

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, SEPTEMBER 10, 2019 – REGULAR MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY**

Council Members: Thomas P. Gullotta, Chairman; Lawrence Niland, Vice Chairman; Deborah A. Carroll; Dr. Stewart Beckett III; Kurt P. Cavanaugh; Mary LaChance; Jacob McChesney; George P. Norman; Whit Osgood

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

NO 1 ACTION ON PROPOSED AMENDMENT TO BUILDING ZONE REGULATIONS – BUILDING HEIGHTS.
PUBLIC HEARING CONTINUED FROM JULY 23, 2019 REGULAR COUNCIL MEETING.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Status Report on Education - LINKS Program.
 - (b) Discussion concerning uranium in residential wells and possible public water service.
 - (c) Action on proposed sale of Town owned land off Western Boulevard (set public hearing).
 - (d) Action on potential land acquisition (refer to Board of Finance and Town Plan and Zoning Commission; set public hearing).
 - (e) Action to adopt fee for non-resident participation in youth sport programs.
 - (f) Action to adopt Affirmative Action Goals for fiscal year 2019-2020.
 - (g) Discussion and possible action on Council resolution in support of gun control.
6. Consent Calendar.
 - (a) Action on proposed construction of new sidewalks along Addison Road, Bell Street and Neipsic Road (refer to Town Plan and Zoning Commission, set public hearing).
 - (b) Action on CT State Department of Children and Families Youth Service Bureau Grant Application - \$18,865.
 - (c) Action on transfer from General Fund-Unassigned Fund Balance for goods and services ordered but not yet received at June 30, 2019 - \$195,001(set public hearing).
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
 - (d) Policy and Ordinance Review Subcommittee – Status Report.
9. Communications.
 - (a) Thank you letter from South Glastonbury Public Library Association.
10. Minutes.
 - (a) Minutes of August 6, 2019 Regular Meeting.
11. Appointments and Resignations.
 - (a) Appointment of Candice Mark to the Community Beautification Commission to fill the unexpired term of Leslie Ohta (D-2019).
12. Executive Session.
 - (a) Potential land acquisition.



Town of Glastonbury

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

Richard J. Johnson
Town Manager

PUBLIC HEARING NO. 1
09-10-2019 Meeting

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033


Re: Building Zone Regulations – Building Heights

Dear Council Members:

This topic involves proposed amendment to the Building Zone Regulations concerning building heights in commercial zones. This topic was first brought up at the Council table and as a first step referred to an Ad Hoc working group. The working group forwarded the recommendation cited in the attached memorandum. This matter was then reviewed by the Town Plan and Zoning Commission with Commission recommendations presented in its June 17, 2019 report. Council public hearing was opened at the July 23, 2019 meeting at which Council Members presented a number of questions and concerns. The public hearing is continued to the September 10th Council meeting.

The recommendation for continued review is for Council to summarize questions and concerns on Tuesday evening and refer the matter back to the Town and Plan and Zoning Commission for an updated report and recommendation. The public hearing will be closed and a new public hearing opened as applicable when the updated report and recommendation is received from TP&Z. The goal is to complete review and action by calendar year end.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal
Attachments

MEMORANDUM

To: Town Council Members

From: Building Zone Regulations Subcommittee
Whit Osgood (Town Council)
Larry Niland (Town Council)
Sharon Purtill (Town Plan & Zoning Commission)
Matt Saunig (Town Plan & Zoning Commission)
Harold Harris (Economic Development Commission)
Diane Lipes (Chamber of Commerce)
Hans Hansen (Town Center Initiative)

Date: January 18, 2019

Re: Report and Recommendation

As requested the Subcommittee has met to consider possible amendments to the Building Zone Regulations concerning building heights and stories in certain commercial zones. Based on a review of current regulations and current building heights throughout the Town Center, Glastonbury Boulevard, Gateway, Hebron Avenue, and other business districts, the Subcommittee recommends the following amendments.

1. Height per floor used throughout town should be consistent. Committee recommends 14.25' per floor as is currently the case in the Planned Employment and Planned Commerce Zones. Example: Town Center allows 3 stories or 38 feet. 38 feet would change to 42.75 feet.
2. Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to three floors as is currently the case in the Town Center Zone.
3. Planned Employment and Planned Commerce currently allow 4 stories for office, general and professional use. Change the permitted number of floors in the two zones from 2.5 stories to 4 stories. Example: Any permitted use could be a 4 story building.
4. Consider allowing a 4th floor in the Town Center Zone (possibly Planned Business and Development as well) by special permit with criteria being 4th floor would be set back from façade and not visible from street level. Could also consider restricting 4th floor use to residential.

This topic is scheduled for Council discussion on Tuesday evening. As a next step, a referral to the Town Plan and Zoning Commission is suggested. Upon receipt of comments by the TP&Z, a Council public hearing and action on specific amendments can be scheduled. Council Members Niland and Osgood represented the full Council in this matter.

RJJ/sal



Town of Glastonbury

OFFICE OF COMMUNITY DEVELOPMENT

To: Richard J. Johnson, Town Manager

From: Khara C. Dodds, Director of Planning/Land Use Serv. 

