

**GLASTONBURY TOWN COUNCIL AGENDA  
TUESDAY, AUGUST 6, 2019 – REGULAR MEETING  
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL  
2155 MAIN STREET, GLASTONBURY**

**Note:** A Council reception is scheduled for 6:15 p.m. to recognize youth sport groups in Glastonbury. Reception will be held in the main hallway of Town Hall adjacent to Council Chambers.

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**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

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

**NO 1 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.**

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1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
  - (a) Recognition of youth sport groups.
3. Special Reports.
4. Old Business.
5. New Business.
  - (a) Action to appropriate funds to implement written agreement – Town of Glastonbury and Highway, Vehicle Maintenance, and Refuse Employee Group (IUOE) – July 1, 2019 through June 30, 2020.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
  - (a) Chairman's Report.
  - (b) MDC.
  - (c) CRCOG.
9. Communications.
  - (a) Letter to FCC Chairman Regarding Implementation of Section 621(a)(1) of the Cable Communications Policy Act of 1984 as Amended by the Cable Television Consumer Protection and Competition Act of 1992.
10. Minutes.
  - (a) Minutes of July 23, 2019 Regular Meeting.
11. Appointments and Resignations.
12. Executive Session.
  - (a) Potential land acquisition.
  - (b) Draft terms and conditions for potential sale of Town-owned land – Western Boulevard.
  - (c) Pending litigation – Riverfront Park.



# 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  
08-06-2019 Meeting**

Richard J. Johnson  
Town Manager

August 1, 2019

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

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

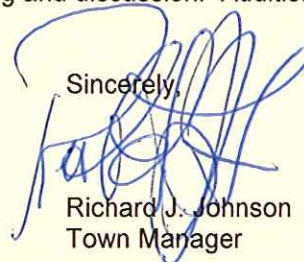
Dear Council Members:

This is a proposed Major Amendment to the Major Amendment for the PAD at 75 Glastonbury Boulevard. A summary of previous Council review and action is as follows:

- July 9<sup>th</sup> – Council opens public hearing and hears presentation by Applicant and receives public testimony. Based on Council discussion, the matter is tabled and the public hearing continued to a future Council meeting date.
- July 9<sup>th</sup> – Proposed Application forwarded to the Joint Council/Town Plan and Zoning Subcommittee for review.
- July 18<sup>th</sup> – Joint Council/Town Plan and Zoning Subcommittee reviews, hears options from Applicant, and provides comment (Minutes attached).
- July 23<sup>rd</sup> – By Council action, the public hearing is formally continued to the August 6<sup>th</sup> regular Council meeting.

The attached pages show the building elevation and building materials originally presented on July 9<sup>th</sup> and as modified per the meeting with the Joint Subcommittee. The Applicant will present this information on Tuesday evening. A copy of the motion approved by the Town Plan and Zoning Commission is attached. This can be amended as applicable based on Tuesday evening's hearing and discussion. Additional information can be provided as may be requested.

Sincerely,



Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

## **MOTION – 75 GLASTONBURY BOULEVARD**

**(Motion approved by TP&Z)**

**Note:** *When introducing this resolution, you can reference the plans cited on pages 1-3, but do not need to read all. Read conditions 1-9 on page 3 and amend as applicable.*

**Note:** *The original motion by TP&Z included condition 6 concerning roof top units and further review by the Plans Review Subcommittee. The Subcommittee met and the condition 6 attached reflects their discussion.*

### **PUBLIC HEARING NO. 1 – 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.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION  
LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY

HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 13 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

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

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

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

And

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

JOINT PAD SUBCOMMITTEE  
SPECIAL MEETING MINUTES  
JULY 18, 2019  
COUNCIL CHAMBERS

RECEIVED  
2019 JUL 25 AM 11:16  
TOWN MANAGER

**Somerset Square PAD – proposal of 75 Glastonbury Land, LLC for a 4-story, 131-room hotel with associated surface parking (site previously approved site for 5-story, 155 apartment building) – 75 Glastonbury Boulevard – Attorneys Peter Jay Alter & Meghan Hope**

