winter Solstice and the May Bird Migration period.
- Started a poetry writing class for senior citizens at the local senior center. We have four students and they will show off their talent at a Lunch and Learn program in the fall.

Following is a summary of community programs carried out in Year One of my three year term:

Dr. Michael F. Lepore

Poet Laureate, Town of Glastonbury

Summary of Events: July 1, 2018 to June 31, 2019

- Receptions to welcome poet laureate sponsored by Library Board or Town Council, NONE WERE GIVEN.
- July 26, 2018: First edition of monthly poetry column in the Glastonbury Citizen. Featured a selection of my poems.
- August 9, 2018: Poetry column in Citizen, featuring works of Alexandrina Sergio.
- August 29, 2018: Riverfront Community Center, 300 Welles Street. Lunch and Learn Program, **Reliving Memories through Poetry**, half hour presentation on family related poems followed by an invitation to anyone in the audience to sign up for a workshop on learning how to write poetry. 35 people
- September 6, 2018: Monthly poetry column in Citizen, featuring poems of Clare Mazur.
- September 8, 2018: **Art Speaks, Poetry Answers**. On The Green Fine Art & Craft Show, Hubbard Green. Nine local poets performed original poems based on artwork created by Glastonbury Art members. Each artist spoke about their artwork followed by poets reading their poem inspired by the artwork. Poets were: Jim Govoni, Esther McCune, Clare Mazur, Kathleen McElroy, Ellie Maher, Isabelle Smith, Cassandra Angelo, Sandy Sergio, and me. 65 people
- October 4, 2018: Monthly poetry column in Citizen featuring works of Danielle Pieratti.
- October 20, 2018: **In Praise of Autumn**, at the Friends Room, Welles Turner Memorial Library. Four featured poets read original works based on the theme. Participating poets were Laura and Victor Altshul, Mark Sheridan and past poet laureate Alexandrina Sergio. Musical element presented by the 3Magneatos. Refreshment table provided by Kevin Lepore, Executive Chef at A Cardinal House. Mark Sheridan presented an introduction to Interactive Poetry. 33 people attended.
- November 8, 2018: Monthly poetry column in Citizen, featuring my poems in honor of Veterans Day.
- December 6, 2018: Monthly poetry column in Citizen featuring poems of Mark Sheridan.
- December 11, 2018: **History and Poems of Robert Frost**, at Riverfront Community Center. Production of Glastonbury Poet Laureate featuring poet and poetry educator Mark Sheridan. After a brief history of Frost, Mark discussed three of Frost's poems and invited the audience to discuss some of the meaning that lays below some of these poems. 12 people attended.
- December 21, 2018: **Celebrating Our Place in Nature**, at the CT Audubon Center, Glastonbury. Four featured poets read original works based on the theme. Participating poets were Julia Paul, Poet Laureate of Manchester, Clare Mazur, Richard Diagle, and myself. Musical element provided by Stephen Nystrup. Refreshment table provided by CT Audubon CT, Kate Reamer, Director. 33 people attended.