Date: June 17, 2019

Re: Building-Zone Text Amendments – Building Heights

Richard,

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

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

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

2019 JUN 18 PM 1:48
TOWN MANAGER
RECEIVED

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

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

Minimum Required Lot Area (sq. ft.)	Minimum Required Frontage (ft.)	Maximum Lot Coverage (%)	Minimum Principal Front	Required Building Side	Yards (ft.)	Maximum Permitted Height (stories) (feet)	Minimum Floor Area for Living Quarters per Dwelling Unit (sq. ft.)	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
80,000 ¹	200 ¹	15	75	33 ³	Rear 75	2 1/2 ⁶	1250/1500/850 ⁷	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
40,000 ¹	125 ¹	10	50	25 ³	50	2 1/2 ⁶	1250/1340/850 ⁷	
40,000 ¹	150 ¹	15	50	25 ³	50	2 1/2 ⁶	1500/1650/1150 ⁷	See section 4.15.11 Twice building coverage
25,000 ¹	110 ¹	15	50	20 ³	50	2 1/2 ⁶	1250/1500/1000 ⁷	
15,000 ¹	100 ¹	15	40*	15 ³	50	2 1/2 ⁶	1000/1340/850/775 ⁷	See section 4.14.11 Twice building coverage
40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	4	N/A	
60,000 ²	200 ²	20	75	25 ^{3,4}	25	3	N/A	See section 4.14.11 Twice building coverage
40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	4	N/A	
10 acres ²	400 ²	20	75	50 ^{3,4,5}	50	3	N/A	See Sec. 4.8.11 N/R N/R
40,000 ²	150 ²	20 ¹⁰	50	25 ^{3,4,5}	25 ⁵	2 1/2	N/A	
N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R N/R
N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	
See specific regulations in Section 4.12								
20,000 ¹³	100	20,000sq ft	N/A	N/A	N/A	2 1/2	950 ¹⁴	N/A
10,000	75	20	20	10	30	2 1/2	N/A	N/A
40,000	100	FAR 0.5	20	8	20	3	42 3/4	
10,000	75	20%	20	20/8	30	2 1/2	35 1/2	

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

- Minimum required lot area for residential uses. Requirements for other permitted uses as set forth and approved by TPZ and/or ZBA.
- Some substandard lots of record and smaller legal lots of record under separate ownership may be developed and used as set forth in Section 3.10 and in the specific zone regulations.
- There shall be a minimum of two (2) side yards for each principal building, except as explained in Note #4. The requirement indicated is the minimum width for each side yard. The Owner of a corner lot may, at the time a building permit for a principal building thereon is applied for, designate which yard abutting a street shall be deemed the front yard, in which case the other yard abutting a street shall be considered a side yard requiring a minimum yard depth of 50 feet in CR zone, 40 feet in RR, AAA, AA and PI zones, and 30 feet in A zone.
- Side yard requirement may be modified or waived by TPZ in the case of a Plan of Development as set forth in the specific zone regulations. See specific zone regulations.
- Additional requirements for yards and screening when the PT Zone, PI Zone or I Zone adjoins a residential use or zone. See specific zone regulations.
- Applies only to residential buildings. Height limit for other permitted buildings as set forth and approved by TPZ and/or ZBA.
- The first number indicates the required minimum total floor area for a 1 story dwelling. The second number indicates the required minimum total floor area for a 1 1/2, 2 or 2 1/2 story dwelling. The third number indicates the minimum amount of such total minimum floor area which must be on the first floor of a 1 1/2 story dwelling. At least 600 square feet of floor area, which need not be finished, shall be above the first floor of a 1 1/2 story dwelling. The fourth number, if any, indicates the required minimum floor space for living quarters per dwelling unit in a two-family dwelling. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- As to single and two-family dwellings existing in non-residence zones on (effective date of Regs.) the area, frontage, yard, coverage and height requirements shall be those of the A residence zone.
- As to certain uses in the PT zone, the area, frontage, yard, coverage and height requirements shall be those of the PBD zone (see Sec. 4.7.1). See Sec. 6.5 for area and frontage requirements for new motor vehicle or gasoline service stations.
- See Sec. 4.8.6, 4.14.6, 4.15.6 (Lot Coverage) EFFECTIVE 12/26/80, 4/14/04
- See Sec. 4/8/10 (Building Height) EFFECTIVE 3/26/84
- See Sec. 4.14.7, 4.15.7 (Front Yard) Effective 4/14/04
- Minimum required for new lots only - Effective 12/29/04
- Maximum floor area for 2nd floor accessory dwellings - Effective 12/29/04
- Building Heights (Effective) see 4.1.9.4.2.9, 4.3.9, 4.4.9.4.5.9, 4.6.10, 4.7.10, 4.8.10, 4/12.3.h, 4.13.e, 4.14.10, 4.15.10, 4.16.3.b.3, 4.16.4.c, 4.17.2(d), 4.18.4.e

TOWN OF GLASTONBURY
ZONING REGULATIONS-AMENDMENTS TO BUILDING HEIGHTS

*Amendments identified in red.

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



TOWN OF
 PROPOSED BUILDING
 HEIGHTS MAP
 GLASTONBURY



Legend

	ZONES IN WHICH PERMITTED HEIGHT OF 4 STORIES EXTENDED TO ALL USES
	PLANNED EMPLOYMENT ZONE
	PLANNED COMMERCE ZONE
	ZONES IN WHICH PERMITTED HEIGHT INCREASED FROM 2.5 TO 3 STORIES
	PLANNED TRAVEL ZONE
	PLANNED BUSINESS AND DEVELOPMENT ZONE
	ALL OTHER ZONES

*HEIGHT PER FLOOR INCREASED TO 14.55 FEET FOR ALL ZONES



Town of Glastonbury

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ITEM #5(A)
09-10-2019 Meeting

Richard J. Johnson
Town Manager

September 6, 2019

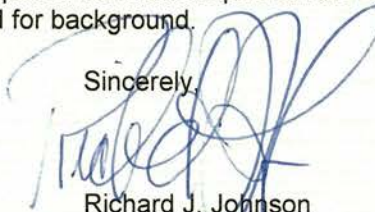
The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: LINKS Program

Dear Council Members:

Superintendent of Schools Alan Bookman is scheduled to present a status report on the LINKS Program for the past year. The summary previously distributed is attached for background.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal
Attachment

LINKS DATA - July 1, 2019

LINKS Students

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

Annual Tuition Charged for each Out-of-Town Student

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

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

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

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

Estimated Savings for GPS from LINKS

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

Future Eastbury Maintenance Fund

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



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #5(B)
09-10-2019 Meeting

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Private Wells and Public Water Service

Dear Council Members:

The following provides summarized information for Tuesday evening's discussion concerning uranium and other contaminants in residential wells and possible extension of public water service.