The special meeting of the Joint PAD Subcommittee of July 18, 2019 was called to order. The following members were in attendance: Councilman Kurt P. Cavanaugh, Councilman Mary LaChance, Councilman Lawrence Niland, Commissioner Sharon H. Purtill, Commissioner Michael Botelho, and Commissioner Robert J. Zanolungo, Jr. Councilman Chip Beckett was seated for Councilman Whit Osgood. Khara Dodds, Director of Planning and Land Use Services was in attendance as staff liaison.

Present on behalf of the application included Attorneys Peter Jay Alter and Meghan Hope and Architects Keith Kelley and Drew Queen, and Applicant Ned Carney. Atty. Alter gave a presentation on the revised design options for the hotel, which included Option 1 and Option 2. The Subcommittee members were in favor of Option 2.

Councilman Niland voiced concerns about people being upset regarding the design of the building and suggested that more brick may help lessen concerns. Councilman LaChance agreed with the idea. Councilman Cavanaugh disagreed and didn't think the revised options for the proposed building fits into the design of Somerset Square.

Councilman Beckett recommended adding a cornice to the top of the building where the bump outs are located in the building's exterior walls. Mr. Kelley said that cornices could be added.

Commissioner Zanolungo asked about the life span of the buildings in Somerset Square and if it was possible that façade improvements would start occurring with the existing buildings over the upcoming years. Mr. Alter responded and said the first wave of façade improvements could be the Shoppes at Somerset.

Councilman Cavanaugh asked if the design revisions were signed off by Marriot Corporate. Mr. Alter stated that Marriot have seen most of the revisions but have not seen Option 2 yet as that design was more recently finalized.

Commissioner Purtill stated that from the Town Plan and Zoning Commission side, they have seen a lot of projects come and go for this parcel and it's been a struggle to accommodate a design while balancing it with economic development. Council Beckett agreed with Commissioner Purtill and spoke of the challenges over the years with finding a project that works. Councilman Niland supports the project but wants to make sure it will fit in with Somerset Square. Commissioner Purtill stated that with the new commercial activity and economic interest in Town it has created a whole new demographic and Glastonbury is becoming more vibrant.

Commissioner Botelho stated that he doesn't have a problem with having less brick, creating more symmetry is fine and doesn't find that it is so imperative that the building is similar to the other hotels.

Mr. Alter began to summarize next steps in the design process. The design team will go with a modified Option 2. More brick will be added, there will be more symmetry, and cornices will be added to the top of the bump outs. The north elevation will remain unchanged. Cornices on the southern end of the east elevation will be articulated. On the south elevation, the center element will be changed to brick up to three stories. The east elevation will be changed to be symmetrical and a 2,2 pattern for the window placements will be arranged. The colors will consist of a Portland grey cement color for the mortar between the bricks and a silver panel for the color of the façade.

There was a brief discussion on the types of trees for the site. The Beautification Committee recommended a columnar tree and the Conservation Commission recommended a shade tree. Councilman Niland suggested to go with the shade trees because shade trees already exist in the area. Commissioner Purtill suggested the columnar trees because they could add something new to Somerset Square. Commissioner Botelho agreed with Commissioner Purtill.