Dr. Michael F. Lepore

Poet Laureate, Town of Glastonbury

Summary of Events: July 1, 2018 to June 31, 2019

- January 9, 2019: Monthly poetry column in Citizen featuring poems of Suzanne Niedzielska
- January 10, 2019: **Open Mic Poetry Series**, at River Bend Bookshop, 2217 Main Street, hosted By Meghan Hayden, owner of River Bend Bookshop. 12 poets, each read one poem followed by 6 reading a second poem. 20 people attended.
- February 14, 2019: Monthly poetry column in Citizen featuring my poems in honor of Valentine's Day.
- March 5, 2019: Class on Writing Poetry, RRC Senior Center. 4 people attended. Organized program, Discussed each person's level in poetry writing. Discussed poetry form, went over line breaks. Next class – Thursday, April 11, 2019 at 3:30 pm.
- March 7, 2019: Monthly poetry column in Citizen featuring the poems of Cassandra Angelo.
- March 24, 2019: **A Poetry and Music Event at the Bookshop**, at River Bend Bookshop. Main St. In honor of Welcome Home Vietnam Veterans Day, I read from my book Moral Injury accompanied by classical trumpeter, Vincenzo Gugliuzza. Light refreshments provided by the Bookshop. 22 people attended. 4 veterans attended.
- March 28, 2019: Special edition of poetry column in Citizen in honor of Welcome Home Vietnam Veterans Day, featuring my poems.
- April 11, 2019: Monthly poetry column in Glastonbury Citizen featuring poems of poet Richard Diagle.
- April 11, 2019: Class on Writing Poetry, RRC Senior Center, second class. 3 attendees.
- May 2, 2019: **An Evening of Rhyme and Rhetoric**, at the Riverfront Community Center, original poetry and prose from GHS students. This event produced in cooperation between Dr. Michael Lepore, Poet Laureate and the GHS English Dept, Tim Sanderson, et al. Refreshments provided by Kevin and Karen Lepore of A Cardinal House. 13 student poets, 125 attended.
- May 9, 2019: Monthly poetry column in Glastonbury Citizen featuring work of Julia Morris Paul, Poet Laureate of Manchester, CT.
- May 9, 2019: Class on Writing Poetry, RRC Senior Center, third class. 4 attendees.
- May 17, 2019: **Celebrating Migration Madness**, at the Audubon Center of Glastonbury. Four Featured poets: Sandy Sergio, Gloria Jainchill, Karen Ciosek and Mike Lepore Musical element: the 3Magneatos. Open Mic with six readers. 25 attendees.
- June 6, 2019: Class on Writing Poetry, RRC Senior Center, fourth class. 3 attendees.
- June 13, 2019: Monthly poetry column in Glastonbury Citizen featuring work of Isabelle Bruder Smith of Meeting House Poets, South Glastonbury.

Dr. Michael F. Lepore

Poet Laureate, Town of Glastonbury, Connecticut

2205 Main Street

Glastonbury, CT 06033

MFLepore@cox.net

My first year as Glastonbury Poet Laureate has been an enjoyable learning experience. I am grateful to Sandy Sergio for her guidance in getting me started in the right direction. I am thankful for having Barbara Bailey as my contact with the WTM Library. The library is experiencing a good amount of activity and Barbara has always made time to meet with me and has been receptive to my reserving the Friends Room for programs. Norma Carey has been equally supportive and cheerful at the Riverfront Community Center.

As I embark on my second year as PL, I look forward to building a stronger relationship with all the libraries in town as well as to create exciting and interesting programs drawing on the creative talents of more local poets and musicians.

If the job is worth doing, then it is worth doing well.

Michael F. Lepore

June 30, 2019

HARPER HIGHLIGHTS

ITEM NO. 9(B)
07-23-2019 Meeting

To: Glastonbury Town Council
2155 Main Street
PO Box 6523
Glastonbury, CT 06033

From: Judy Harper
1334 Neipsic Road
Glastonbury, CT 06033

Date: July 11, 2019


A few months ago, we attended an extended family gathering, staying on a campus of travel amenities.

The moment I saw which hotel was our destination, I knew it was the same architecture as the proposed hotel at Somerset Square. It looked like an assembly of left-over modules stacked to provide shelter. Even on this campus of multiple buildings providing a mixture of traveler services, it stuck out as an afterthought. To my eye, it was the least attractive and appealing of the lot. It didn't look finished. And I also had the impression that it would not hold up as well as the others. There was something cheap about it.

It is appropriate that the final major building at Somerset Square compliment the others. There is room for variation, but it should be classy, look solid, and appeal to perspective customers. The hotel we stayed in had none of those.

I do need to say that the inside was quite nice, and the service was fine.

Sincerely,


Judy Harper

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2019 JUL 16 AM 11:33
TOWN MANAGER



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: siting.council@ct.gov

www.ct.gov/esc

July 12, 2019

The Honorable Thomas P. Gullotta
Chairman
Town of Glastonbury
Town Hall
2155 Main Street
P. O. Box 6523
Glastonbury, CT 06033

RE: **EM-CING-054-190711** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 2577 Main Street, Glastonbury, Connecticut.

Dear Chairman Gullotta:

Pursuant to the Regulations of Connecticut State Agencies Section 16-50j-72, the Connecticut Siting Council (Council) is in receipt of a request to modify an existing telecommunications facility located in the Town of Glastonbury.

In accordance with Section 16-50j-73 of the Regulations of Connecticut State Agencies, on July 1, 2019, written notice of the intent to modify the existing telecommunications facility was provided to the Council, the property owner of record and the chief elected official of the municipality in which the existing telecommunications facility is located.