Note: Metropolitan District (MD); Manchester Water Company (MW)

Background

- In general terms, water service is provided to Glastonbury through private wells 50% and MD/MW 50%.
- To date 733 test results for uranium have been reported to the Glastonbury Health Department and 246 or 33±% exceed the 30 ug/l (235) or 900 ug/l (11). There are likely many other properties testing above the 30 / 900 ug/l threshold but not reported.
- The State Department of Public Health (DPH) prepared the attached information concerning uranium levels in residential wells. This is posted to the Town website.
- Testing of residential wells has been encouraged by the Glastonbury Health Department along with workshops and serving as a continuing resource.
- The attached map shows the 733 test results reported to date and the two primary areas of interest in the general Chestnut Hill and Minnechaug Mountain areas. The areas shaded in blue account for 159 or 65±% of test results above 30 ug/l.
- Over recent weeks, the MD has held public hearings on petitions submitted by property owners for public water service along all or portions of Kimberly Lane, Lenti Terrace, and Raymond, Dayton, Chestnut Hill, Coleman and Olde Wood Roads, and Revere Lane.
- For petitions now pending, the MD has established a 45-day waiting period before action to allow for discussions with the Town, State DPH and others.
- For MD water service, there are three general cost items:
 - Front-foot assessment (currently \$95/lf) paid by property owner to the MD. The assessment can be paid in one payment or over 15 years at 6% interest. The MD is considering a longer amortization period, e.g. 20 years.
 - Connection charge paid to the MD by property owner. Currently \$1,800.
 - Property owner pays cost for individual service line to residence.
- Thriving Earth Exchange is a national program whereby communities can apply to work with a subject matter expert / scientist on a particular assignment. Glastonbury submitted a formal application and is one of the communities nationwide to be selected. A subject matter expert / scientist will be assigned to Glastonbury to work on the science behind uranium in private wells. This will be a resource to the process outlined on the following page.

Challenge

The current approval and assessment process for extension of public water service creates an unintended conflict between affected and non-affected property owners. For those with high levels of uranium or other contaminants (including water yield and quality), public water service is the most viable option. Conversely, those with no such contaminants (currently) do not wish to incur the front-foot assessment cost. A related concern results from whole house treatment systems for uranium discharging the salt / uranium backwash to the ground water. The long-term influence on the groundwater from this process and other treatment systems is uncertain and should be evaluated.

The process of considering extension of public water service through ongoing petitions is fragmented and a more comprehensive approach is required to address this public health concern. As with many matters, the funding source for the extension of public water service is a significant factor.

Next Steps

Several action items and possible strategies include:

Comprehensive Plan – This involves an overall plan with scope and capital costs for extension of public water service along with the other items noted herein. A Town-selected independent consultant with appropriate background and expertise would work with the Town, State DPH and water service providers. A state grant application is now pending for such a process.

The Request for Qualifications (RFQ) process can begin immediately so the selected consultant can begin work upon notice from State DPH on the pending grant (expected by early December). Town funds could be required to supplement the state grant.

Note: State DPH supports and agrees with the planning process noted above.

Funding – Options for funding new water service should be fully evaluated with examples noted below:

- Work with State Legislators and State DPH to secure state grant funding for capital costs and evaluate role of State Revolving Fund 20-year 2% low interest loans.
- Consider options for the front-foot assessment:
 - Establish a cap on front foot assessment to help equalize this charge among property owners.
 - Implement process whereby assessment is paid at time of connection. Possible lien process.
 - Extend amortization period from 15 years to 20 years for assessment and reduce annual interest cost (currently 6%). MD process.
 - Is the State 20-year 2% loan process a benefit to the Town, water service providers or property owners?
 - Should Town funding be allocated to capital costs with a reimbursement process by property owners?
 - Potential long-term negative influence on property values should be evaluated.

Pending Petitions – As noted above, there are several petitions now pending with the MD as follows:

- Kimberly Lane – Community well system with support for MD water by Kimberly Lane property owners. This includes several properties on Dayton Road.
- Coleman/Chestnut Hill – Four property community well with property owner support.
- Raymond Road – Eight properties with water quality, yield issues.

- Olde Wood/Revere – High levels of uranium and concern for backwash system.
- Chestnut Hill/Lenti – Some high levels of uranium, whole house treatment systems and concern for significant assessment costs (large frontage) and significant distances for service line.

Action by the MD Water Bureau and Commission is delayed at least 45 days on the preceding.

Discussions continue with the State DPH and they are prepared to support the Town and work cooperatively on a going forward basis. Lori Mathieu, Public Health Section Chief, is expected to attend Tuesday evening's meeting.

The preceding is intended to assist with Tuesday evening's discussion and additional information can be provided as may be requested.