Respectfully Submitted,

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

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

TO: Town Council

FROM: Alter & Pearson, LLC

DATE: July 30, 2019

RE: Narrative on Revised Elevations for AC Hotel by Marriot – 75 Glastonbury Boulevard

RECEIVED

2019 JUL 30 PM 4: 34

TOWN MANAGER

In response to comments received at the Public Hearing on July 9, 2019, and at the Joint PAD Subcommittee Meeting held on July 18, 2019, the Applicant revised the proposed building elevations as noted below:

**South Elevation (facing Glastonbury Boulevard):**

- Change tonal color mortar to “Portland Gray” cement color mortar
- Add brick in center portion of elevation, to increase facade from 34% brick to 45% brick

**East Elevation (Main Entrance)**

- Change tonal color mortar to “Portland Gray” cement color mortar
- Add brick up to the third story except on bump out features, to increase facade from 19% brick to 24% brick
- Relocate two projecting tower features to provide more symmetry, consistent with adjacent buildings
- Add cornice on top of three projecting tower features
- Add cornice on roof between projecting tower features and sign tower feature
- Add glazed windows on fourth floor between projecting tower features, consistent with adjacent office buildings and hotels

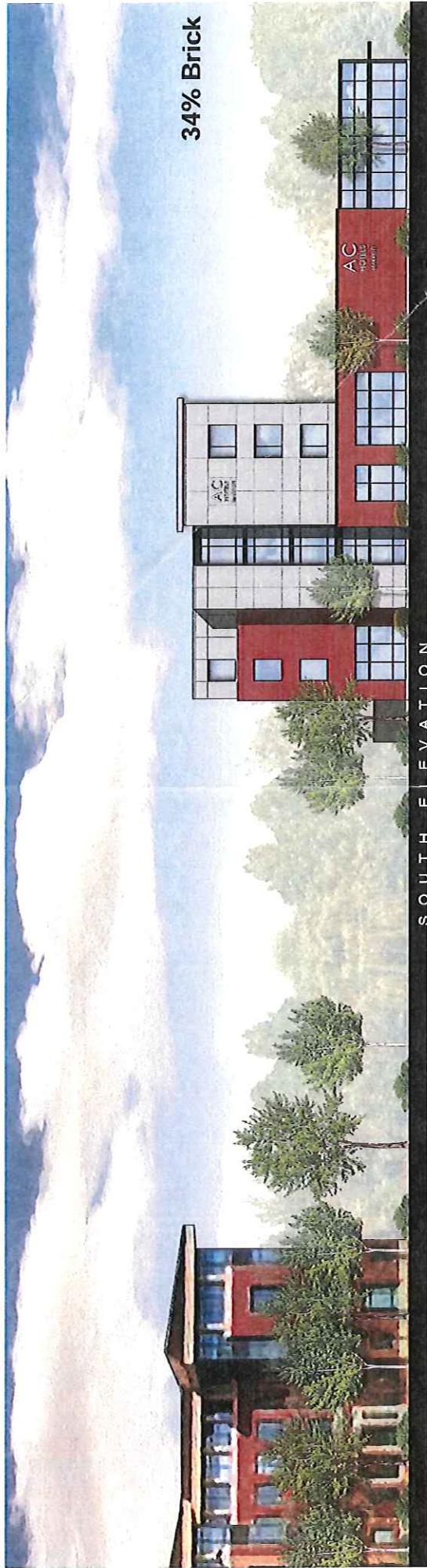
**North Elevation (facing Hilton Garden Inn)**

- Change tonal color mortar to “Portland Gray” cement color mortar
- Add cornice on side of projecting tower feature
- No additional brick added, facade has 44% brick

**West Elevation (facing office building at 95 Glastonbury Boulevard)**

- Change tonal color mortar to “Portland Gray” cement color mortar
- Add cornice on top of four projecting tower features
- Add cornice on roof between four projecting tower features
- Add brick up to the second story in center of facade, to increase facade from 37% brick to 39% brick
- Add glazed windows on fourth floor between projecting tower features, consistent with adjacent office buildings and hotels