Should you have any questions or comments regarding the above-referenced request, please feel free to call me at 860-827-2951 or submit written comments to the Council by July 26, 2019.

Thank you for your consideration.

Sincerely,

Melanie A. Bachman
Executive Director

MAB/IN/emr

c: Richard J. Johnson, Town Manager, Town of Glastonbury
Khara Dodds, Director of Planning and Land Use Services, Town of Glastonbury

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TOWN MANAGER





STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL
Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
www.ct.gov/csc

July 17, 2019

Aaron Meyers
Site Acquisition
Centerline Communications, LLC
750 W. Center Street, Floor 3
West Bridgewater, MA 02379

RE: **EM-CING-054-190711** – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify an existing telecommunications facility located at 2577 Main Street, Glastonbury, Connecticut.

Dear Mr. Meyers:

The Connecticut Siting Council (Council) received a notice of intent to modify the above-referenced facility on July 11, 2015.

According to Section 16-50j-71 of the Regulations of Connecticut State Agencies, "...any modification, as defined in Section 16-50j-2a of the Regulations of Connecticut State Agencies, to an existing tower site, except as specified in Sections 16-50j-72 and 16-50j-88 of the Regulations of Connecticut State Agencies, may have a substantial adverse environmental effect."

Staff has reviewed this exempt modification request for completeness and has identified a deficiency in the Construction Drawings (CD) prepared by Hudson Design Group and last revised May 21, 2019. A structural note on sheet A-1 of the CD references a Mount Analysis dated June 20, 2019 (Rev. 1). This is inconsistent with the Mount Analysis provided with the Submittal which is dated April 17, 2019.

Therefore, the exempt modification request is incomplete at this time. The Council recommends that Centerline Communications provide the Mount Analysis referenced above and if applicable an updated Structural Analysis Report that accounts for the proposed mount modifications, on or before August 16, 2019. If additional time is needed to gather the requested information, please submit a written request for an extension of time prior to August 16, 2019. **Please provide an electronic version and one hard copy of the response for the incomplete request to be rendered complete and processed.**

This notice of incompleteness shall have the effect of tolling the Federal Communications Commission (FCC) 60-day timeframe in accordance with Paragraph 217 of the FCC Wireless Infrastructure Report and Order issued on October 21, 2014 (FCC 14-153).

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 860-827-2951.

Sincerely,

Melanie Bachman
Executive Director

MAB/IN/emr

- c: The Honorable Thomas P. Gullotta, Chairman, Town of Glastonbury
- Richard J. Johnson, Town Manager, Town of Glastonbury
- Khara Dodds, Director of Planning and Land Use Services, Town of Glastonbury

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2019 JUL 18 AM 11:10
TOWN MANAGER





Crown Castle
3 Corporate Park Drive, Suite 101
Clifton Park, NY 12065

July 17, 2019

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

RE: **Notice of Exempt Modification for T-Mobile:**
871584 - T-Mobile Site ID: CT11189E
115 Birch Mountain Road, Glastonbury, CT 06033
Latitude: 41° 42' 32.24" / Longitude: -72° 28' 24.41"

Dear Ms. Bachman:

T-Mobile currently maintains six (6) total antennas at the 182-foot mount on the existing 200-foot Self Support Tower, located at 115 Birch Mountain Road, Glastonbury, CT. The tower is owned by Crown Castle and the property is owned by Scarrone Park LLC . T-Mobile now intends to replace three (3) existing antennas with three (3) new 600/700 MHz antennas at the 182-foot mount. T-Mobile is also proposing tower mount modifications as shown on the enclosed mount analysis.

Planned Modifications:

Tower:

Remove:

- (3) 1 5/8" Coax
- (3) Diplexers

Remove and Replace:

(3) LNX 6515DS-A1M Antenna (**REMOVE**) - (3) RFS-APXVAARR24_43-U-NA20 Antenna 600/700 MHz (**REPLACE**)

(3) RRUS11 B12 (**REMOVE**) – (3) Radio 4449 B71/B12 (**REPLACE**)

Install New:

(3) 1 5/8" Hybrid Fiber Line

Existing to Remain:

- (9) 1 5/8" Coax
- (3) RFS-APXV18-209015-C-A20 Antenna 1900 MHz
- (3) TMA

Ground:

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Upgrade: Internal upgrade to existing ground cabinet.

