

**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
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Recording Clerk

Thomas Gullotta
Chairman