34% Brick

SOUTH ELEVATION



19% Brick

EAST ELEVATION

EXTERIOR ELEVATIONS

44

0 11 22

JULY 09, 2019

Previously Presented . July 09, 2019

**Proposed AC Hotel by Marriott**  
Glastonbury, Connecticut



OPECHEE  
NATIONAL MARKET ASSOCIATION



44% Brick

NORTH ELEVATION



37% Brick

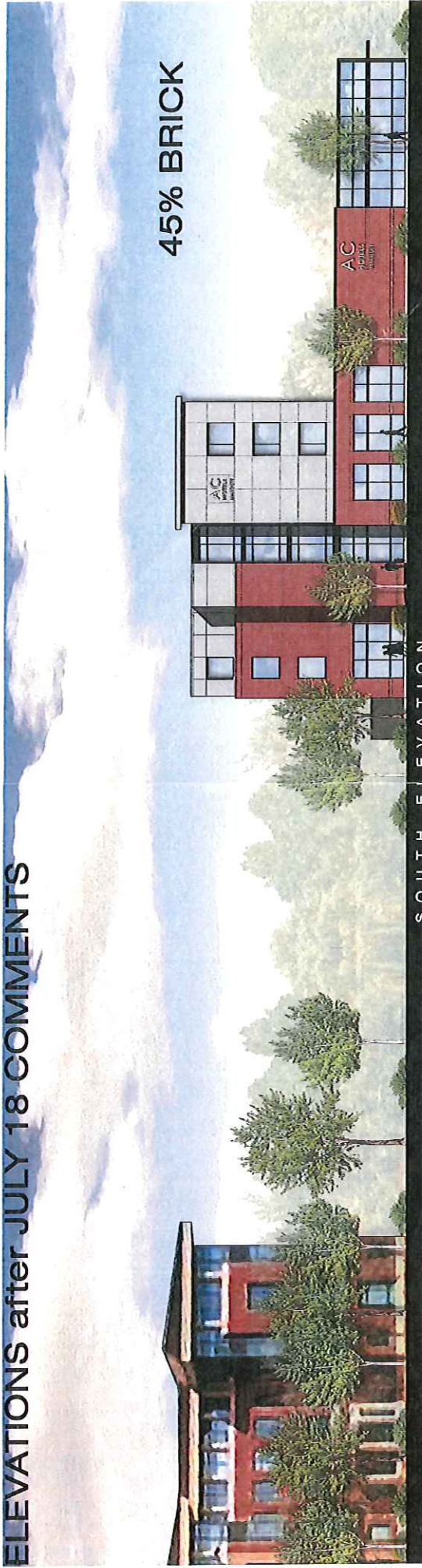
WEST ELEVATION

EXTERIOR ELEVATIONS

0 11 22 44

July 09, 2019

# ELEVATIONS after JULY 18 COMMENTS



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

# ELEVATIONS after JULY 18 COMMENTS



EXTERIOR ELEVATIONS





# Town of Glastonbury

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

ITEM #5(A)  
08-06-2019 Meeting

Richard J. Johnson  
Town Manager

August 1, 2019

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Collective Bargaining Agreement - IUOE**

Dear Council Members:

This is a proposal to extend the Agreement with the Highway, Vehicle Maintenance, and Refuse Group (IUOE) effective July 1, 2016 through June 30, 2019 for one year through June 30, 2020. A 2% general wage adjustment (GWA) will be effective July 1, 2019. The 2% is consistent with all other Town employee groups. The following is recommended for favorable Council action on Tuesday evening:

*"BE IT RESOLVED, that the Glastonbury Town Council hereby approves the funds necessary to implement the one-year extension to the written Agreement between the Town of Glastonbury and Highway, Vehicle Maintenance, and Refuse Group (IUOE) effective July 1, 2019 through June 30, 2020, as described in a report by the Town Manager dated August 1, 2019."*

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal



# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

ITEM #7  
08-06-2019 Meeting

August 1, 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. **Town Manager Expense Report**

A copy of my expense report for the three months April through June 2019 was forwarded separately. I will appreciate Council recognizing receipt of this report on Tuesday evening.

