

**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 70<sup>th</sup> 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 23<sup>rd</sup> 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**