Sincerely,



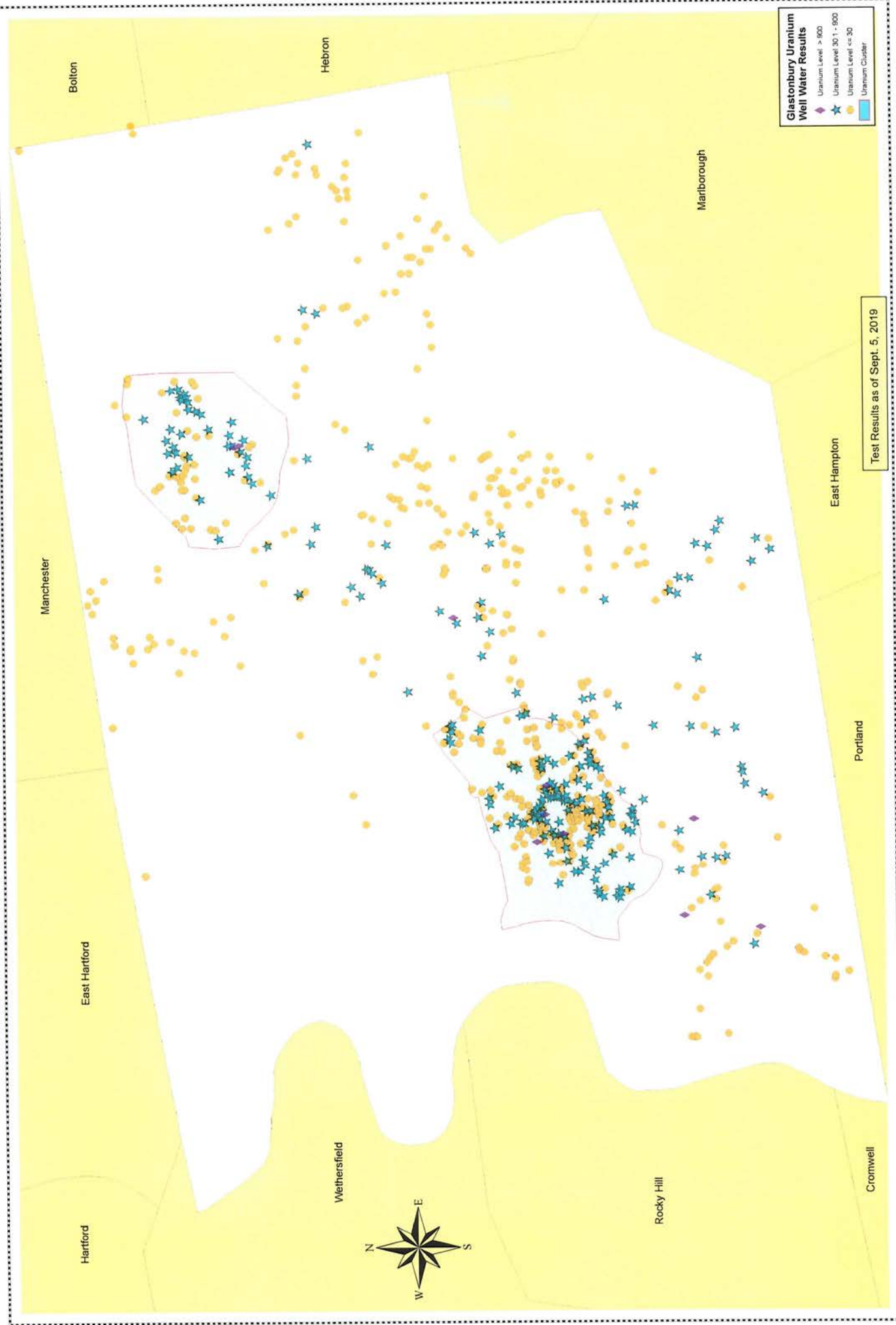
Richard J. Johnson
Town Manager

RJJ/sal
Attachments

Glastonbury Uranium Well Water Results

- Uranium Level > 600
- Uranium Level 30.1 - 600
- Uranium Level <= 30
- Uranium Cluster

Test Results as of Sept. 5, 2019



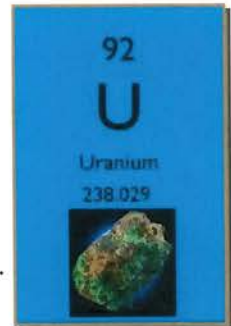
WHAT YOU NEED TO KNOW ABOUT Uranium in Private Well Water

Private well owners are responsible for the quality of their drinking water. Homeowners with private wells are generally not required to test their drinking water. However, testing is the best way to ensure that your drinking water is safe. Refer to [Publication #24 Private Well Testing](#) for more information.

Uranium is a metal that has no smell or taste. Uranium is naturally present in bedrock in many places throughout CT. When a drinking water well is drilled into bedrock containing uranium, the uranium can get into the well water. We know that there are private wells in locations across CT with high levels of uranium. Testing your well water is the only way to find out if your well has high uranium. You should test your private well at least once for uranium. This fact sheet provides homeowners with information about the health effects from uranium, how to test well water for uranium and what to do if your well water has high levels of uranium.

What is “Natural” Uranium ? Is it in my Well Water?

Uranium is an element that has been in rocks since the earth was formed. Not all rocks contain uranium, but there are many places where uranium is in the bedrock. Other elements that may be found in association with uranium include radium and radon. Natural uranium is not radioactive enough to be useful in nuclear power plants or weapons.



Uranium occurs naturally in some Connecticut bedrock ground water, therefore deeper, bedrock wells are susceptible to contamination. Wells with high levels of uranium have been found sporadically all around Connecticut. Uranium gets into well water from bedrock that contains uranium. The amount of uranium in bedrock and well water will vary greatly from place to place. The only way to know if your well is contaminated is to test.

How Can Uranium Affect My Health?

The chemical properties of uranium in drinking water are of greater concern than its radioactivity. Most ingested uranium is eliminated from the body. However, a small amount is absorbed and carried through the bloodstream. Studies show that drinking water with elevated levels of uranium can affect the kidneys over time. Bathing and showering with water that contains uranium is not a health concern unless uranium levels are extremely high.

How Can I Ensure That My Well Water Is Safe For Drinking?

Uranium testing should be your first step. Based on the results, your decision will be to either install a treatment system, or do some additional testing for related contaminants. To find out if you have uranium in your drinking water, the Connecticut Department of Public Health (DPH) recommends that you contact a laboratory and ask for a uranium test using “ICP-MS”. This test is quicker and less expensive than other alternatives. DPH maintains a

list of [State-certified laboratories](#). Search the list for labs testing “radiochemicals” in drinking water (code R).

If you have uranium in your well water at a concentration greater than the EPA standard of 30 micrograms per liter (ug/l), you will need to treat your water to remove the uranium. See the section below for information on treatment.