2. **Commuter Lots**

Since the 1970s the parking areas (in part) at St. Paul's, St. Augustine's and St. Dunstan's have served as designated commuter lots. This is in cooperation with State DOT. Father Mark Suslenko of St. Paul's recently advised of a new License Agreement developed by State DOT. This new Agreement amends the indemnity and insurance requirements in place over the years. Father Mark and I will discuss with DOT and will present findings to Council. In the past, there had been a Sublease Agreement between the Town and Churches.

3. **Intersection**

Per previous discussions and presentations, State DOT plans to decommission two bridges serving Route 17 and realigning exit and entrance ramps to/from New London Turnpike near Douglas Road and Sycamore Street. Because of concerns for how the State project could influence the Town intersection (NLT/Sycamore/Douglas), the Town commissioned an independent report by VHB Traffic Engineers. The analysis confirms Town concerns. Staff and I are discussing with DOT and will provide all information to Council at the September 10<sup>th</sup> or 24<sup>th</sup> meetings. This will include other data including traffic counts, sidewalks, traffic calming, etc.

4. **Senior Picnic**

The Annual Senior Picnic is scheduled for 9:30 a.m. - 2:00 p.m. on Wednesday, August 7th at the RCC. Lunch will be served at approximately 11:45 a.m.

5. **Keeney Cove**

A question was asked on a downed tree blocking a part of Keeney Cove. The tree is uprooted with much of the tree below the water line. Options are under review to remove the obstruction as possible. The tree was brought to my attention at the July 23<sup>rd</sup> meeting.

6. LINKS Program

Superintendent Bookman will attend the September 10<sup>th</sup> meeting to supplement the written summary provided to Council.

7. Water Line – Old Maids Lane

This is the project by The Metropolitan District to install public water service along Old Maids Lane extending westerly from Nayaug Elementary School to Tryon Street and southerly on Tryon Street to the Town Bulky Waste Facility. Per previous agreement, the Town funds the cost of material with The District handling design and installation. The project is substantially complete. As typical of this type of project, the road patch is temporary. The project allows for public water service to Bulky Waste and residential properties along the route to replace wells with unsatisfactory water quality. A connection for possible water service to Town properties is also installed. An update was requested at the July 23<sup>rd</sup> meeting.

8. Police Canine

A demonstration is tentatively scheduled for before the Tuesday, September 24<sup>th</sup> meeting.

9. CIRMA

A member's equity distribution of \$109,000± was received on Thursday, August 1<sup>st</sup>. These funds are deposited to the Self Insurance Reserve for liability, property, casualty, etc. (not health) per the Fund established some years ago. These funds are available for extraordinary cost for deductibles and other expenses per applicable approvals.

Sincerely,



Richard J. Johnson  
Town Manager



United States Senate  
WASHINGTON, DC 20510

July 29, 2019

RECEIVED  
2019 JUL 31 AM 11:07  
TOWN MANAGER

The Honorable Ajit V. Pai  
Chairman  
455 12<sup>th</sup> Street, Southwest  
Washington, DC, 20544

Dear Chairman Pai:

We write regarding the Federal Communications Commission's (FCC) Third Report and Order on "Implementation of Section 621(a)(1) of the Cable Communications Policy Act of 1984 as Amended by the Cable Television Consumer Protection and Competition Act of 1992" (MB Docket No. 05-311) ("Order").

If implemented, the Order puts at risk critical funding for public, educational, or governmental (PEG) stations, which are vital resources for residents across the country. These stations connect Americans to their communities, catalyze civic engagement, and keep us up to date on the local issues and activities that affect our lives. Your proposal would force local governments to decide between supporting PEG stations and supporting other important services for critical community institutions like schools and public safety buildings. We strongly urge the Commission to forego any proposal that would threaten the sustainability of PEG channels. Support for these stations should not be pitted against support for other important community resources.