The facility was approved by the Town of Glastonbury Zoning Board of Appeals on August 7, 1998. This approval was made without conditions.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Richard Johnson, Town of Glastonbury Town Manager, Peter Carey, Building Official, Crown Castle as the tower owner, and Scarrone Park LLC, the property owner.

1. The proposed modifications will not result in an increase in the height of the existing tower.
2. The proposed modifications will not require the extension of the site boundary.
3. The proposed modification will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communication Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

For the foregoing reasons, T-Mobile respectfully submits that the proposed modifications to the above-reference telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2). Please send approval/rejection letter to Attn: Anne Marie Zsamba.

Sincerely,

Anne Marie Zsamba
Real Estate Specialist
3 Corporate Park Drive, Suite 101
Clifton Park, NY 12065
(201) 236-9224
AnneMarie.Zsamba@crowncastle.com

Attachments



Crown Castle
3 Corporate Park Drive, Suite 101
Clifton Park, NY 12065

July 17, 2019

Melanie A. Bachman
Acting Executive Director
Connecticut Siting Council
10 Franklin Square
New Britain, CT 06051

RE: **Notice of Exempt Modification for T-Mobile:**
806368 - T-Mobile Site ID: CT11248A
374 Three Mile Road, Glastonbury, CT 06033
Latitude: 41° 41' 36.93" / Longitude: -72° 32' 50.11"

Dear Ms. Bachman:

T-Mobile currently maintains nine (9) total antennas at the 118-foot mount on the existing 145-foot Monopole Tower, located at 374 Three Mile Road, Glastonbury, CT. The tower is owned by Crown Castle and the property is owned by Mr. and Mrs. John Flanagan. T-Mobile now intends to replace six (6) existing antennas with three (3) new 600/700 MHz antennas and three (3) new 1900/2100 MHz antennas at the 118-foot mount. T-Mobile is also proposing tower mount modifications as shown on the enclosed mount analysis.

Planned Modifications:

Tower:

Remove: (6) 1 5/8" Coax
(1) 3/8" Coax

Remove and Replace:

(3) AIR21 KRC118023-1_B2P_B4A Antenna (REMOVE) - (3) AIR32 KRD901146-1_B66A_B2A Antenna 1900/2100 MHz (REPLACE)

(3) LNX-6515DS-A1M Antenna (REMOVE) - (3) RFS-APXVAARR24_43-U-NA20 Antenna 600/700 MHz (REPLACE)

(3) RRUS11 B12 (REMOVE) - (3) RADIO 4449 B12/B71 (REPLACE)

Install New:

(3) 1 5/8" Hybrid Lines

Existing to Remain:

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2019 JUL 18 AM 10:36
TOWN MANAGER

- (3) AIR21 KRC118023-1_B2A_B4P Antenna 1900/2100 MHz
- (6) 1 5/8" Coax
- (1) 9x18 HCS Cable
- (3) KRY 112 144 TMA

Ground:

- Internal upgrade to existing cabinet.
- Upgrade existing main breaker to 200A service.

The facility was approved by the Connecticut Siting Council on October 21, 1996. The Council's Decision and Order included conditions which this proposed exempt modification complies with.

Please accept this letter as notification pursuant to Regulations of Connecticut State Agencies §16-50j-73, for construction that constitutes an exempt modification pursuant to R.C.S.A. § 16-50j-72(b)(2). In accordance with R.C.S.A. § 16-50j-73, a copy of this letter is being sent to Richard J. Johnson, Town of Glastonbury Town Manager, Khara Dodds, Director of Land Use & Planning Services, Crown Castle, the tower owner, and Mr. and Mrs. John Flanagan, the property owner.

1. The proposed modifications will not result in an increase in the height of the existing tower.
2. The proposed modifications will not require the extension of the site boundary.
3. The proposed modification will not increase noise levels at the facility by six decibels or more, or to levels that exceed state and local criteria.
4. The operation of the replacement antennas will not increase radio frequency emissions at the facility to a level at or above the Federal Communication Commission safety standard.
5. The proposed modifications will not cause a change or alteration in the physical or environmental characteristics of the site.
6. The existing structure and its foundation can support the proposed loading.