Radium is another naturally-occurring metal that can contaminate well water and is sometimes associated with uranium. Testing for radium is an option you can consider if test results indicate that you do not have a uranium problem. You do not need a radium test if you have already decided to install a uranium treatment system, provided the uranium treatment system will remove radium in addition to uranium. For more information about radium, refer to the DPH Factsheet: [What You Need To Know About Radium in Private Well Water](#).

When Should I Test My Well For Uranium?

You should test for uranium when you buy a house with a well or at the time a new well is drilled. It is possible for uranium levels in well water to fluctuate so even if one uranium test shows no uranium problem, it is a good idea to test for uranium every 5 years. If you have a treatment system to remove uranium from your water, you should test every year to be sure your treatment system is working properly.

Water Treatment for Uranium

Point-of-use (POU) water treatment devices treat water at just one faucet. They differ from point-of-entry (POE), or whole house devices, which are installed on the water line and treat all the water that enters the home. Because uranium gets into your body primarily through ingestion (and not through the skin or through inhalation), it is not usually necessary to treat all the water in your home, but only the water you drink. However, if uranium levels in your water exceed 900 ug/l (30 times greater than the EPA standard of 30 ug/l), you should contact the Connecticut Department of Public Health or your local health department about options for a safe water supply to your home.



Reverse osmosis (RO) treatment systems are the most common type of treatment used for uranium removal and are very effective. Decisions about treatment systems depend on many factors, including other water quality constituents in your water, water usage, installation costs, and maintenance costs. You should consult a water treatment expert to help you decide what treatment system is best for your situation. Other sources of information are [NSF International](#), which certifies many water treatment devices and Publication No. 19: [Questions to Ask when Purchasing Water Treatment Equipment for Your Home](#).

You should also think about whether the uranium treatment system you are considering will also remove radium. If you need to treat your water because of high uranium and the system you select will also remove radium, then you do not need to test your water for radium. However, if your uranium treatment system is not effective for radium, we recommend that you test your water for radium. For more information on radium, refer to the Fact Sheet: [What You Need To Know About Radium in Private Well Water](#). If you have elevated radium in addition to uranium, you will need to select a system that will effectively remove both contaminants.

For More Information

Health Questions:

DPH, [Environmental & Occupational Health Assessment Program](#), (860) 509-7740

Treatment Questions:

DPH, [Private Well Program](#), 860-509-7296.





Town of Glastonbury

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

ITEM #5(E)
09-10-2019 Meeting

Richard J. Johnson
Town Manager

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Youth Sports – Non-Resident Fee

Dear Council Members:

In accordance with previous discussions, this is a proposal to establish a fee for non-residents participating in Glastonbury youth sport programs. For example, lacrosse, soccer, baseball, softball, football, basketball and others. The proposed fee would be paid to the Town on a per sport, individual and seasonal basis. The non-resident fee would be in addition to the standard registration fee for each program and the \$10 per participant charge now paid to the Town. A non-resident fee is not intended to encourage such participation, but recognizes that non-residents will participate in some youth sports subject to applicable program guidelines. When considering the methodology in establishing a fee structure, the thought was to estimate the average annual tax support for youth sport programs to include facilities and administrative costs (staffing, material and supplies, equipment, utilities, etc.). This is estimated as follows:

Estimated costs to maintain athletic fields and indoor facilities (e.g. gymnasiums):

In Dollars \$1 Million
Expressed as a Mill Rate 0.25 of a mill

	Assessment	Tax Associated w/ Maintaining Fields & Gyms
Average RESI	\$ 241,250	\$ 60.31
Average MV X 2	\$ 21,440	\$ 5.36
Average RESI + Average MV X 2	\$ 262,690	\$ 65.67
Administrative Cost 10%		\$ 6.57
		\$ 72.24

Proposed Non-Resident Fee

\$75.00

The preceding is based upon variables in the current year and can be adjusted as applicable as part of annual amendments to the Schedule of Fees and Charges for Parks and Recreation activities.

"BE IT RESOLVED, that the Glastonbury Town Council hereby establishes a non-resident fee of \$75.00 to be assessed on a per activity, per participant, and seasonal basis effective _____, as described in a report by the Town Manager dated September 6, 2019."

Sincerely,

Richard J. Johnson
Town Manager



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 #5(F)
09-10-19 Meeting

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Affirmative Action Plan

Dear Council Members:

In accordance with the Town's Affirmative Action Plan, I am forwarding proposed 2019-2020 Affirmative Action Goals as recommended by Director of Human Resources, Sherri Tanguay, and supported by the Human Relations Commission. The Plan requires Council review the proposed goals and affirm or revise as applicable. Background information provided by the Human Resources Department is attached.

Annual goals are based upon potential/anticipated job openings and other assumptions which we have little or no control over. However, given reasonable assumptions the goals indicate a statement of general intent for recruitment activities in the coming year. The attachments are summarized as follows:

- Page 2 – Glossary of Terms
- Pages 3 and 4 – Utilization Analysis of Full and Part-time Staffing
- Page 5 – Goals and Hiring Activities for FY 2018-2019
- Page 6 – Summary of Full-time and Part-time Recruitment Activities
- Page 7 – Promotions and Transfers
- Page 8 – Affirmative Action Goals for 2019-2020

Full-time positions filled over the past year include Director of Parks and Recreation, Outreach Social Worker, Building Inspector, Police Officers, Sanitarian, Skilled Craft and Maintenance and others.

Recruitment goals for 2019-2020 are based on potential vacancies, market conditions and other related information and assumptions. Every effort is made to broadly publicize when announcing recruitments so to attract as large and diverse a candidate pool as possible.