Under federal law, local governments may require cable operators to meet demonstrated community needs. In your latest proposal, however, you allow cable operators to assign a value to in-kind contributions intended for such purposes and subtract that amount from the franchise fees that cable providers owe to the communities where they serve. Local governments should not have to choose between requiring financial support for PEG channel operations or free cable service to schools, libraries and government, or requiring discounts for veterans, seniors and financially challenged families. Your proposed Order creates a no-win situation for Local Franchise Authorities (LFAs) and the residents they serve. To that end, we encourage you to explicitly exclude support for PEG channels—including the provision of channel capacity—from the five percent statutory franchise fee cap governing these contracts.

PEG channels are part of the fabric of our communities. They educate voters, entertain children, and employ workers. Imperiling critical funding for PEG channels across the country would be inconsistent with the intent of Congress and the mission of the Cable Act. We strongly urge the Commission to avoid any policy changes that will harm PEG channels and limit needed services to the communities we represent.


Sincerely,

  
Edward J. Markey  
United States Senator

  
Richard Blumenthal  
United States Senator

  
Benjamin L. Cardin  
United States Senator

  
Margaret Wood Hassan  
United States Senator

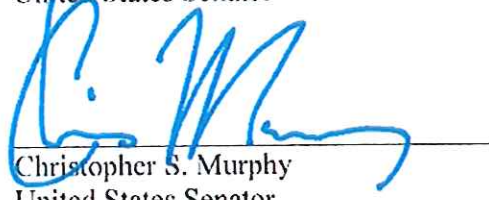
  
Chris Van Hollen  
United States Senator

  
Mazie K. Hirono  
United States Senator

  
Bernard Sanders  
United States Senator

  
Tammy Baldwin  
United States Senator

  
Tina Smith  
United States Senator

  
Christopher S. Murphy  
United States Senator

  
Patrick Leahy  
United States Senator

  
Elizabeth Warren  
United States Senator

  
Jeanne Shaheen  
United States Senator

  
Ron Wyden  
United States Senator



Amy Klobuchar  
United States Senator

CC: The Honorable Michael O'Rielly, Commissioner  
The Honorable Brendan Carr, Commissioner  
The Honorable Jessica Rosenworcel, Commissioner  
The Honorable Jeffrey Starks, Commissioner



INSTR # 2019005021  
DATE FILED 07/30/2019 02:20:13 PM  
JOYCE P. NASCENA  
TOWN CLERK  
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, JULY 23, 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 {excused}  
Mr. Kurt P. Cavanaugh {late}  
Ms. Mary LaChance  
Mr. Jacob McChesney  
Mr. George P. Norman  
Mr. Whit C. Osgood

**(a) Pledge of Allegiance.**

*Led by Mr. Osgood*

**2. Public Comment.**

*Mr. Roger Emerick of 580 Hopewell Road* passed around pictures of Roaring Brook. He expressed concern about the impacts of development on a stretch of the brook that not long ago was recognized at the nicest part. He was critical of the lack of effort to control invasive species and criticized the town for poor protection of the natural resources. He also was critical of the town's plan to address the Slocum Dam saying that he proposed a more cost-effective plan.

*Ms. Rachel Siporin of 509 Hopewell Road* expressed support for an aquatic facility. She noted that she has supported referendum after referendum, most of which didn't directly benefit her. She praised the Grange Pool but said that it was not a replacement for a 12-month facility. She expressed support for the 2-pool option 2, indicating that the support isn't from fanatics but older fit residents.

**3. Special Reports.**

*None*

4. **Old Business.**

*None*

5. **New Business.**

(a) **Action to schedule continued public hearing – Major Amendment to Major Amendment – 75 Glastonbury Boulevard.**

Mr. Johnson reviewed his memo to the Council on the subject dated July 19, 2019. Mr. Osgood asked about the time limit which Mr. Johnson explained was 30 days. Mr. Osgood noted he would be out of town and would submit written remarks.

**Motion By:** Vice Chairman Niland

**Seconded By:** Dr. Beckett

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.

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

(b) **Action on possible amendments to Reserve for Land Acquisition and Preservation Ordinance (refer to Policy & Ordinance Review Subcommittee).**

**Motion By:** Vice Chairman Niland

**Seconded By:** Dr. Beckett

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.

