



# Town of Glastonbury

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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 10<sup>th</sup> 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 10<sup>th</sup> 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 11<sup>th</sup> 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.

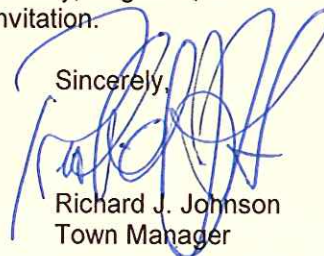
**10. LINKS Program**

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
<b>Emergency/Immediate Hazard Work:</b>			
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
<b>Subtotal of EMERGENCY/IMMEDIATE HAZARD Work</b>			<b>\$ 24,195.01</b>
<b>Planned Work - No current hazard but assumed for future due to invasive insect infestation (e.g. EAB):</b>			
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
<b>Subtotal of PLANNED Work</b>			<b>\$ 13,643.50</b>
			<b>\$ 37,838.51</b>

\*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	Nauvoo Ave	Smiles for the Future	Medical Office Renovation	7,700	1,035,000	2014	717,000	1,035,900	318,900	\$ 11,512
411	Nauvoo 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	Gabrey Medical	Medical Office Building	11,000	2,700,000	2015	188,300	2,477,800	2,477,800	\$ 86,337
2520	Main St	First Niagara, 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	McDonalds	Teardown & Retail/Mixed Use	8,307	735,700	2015	392,560	735,700	343,140	\$ 12,400
340	Hebron Ave	Gentree & Somborg Wealth Mgmt	Assembly, Comm & Res Conversion	4,644	757,600	2015	658,100	757,600	99,500	\$ 3,822
2975	Main St	Chico To Home	Residential	6,110	1,978,800	2016	1,592,200	1,978,800	386,600	\$ 14,368
347-349	House/Hebron Ave	McDonalds	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	One Clatsopway Place	230 Unit Market-Rate Apartments	272,150	24,000,000	2017	2,807,300	27,797,000	24,989,700	\$ 809,629
2841	Main Street	Tannery	Teardown & rebuild retail/restaurant Ph 1	4,914	2,500,000	2017	1,680,000	2,962,900	1,282,900	\$ 46,184
90	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	Shoppoz on Main - Carplanato 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	Nauvoo Avenue	U 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	Nauvoo 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	Clatsop Blvd	Charmont 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 <sup>th</sup> – 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 <a href="http://glastonburydems.com/Survey">glastonburydems.com/Survey</a>
Find Waldo (Where’s Waldo) Kids’ event	River Bend Bookshop & WTML	July
Fall Soccer Registration Open	Hartwell Soccer	July
Wind Hill Farm 2 <sup>nd</sup> Annual Jazz Music Event	Longo Open Space	July 20
Big Sing Ukulele Band ‘s 100 <sup>th</sup> 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 <sup>rd</sup> at noon
Summer concert – Maxxtone	Chamber and P&R	July 24th
3 <sup>rd</sup> 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 <sup>th</sup> at 9:30am in RCC
Footloose Summer Musical	YFS	August 9 <sup>th</sup> and 10th
7 <sup>th</sup> 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**

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### 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

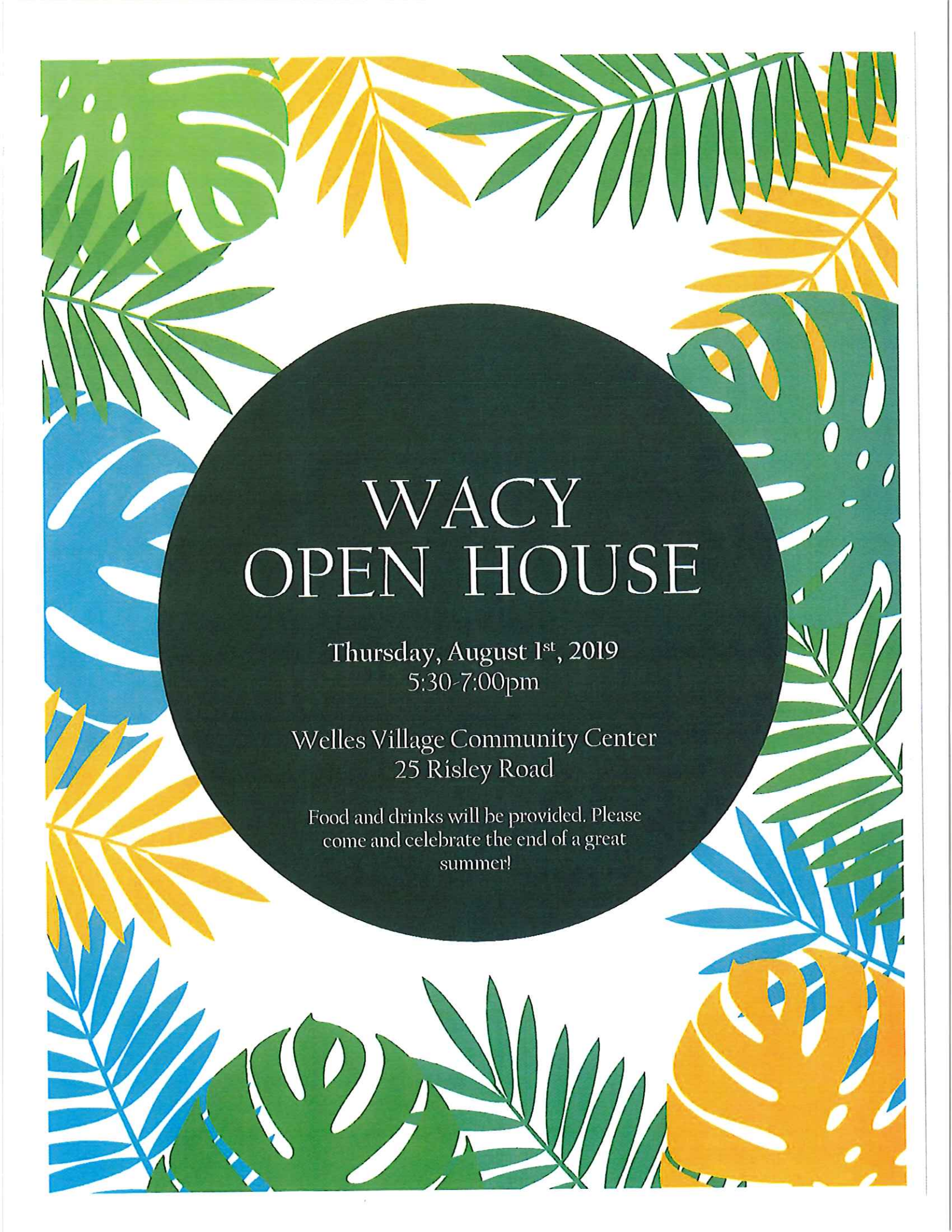
### Estimated Savings for GPS from LINKS

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

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### 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 varieties.

# WACY OPEN HOUSE

Thursday, August 1<sup>st</sup>, 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!