For the foregoing reasons, T-Mobile respectfully submits that the proposed modifications to the above-reference telecommunications facility constitutes an exempt modification under R.C.S.A. § 16-50j-72(b)(2). Please send approval/rejection letter to Attn: Anne Marie Zsamba.

Sincerely,

Anne Marie Zsamba

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JULY 9, 2019**

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

1. Roll Call.

Council Members

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

(a) Pledge of Allegiance.

Led by Attorney Peter Alter

2. Public Comment.

Ms. Robyn Guimont of 62 Chimney Sweep Hill expressed support for the aquatic center saying that there is very little keeping her in town with her kids grown but she does enjoy swimming. She complained about very little adult time at the pools and replacing Grange is not viable to support the community.

Deb McFall of 40 Bidwell expressed support for the aquatic center saying it's time to keep the project moving forward. She went over some history of a pool and advocated for 2-25-yard pools one for laps and one for recreation. She asked the Council to bring it to referendum.

Mary Ellen Linderman of Hollister Way West said that swimming is the best exercise for seniors and Healthtrax is the only easy place but it's so crowded. She advocated for the proposed aquatic center and encouraged the incorporation of a multi-age indoor track and gymnastics.

Mr. John Langmaid of 2200 Main Street said that while he is on the Parks and Recreation Commission, he was speaking as a citizen, and advocated for the proposed aquatic facility that would benefit the very young to the very old twelve months a year.

Mr. Joe Matroianni of 72 Briarwood said he and his children swim and there is not a lot of adult opportunity in town. He said that he thinks they could close the gap on what percentage is self-funding suggesting they let a sports shop in and a restaurant.

Ms. Ginny Kim of 169 Lakewood informed the Council that they have started a 501c3, FOGA, and are launching the campaign to bring the referendum to the 2020 ballot.

Ms. Sue Sokoloski of 9Blueberry Lane said she loved the town and didn't want to leave and has supported the many referenda even though there may not have been a direct benefit for her. She expressed support of the aquatic facility noting that while taxes may go up, so will the home values.

Ms. Okon Hwang of 84 Leigh Gate Road expressed support for the aquatic center saying it would serve all ages with the different pool temperatures. She said she hoped the town evolves from one of good education to a great quality of life for all ages.

3. Special Reports.

(a) Status Report on Capital Improvement Program.

Mr. Johnson reviewed the report on the subject dated July 3, 2019. Mr. Niland asked about the Gideon Welles air conditioning project. Mr. Johnson said that there was a delay because the manufacturer closed down for a move putting more pressure on the other manufacturer that can't meet the timeframe. Mr. Osgood asked about the Douglas intersection with Sycamore and the land purchase to align the roads. Mr. Johnson said that the state position is to put a "T" and a stop light which they feel will have an undesirable impact that needs to be demonstrated to the state. Mr. Cavanaugh asked about the Douglas Road traffic counts and Mr. Johnson said he'd follow-up. Mr. Cavanaugh asked about the fieldhouse and locker rooms and Mr. Johnson said that was leftover and was mistakenly included. Mr. Cavanaugh confirmed with Mr. Johnson the \$525 final cost with all being reimbursed except the utility reimbursement remains outstanding. Mr. Cavanaugh asked if the high school pool could be retrofitted for a heater. Mr. Johnson said it has a heater but for competition, the colder temperatures are preferred.

Dr. Beckett asked about the Main Street sidewalks. Mr. Johnson said late summer, early fall with the sense it would be phased over two years. Mr. Osgood praised the display on the bulky waste scales. Mr. McChesney said it took a lot of energy to change the water temperature. Mr. Johnson agreed saying it wouldn't be practical to do for back to back uses which is the case. Mr. McChesney asked if they could see if they could increase community use of the High School

pool. Mr. Johnson said they could look at it with the challenge being that it isn't available during the day.

4. **Old Business.**

None

5. **New Business.**

- (a) **Action on proposed sale of Town owned land off Western Boulevard (set public hearing).** *Not discussed*

- (b) **Action on wage adjustment for Town Manager effective July 1, 2019.**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a 2% wage adjustment for Town Manager, Richard J. Johnson, effective July 1, 2019 for a new annual salary of \$191,919 and a \$5,000 payment to the Town Manager Retirement Account.