**Disc:** Mr. Norman asked if it had to go through the full Council. Mr. Johnson explained that the full Council should be aware and demonstrate it agrees with the referral. Mr. Osgood asked about the impetus. Mr. Johnson explained that a Board of Finance Member suggested some updated definitions given it has been since 1988 that it was reviewed. Mr. Osgood appreciated the suggestion but questioned review of what has served the town very well. Chairman Gullotta noted that their consideration is a courtesy. Mr. Cavanaugh agreed with Mr. Osgood. Dr. Beckett agreed the ordinance was fine but was open to positive suggestions noting that they need not take any action. Mr. McChesney agreed with Dr. Beckett.

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

**6. Consent Calendar.**

*None*

**7. Town Manager's Report.**

Mr. Johnson reviewed his report to the Council dated July 19, 2019. Mr. Norman asked about the roads. Mr. Johnson said that they are limited by both ability to staff and dollars but are doing well this season. He said that some suggest the new surface material doesn't have the longevity as the former, but they don't really have enough data yet. Vice Chairman Niland asked about the money set aside for the JB Williams parking lot noting the big pothole. Mr. Johnson said the Highway Crew was evaluating bituminous versus leaving the surface as is but either way would be repairing the pothole. Mr. Osgood asked to have Dr. Bookman come back in to talk about LINKS. He questioned if the survey work on old Maids Lane was complete or if there was more work and noted a tree down at the entrance to Keeney Cover such that the LL Bean people can't get by. Ms. LaChance was also interested in the LINKS update and asked about the realignment of Sycamore and Chalker Hill traffic calming. Mr. Johnson said they would take a similar approach in evaluating the available options when they have reviewed their traffic data. Mr. Norman asked about the no parking signs along Manchester Road and Forest Lane and noted that the dog licensing does not appear to align with the state statute. Mr. Johnson said that they discourage people from parking on the road during a swim meet. Chairman Gullotta asked if the Council wanted to meet the new K-9 unit and a consensus was reached in favor.

**8. Committee Reports**

**(a) Chairman's Report.**

*None*

**(b) MDC.**

*None*

**(c) CRCOG.**

*None*

**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.

*Motion By:* Vice Chairman Niland *Seconded By:* Dr. Beckett  
 BE IT RESOLVED, that the Glastonbury Town Council hereby approves as submitted, the minutes of the meeting held July 9, 2019.  
*Result:* Motion passes unanimously {8-0-0}.

11. Appointments and Resignations.

*None*

12. Executive Session.

- (a) Potential land acquisition.

*Motion By:* Vice Chairman Niland *Seconded By:* Dr. Beckett  
 BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 7:34 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, Mr. Kurt Cavanaugh, Ms. Mary LaChance, Mr. Jake McChesney, Mr. George Norman and Mr. Whit Osgood with Town Manager, Richard J. Johnson.*

*Motion By:* Vice Chairman Niland *Seconded By:* Dr. Beckett  
 BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 7:59 pm.  
*Result:* Motion passes unanimously {8-0-0}.

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

**NO 1 PUBLIC INFORMATION HEARING – GLASTONBURY BOULEVARD  
PAVEMENT REHABILITATION.**

Mr. Johnson reviewed his memo to the council on the subject dated July 19, 2019, noting a public informational hearing is required for the grant and suggested it might best be held on a Council night. Mr. Dan Pennington, Town Engineer and project manager, reviewed the plans noting the depth of the pavement removal requiring a lane to be shut down, however access would be maintained. He noted that a secondary objective was to improve pedestrian safety with crosswalks at the lights but also two mid-block crosswalks where the Police has observed people crossing. He said it would be \$2M and while the paving and milling would be about 6 weeks, it would be about a 3-month project total with the conduit work. Chairman Gullotta called for public comment but no one spoke.