The Human Relations Commission discussed this matter in detail at its meeting of September 3, 2019 and unanimously recommended approval of the proposed 2019-2020 Affirmative Action Goals. The following is provided for Council consideration on Tuesday evening:

"BE IT RESOLVED, that the Glastonbury Town Council hereby adopts 2019-2020 Affirmative Action Goals, as described in a report by the Town Manager dated September 6, 2019, and as recommended by the Human Relations Commission."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachment



TOWN OF GLASTONBURY

2018-2019 RECRUITMENT REPORT
AND
2019-2020 AFFIRMATIVE ACTION PLAN

Date Prepared: August 30, 2019
Prepared for: Human Relations Commission
Prepared by: Sherri Tanguay, SPHR, SHRM-SCP
Human Resources Director

GLOSSARY OF TERMS

For the purpose of interpreting this report, terms used throughout shall mean the following:

Affirmative Action Plan – Goals as statements of intention to increase minority hiring based on estimated job openings.

Classification – Categories of jobs designated by the US Equal Employment Opportunity Commission.

Full-time – Scheduled to work an average of 37.5/40 hours per week.

Hire – The act of selecting (or the individual selected) to fill a position from either outside the organization (new hire) or inside the organization (promotion/transfer).

New Hire – An individual selected to join the workforce from outside the organization during the timeframe of the report. Unless otherwise specified, includes full-time and part-time employees, present and former employees.

Part-time – Scheduled to work an average of no more than 30 hours per week. Typically, part-time employees work no more than 20 hours per week.

Position – Used synonymously with “vacancy.”

Recruitment – A set of activities executed for the purpose of filling one or more vacancies. A recruitment may result in zero hires, one or multiple hires.

Utilization Review - A statistical description of the workforce composition, including sex and race. Separate reviews were conducted for full-time employment (Page 3) and part-time employment (Page 4) and both reflect the workforce composition on a particular date (a “snapshot” in time).

Vacancy – A job opening

UTILIZATION REVIEW
As of June 30, 2019

FULL-TIME

Classification	Employees	Male	Female	White	Black	Hispanic	Asian or Indian
Officials/ Administrators	20	9 (45%)	11 (55%)	19 (95%)	1 (5%)	---	---
Professionals	32	15 (47%)	17 (53%)	27 (85%)	2 (6%)	2 (6%)	1 (3%)
Technicians	32	28 (87%)	4 (13%)	30 (94%)	2 (6%)	---	--
Protective Services	48	39 (81%)	9 (19%)	45 (94%)	1 (2%)	2 (4%)	---
Paraprofessional	5	0 --	5 (100%)	5 (100%)	---	---	---
Admin. Support	44	8 (18%)	36 (82%)	42 (96%)	---	1 (2%)	1 (2%)
Skilled Craft	32	32 (100%)	0 --	32 (100%)	---	--	---
Service Maintenance	21	21 (100%)	0 --	19 (90%)	---	2 (10%)	---
Total	234	152 (65%)	82 (35%)	219 (94%)	6 (2%)	7 (3%)	2 (1%)

UTILIZATION REVIEW
As of June 30, 2019

PART-TIME

Classification	Employees		Male	Female	White	Black	Hispanic	Asian or Indian
Officials/ Administrators	11		10 (91%)	1 (9%)	11 (100%)	---	---	---
Professionals	10		1 (10%)	9 (90%)	9 (90%)	1 (10%)	---	---
Technicians	2		2 (100%)	---	2 (100%)	---	---	---
Protective Serv.	36		35 (97%)	1 (3%)	36 (100%)	---	---	--
Paraprofessional	27		9 (33%)	18 (67%)	25 (92%)	1 (4%)	---	1 (4%)
Admin. Support	29		4 (14%)	25 (86%)	26 (90%)	1 (3%)	---	2 (7%)
Skilled Craft	0		---	--	--	---	---	---
Service Maintenance	50		36 (73%)	14 (27%)	36 (73%)	7 (14%)	6 (11%)	1 (2%)
Total	165		97 (59%)	68 (41%)	145 (88%)	10 (6%)	6 (4%)	4 (2%)

AFFIRMATIVE ACTION PLAN REVIEW
FOR FISCAL YEAR 2018-2019

FULL-TIME POSITIONS BY CLASSIFICATION

The table below shows (on the left) the Affirmative Action goals set, and (on the right), the Affirmative Action goals accomplished for Fiscal Year 2018-2019. Goals include new hires and promotees.

Job Occupation/ Classification	GOALS SET			GOALS ACCOMPLISHED			Comments
	Estimated Vacancies	Hiring Goals		Actual Positions Filled	Actual Hires		
		Female	Minority		Female	Minority	
Officials / Administrators	1	1	0	1	1	0	
Professionals/ Technicians	8	3	1	13	5	3	
Protective Services	8	2	1	6	0	0	
Paraprofessionals	1	1	0	0	0	0	
Administrative Support	10	10	1	5	4	0	
Skilled Craft/ Service Maintenance	5	0	1	7	0	0	
TOTAL	33	17	4	32	10	3	

SUMMARY OF RECRUITMENT ACTIVITIES
FISCAL YEAR 2018 – 2019 (through 6/30/19)
FULL-TIME RECRUITMENTS

Job Occupation/ Classification	Vacancies	Actual Hired	Females Hired	Minorities Hired
Officials / Administrators	2	1	1	0
Professionals	11	9	5	2
Technicians	5	4	0	1
Protective Services	6	6	0	0
Paraprofessional	0	0	0	0
Administrative Support	7	5	4	0
Skilled Craft	6	6	0	0
Service Maintenance	1	1	0	0
Sub-total	38	32	10	3

PART-TIME RECRUITMENTS

Job Occupation/ Classification	Vacancies	Actual Hired	Females Hired	Minorities Hired
Officials / Administrators	0	0	0	0
Professionals	4	1	1	1
Technicians	1	1	0	0
Protective Services	4	4	0	0
Paraprofessional	8	6	4	1
Administrative Support	7	6	5	1
Skilled Craft	0	0	0	0
Service Maintenance	12	12	3	4
Sub-total	37	31	13	7