Disc: Mr. Niland expressed support saying he was impressed with the job he does. Ms. LaChance echoed the sentiment and expressed appreciation. Ms. Carroll said that he is always responsive in a calm and thoughtful way. Chairman Gullotta echoed the other remarks and thanked Mr. Johnson for his work. Mr. Johnson thanked them all and praised his team throughout the town for all their work calling them second to none.

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

6. **Consent Calendar.**

- (a) **Action to schedule Public Information Hearing – Glastonbury Boulevard Pavement Rehabilitation.**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

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.

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

7. Town Manager's Report.

Mr. Johnson reviewed his report to the Council dated July 8, 2019. Mr. Cavanaugh said he was unaware of the Minnechaug 70th year celebration and asked why they didn't receive notification. He noted the request for CVS to cut their grass and added that it's also needed on the property next to Fire Company One. Ms. Carroll said she was excited to see they can donate trees to the town. Mr. Niland said that the rotary sign is blocked behind trees eastbound. Ms. LaChance asked for the paving date for Birch Mountain and Cedar Ridge Terrace as well as the status of the Welles-Turner project. Mr. Johnson said the library project is in design. Mr. McChesney asked about Hurlburt and Mr. Johnson said that they are collecting traffic data. Mr. Cavanaugh asked what was done with the \$30K that was transferred for street trees.

8. Committee Reports.

(a) **Chairman's Report.** *None*

(b) **MDC.**

Mr. Osgood said it was a very exciting MDC meeting regarding extensions but there was no action taken. Mr. Johnson noted that the town can provide input but the MDC decides if they will extend water.

(c) **CRCOG.** *None*

9. Communications. *None*

10. Minutes.

(a) **Minutes of June 25, 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 25, 2019.

Result: Motion carries {7-0-1} with Ms. LaChance abstaining due to being excused.

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 7:48 pm, for the purpose of discussing a potential property acquisition. In attendance will be Council members and the Town Manager.

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

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. Kurt Cavanaugh, Ms. Mary LaChance, Mr. Jake McChesney and Mr. Whit Osgood with Town Manager, Richard J. Johnson.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 8:00 pm.

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

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.

Mr. Johnson reviewed his memo to the council on the subject dated July 3, 2019.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

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.

Disc: Chairman Gullotta called for public comment and no one spoke. Hearing nothing further, he closed the public hearing.

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

NO 2 \$64,781 TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE TO EDUCATION (AGRISCIENCE AND TECHNOLOGY PROGRAM-VOAG).

Mr. Johnson reviewed his memo to the council on the subject dated July 3, 2019.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

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.

Disc: Chairman Gullotta called for public comment and no one spoke. Hearing nothing further, he closed the public hearing.

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

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

Ms. Khara Dodds, Director of Planning, joined Mr. Johnson. Attorney Peter Alter represented the applicant and introduced the team, Attorney Meghan Hope, Engineer Jeff Bord, Traffic Engineer Mark Vertucci, Architect Keith Kelley and landowner Ned Carney. Attorney Alter presented the required documentation and reviewed the proposed amendment to the amendment. He reviewed the history of the project and noted since the last review, they have created more green space. He said that the issue as to whether the property has parking rights on #45 is irrelevant as they have sufficient parking on the subject property but they do have an extensive legal analysis that indicate those rights do exist. He reviewed the parking analysis that was done to demonstrate the proposed parking is sufficient and that TPZ was satisfied as well. He noted that there are those that want shade trees but beautification advocated for decorative trees, the latter of which TPZ agreed. Mr. Bord reviewed the site, stormwater plan and utilities. Mr. Vertucci reviewed the traffic noting this is not substantially different from the previous approved plan. Mr. Kelley reviewed the elevations and materials. Mr. Osgood asked if the roof top mechanicals would be visible and Mr. Kelley said he didn't think so being 60-80' into the building. Attorney Alter recapped the proposal indicating that all regulations had been met.

Attorney Jeffrey Berry of Berry Law Group, Hartford said that they disagree with the assertion that the subject has any rights to parking on #45 and are skeptical about the ability to park the facility on their own site. He said that no parking analysis had been done.

Mr. Peter Gustamacchio of 48 Pratt Street noted his history with the area and development. He said that he was not opposed to the change of use but felt the design was inappropriate.