Vice Chairman Niland asked about the timing. Mr. Pennington said that they hoped to begin this construction season but may have to finish next season. Vice Chairman Niland asked if there was an issue with a crossing at the left turn lanes. Mr. Pennington said that it is cutting a median and has proved to be very effective. Mr. McChesney asked about signalization and area of refuge at the midblock crosswalks. Mr. Pennington said that they are unprotected yet state laws require traffic to yield to pedestrians in a crosswalk. Mr. McChesney said he felt more comfortable if pedestrians had a stop mechanism.

*Ms. Kathryn Cross of 17 Linden Street* said it makes no sense not to put in buttons for people.

Mr. Cavanaugh asked about the millings. Mr. Pennington said that the town keeps them and stores them in the highway garage. Vice Chairman Niland asked about the crossings. Mr. Pennington said that the midblock locations are where officers observed pedestrian crossing and that 6 crossings were adequate. Dr. Beckett expressed support of the mid-block crossings and lights to alert drivers and said he was hoping for 7 crossings. Mr. Norman supported the measures for pedestrian safety and felt the rapid flashing lights were effective. Mr. Osgood echoed the comments from Dr. Beckett advocating for 4 mid-block crosswalks and lights in the pavement or at the crosswalk.

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

Mr. Johnson reviewed his memo to the council on the subject dated July 19, 2019, and Ms. Khara Dodds, Town Planner, joined him as staff supporting the Town Council. Chairman Gullotta confirmed with Ms. Dodds that there would be no change at Katz and Daybreak. Ms. Dodds reviewed the map and the proposed plans to increase the building height limits in PBD and PT from 2.5 stories to 3 stories and increase to 4 stories for certain uses in the Planned



Employment and Planned Travel zones. Chairman Gullotta noted the colored blocks representing zones across town and asked if these changes applied to those area. Ms. Dodds reviewed the maps noting the areas corresponding with the colors.

*Mr. Harold Harris of 101 Laurel Trail* expressed support of the changes for standardized heights for businesses.

*Ms. Kathryn Cross of 17 Linden Street* said that she has been living surrounded by construction and 4 stories is really alarming. She noted that Glastonbury used to be a cute farming community and it's not anymore.

*Mr. Hans Hansen, Hansen Architects, 150 Sycamore Street* spoke to discussing design standards in a meeting such as a 4-story building next to a church. He suggested the town consider a design study and improve the way they notify people.

Dr. Beckett liked the idea of the business zone and asked about mixed use. Mr. Osgood said that the idea of mixed use was discussed, and it is permitted now. Chairman Gullotta expressed concern about developers changing the nature of the property particularly outside of the town center. Mr. Norman questioned the control of TPZ if approved. Vice Chairman Niland favored the standardization. Ms. Dodds clarified the changes briefly. Vice Chairman Niland noted the outlying areas of PPD. Ms. LaChance liked the idea of standardization of building heights but was concerned about encroaching. Mr. McChesney expressed concern for unintended consequences. Dr. Beckett questioned if they could bifurcate the motion. Mr. Johnson said that they could continue the hearing or close and take no action.

*Motion By:* Dr. Beckett

*Seconded By:* Vice Chairman Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby continues to September 10, 2019, the hearing on the proposed amendment to building zone regulations – building heights.

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

### 13. Adjournment

*Motion By:* Dr. Beckett

*Seconded By:* Vice Chairman Niland

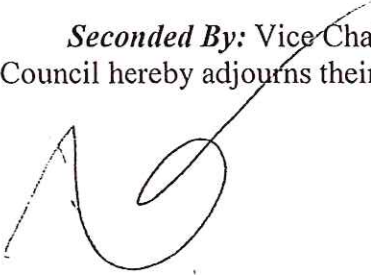
BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of July 23, 2019, at 9:25 pm.

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

Respectfully submitted,

*Kimberly Meanix Miller*

Kimberly Meanix Miller  
Recording Clerk



Thomas Gullotta  
Chairman