Mr. McChesney asked about the sidewalks which was shown by the applicant. He confirmed with Attorney Alter that there would be no impact to the trees along Glastonbury Boulevard. Mr. Cavanaugh questioned how the building design respected Glastonbury. Attorney Alter said the design does respect the original design but the developer was not supportive of 1985 styled buildings. Mr. Cavanaugh asked about the parking and Attorney Alter said there was a robust discussion about it at TPZ and they did do a study. Mr. Cavanaugh asked about the rooftop mechanicals which Mr. Kelley reviewed saying they are modeled by size accurately. Mr. Cavanaugh noted the discrepancy and Attorney Alter said the plans reflect the fix addressed in a response from Mr. Bord dated June 28, 2019. Mr. Cavanaugh asked about the Police Chief memo and Attorney Alter said they are committed to collaborate. Mr. Osgood asked about the crosswalk subject to approval and Mr. Johnson said that there was a hearing planned for the 23rd where it would be discussed.

Ms. Carroll said she was okay with the design but was less enthusiastic about the white portico. She expressed support of bright materials but nothing sparkly. Mr. Kelley said that they wouldn't be sparkly and that they would look most like the elevation renderings. Mr. Niland asked if there were any complaints about the parking to which Ms. Dodds replied saying not to her knowledge. He said the design was better but didn't feel "slick and modern" comes to mind when thinking about Glastonbury. He praised the project saying it would fit a need and serve the town well but he was unsure about the aesthetics. Dr. Beckett was comfortable with the parking and appreciated the green space but said the architecture was not his style and felt it was ugly. Ms. LaChance said it would be nice to have another hotel but felt that while it was improved, it didn't blend in.

Mr. McChesney said he was disappointed more wasn't done so the building could fit in architecturally. He said that the hotel would be a welcome addition and he had no other concerns. Chairman Gullotta confirmed with Attorney Alter that they would have to comply with the approval should the rooftop units ever be repainted. Chairman Gullotta expressed support for shade trees over decorative and noted another development where they were eliminated. Attorney Alter indicated they had no preference and that it would be an obligation if it was a condition of approval. Mr. McChesney asked if the Brighton and Worcester hotel developments had the same mortar as proposed. Mr. Kelley said he wasn't entirely familiar with them but believed so.

The meeting recessed at 9:57pm and reconvened at 10:57pm.

A discussion ensued about whether there were sufficient favorable votes and if they should consider sending it back to subcommittee with regard to the architectural elements. Mr. McChesney expressed concern with the darker mortar and stark grey and light beige elements. Dr. Beckett expressed a desire for shade trees and light mortar. Mr. Osgood didn't take issue

with the design and expressed concern about designing at the table having unfavorable results. Mr. Cavanaugh indicated that he could support some change from the original Somerset design but felt this was too stark. He expressed concern about developers coming into town and being inflexible with their brand while they work so hard to make the town attractive. Mr. McChesney disagreed with Mr. Osgood said they are the final vote to safeguard the town's character. Mr. Niland expressed concern about sleek and modern being a poor fit with traditional. He said he wanted more brick, he liked the windows and glass but not the starkness of the grey. Ms. LaChance noted that once it was built, they would have it for decades.

Motion By: Mr. Cavanaugh

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby tables the action on application of 75 Glastonbury Land, LLC for a major amendment to the major amendment to the Somerset PAD.

Result: Motion carries {7-1-0} with Ms. Carroll opposing.

Motion By: Dr. Beckett

Seconded By: Ms. Carroll

BE IT RESOLVED, that the Glastonbury Town Council hereby keeps the public hearing open and refers to the Joint TPZ and Town Council PAD Subcommittee, the application of 75 Glastonbury Land, LLC for a major amendment to the major amendment to the Somerset PAD.

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

13. Adjournment

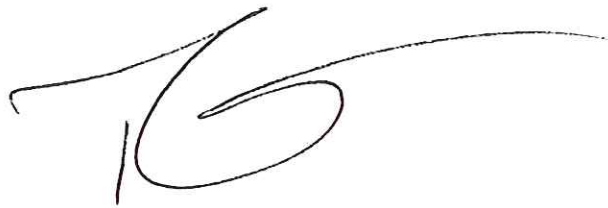
Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of July 9, 2019, at 10:24 pm.

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

Respectfully submitted,



Kimberly Meanix Miller

Kimberly Meanix Miller
Recording Clerk

Thomas Gullotta
Chairman