FULL AND PART-TIME RECRUITMENT TOTALS

Total Vacancies/AA Hires (Full & Part-Time)	Vacancies	Actual Hired	Females Hired	Minorities Hired
	75	63	23	10

PROMOTIONS AND TRANSFERS
FISCAL YEAR 2018-2019

Position From	Position To
Back-up Activity Coordinator	Assistant Program Coordinator
Assistant Swim Coach	Head Swim Coach
PT Custodian	FT Custodian
PT Library assistant	Librarian I
Librarian I	Librarian II
Police Officer	Police Agent
Police Officer	Police Detective
Police Officer	Police Detective
Police Officer	Police Youth Detective
Police Agent	Police Sergeant
Police Sergeant	Police Lieutenant
Police Sergeant	Police Lieutenant
Police Officer	Police Lieutenant
PT Librarian I	Librarian I
Account Clerk	Accounting Technician
Highway Maintainer II	Highway Maintainer III
Highway Maintainer II	Highway Maintainer III
Highway Maintainer II	Highway Maintainer III

PROPOSED 2019-2020 AFFIRMATIVE ACTION PLAN

The following are proposed goals for **full-time** hiring within the Town of Glastonbury during Fiscal Year 2019-2020. The Town will follow the action stated in the Affirmative Action Plan to increase our minority applicant pool, and minority hiring. The following are to be considered goals and not quotas. Goals are defined as statements of intention, statements of a future condition or result. These goals are based on estimated job openings, assumptions over which the Town has little control.

The goals are annually reviewed by the Director of Human Resources. The Director of Human Resources submits an analysis of the progress made in meeting these goals to the Town Manager, and notification of such progress is submitted to the Human Relations Commission and Town Council.

Job Occupation/ Classification	Estimated Vacancies	Affirmative Action Goals	
		Female	Minority
Officials/Administrators	2	1	0
Professionals/ Technicians	3	1	1
Protective Services	4	1	1
Para-professional	0	0	0
Skilled Craft/Maintenance	5	0	1
Administrative Support	6	5	1
TOTAL	20	8	4



Town of Glastonbury

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ITEM #5(G)
09-10-2019 Meeting

Richard J. Johnson
Town Manager

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Council Resolution – Gun Control

Dear Council Members:

The West Hartford Town Council recently enacted a resolution in support of gun control and asked that a copy be forwarded to legislative bodies within the greater Hartford area. Council Chair Gullotta asked that this topic be scheduled for discussion and possible action on Tuesday evening. A draft resolution is attached.

Should Council wish to take action in this regard, the following is provided for your consideration

"BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the attached Resolution entitled "Resolution Regarding Gun Violence Prevention Measures", as described in a report by the Town Manager dated September 6, 2019."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

SUSPENSE

RESOLUTION REGARDING GUN VIOLENCE PREVENTION MEASURES

WHEREAS gun violence is a serious threat to public health and safety; and

WHEREAS Connecticut, like other states, experiences gun violence on an almost daily basis; and

WHEREAS Connecticut has been the location of some of the worst mass-shootings in the history of the United States, including the Connecticut Lottery shooting, the Hartford Distributors shooting, and the Sandy Hook Elementary School shooting; and

WHEREAS the United States is in the midst of an epidemic of gun violence, with tens of thousands of gun deaths per year, and a much higher rate of gun deaths and injuries than other developed countries; and

WHEREAS a succession of mass shootings has taken place over the past few weeks across the United States, including in the communities of Odessa, TX, Dayton, OH, El Paso, TX, and Gilroy, CA and other communities across the nation.

WHEREAS high-capacity assault weapons serve no legitimate purpose in civilian society; and

WHEREAS the United States has a patchwork of gun laws and regulations, meaning that gun violence can easily be exported from states and communities with lax gun laws and regulations;

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF GLASTONBURY calls on the United States Congress to immediately fund federal research on gun violence prevention and to adopt comprehensive gun reform, including universal background checks, a ban on high-capacity assault weapons, ammunition that “mushrooms” upon impact, a federal “red flag” law allowing police to confiscate firearms from people who are deemed to be a danger to themselves or to others, and a federal registry for dangerous weapon offenders.



Town of Glastonbury

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FAX (860) 652-7505

ITEM # 6(A) (B) & (C)
09-10-2019 Meeting

Richard J. Johnson
Town Manager

September 6, 2019

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Consent Calendar

Dear Council Members:

The following items are scheduled for Consent Calendar action on Tuesday evening:

a. Construction of New Sidewalks

The current year capital budget allocates \$100,000 to complete existing sidewalk systems along Addison Road, Bell Street, and Neipsic Road. Each is shown on the attached pages. New sidewalk construction requires a Council public hearing with formal notice to the owners of property abutting the proposed new construction. Subject to all approvals, the goal is to complete the new sidewalk construction this calendar year. Action is to schedule for public hearing at the Tuesday, September 24th meeting.

"BE IT RESOLVED, that the Glastonbury Town Council hereby refers proposed construction of new sidewalks along sections of Addison Road, Bell Street and Neipsic Road to the Town Plan and Zoning Commission for a report and recommendation under Connecticut General Statutes Sec. 8-24 and schedules a public hearing for 8:00 p.m. on Tuesday, September 24, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider construction of new sidewalks along sections of Addison Road, Bell Street and Neipsic Road, as described in a report by the Town Manager dated September 6, 2019."

The previously approved connection along New London Turnpike to East Carriage Drive will also be completed this calendar year.

b. CT State Department of Children and Families Youth Service Bureau Grant Application

This is the annual State grant to support programs and services of Youth and Family Services. This year's grant is \$18,865 and recognized as a General Fund revenue in the current year. The grant requires formal legislative action.

"BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes Richard J. Johnson, Town Manager, to execute and file the Connecticut State Department of Children and Families Youth Service Bureau Grant Application for fiscal year 2019-2020, as described in a report by the Town Manager dated September 6, 2019."

c. General Fund Transfer

This is the annual transfer for goods and services ordered but not received at June 30th. The items ordered but not received are highlighted on the attached page and total a combined \$195,001. Each item was budgeted for fiscal year 2018-2019, ordered within the fiscal year but for various reasons not delivered or accepted as of June 30, 2019. In many cases, the items are now received and the purchase order closed or invoicing in process.

Funds for the items are closed out to the General Fund at fiscal year-end. The recommended action is a transfer from the General Fund-Unassigned Fund Balance to the respective budget line items in the current year. Essentially, re-appropriating previously funded expenses.

"BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, September 24, 2019 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, to consider a \$195,001 transfer from the General Fund-Unassigned Fund Balance for goods and services ordered but not yet received as of June 30, 2019, as described in a report by the Town Manager dated September 6, 2019."

Sincerely,



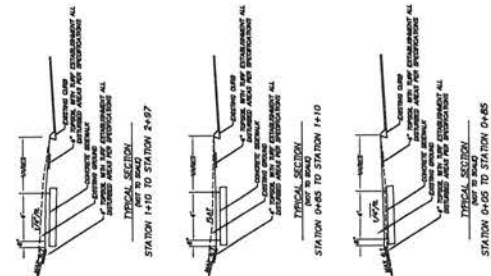
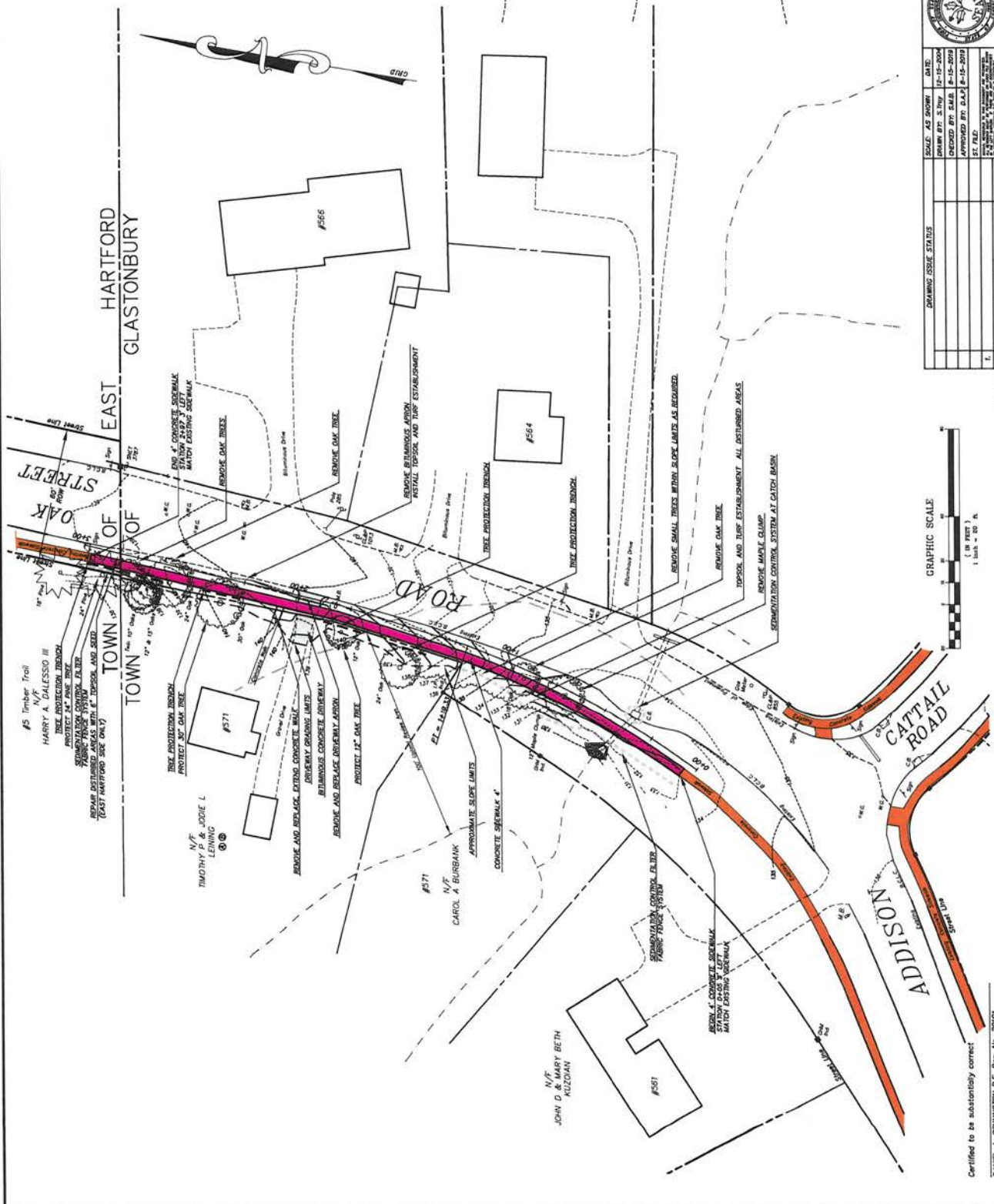
Richard J. Johnson
Town Manager

RJJ/sal
Attachments



LOCATION MAP
SCALE 1" = 100'

- SCHEDULE OF PROPERTY RIGHTS REQUIRED
- ① - RIGHT TO GRADE
 - ② - RIGHT TO INSTALL DRAINAGE DRIVE



PLAN DEPICTING
PROPOSED SIDEWALKS
ON
ADDISON ROAD
GLASTONBURY, CONNECTICUT



DRAWING ISSUE STATUS	DATE	DESCRIPTION
SCALE AS SHOWN	DATE	
DRAWN BY: S.T.P.	12-15-2006	
CHECKED BY: S.A.B.	8-15-2010	
APPROVED BY: S.A.P.	8-15-2010	
ST. FILED		

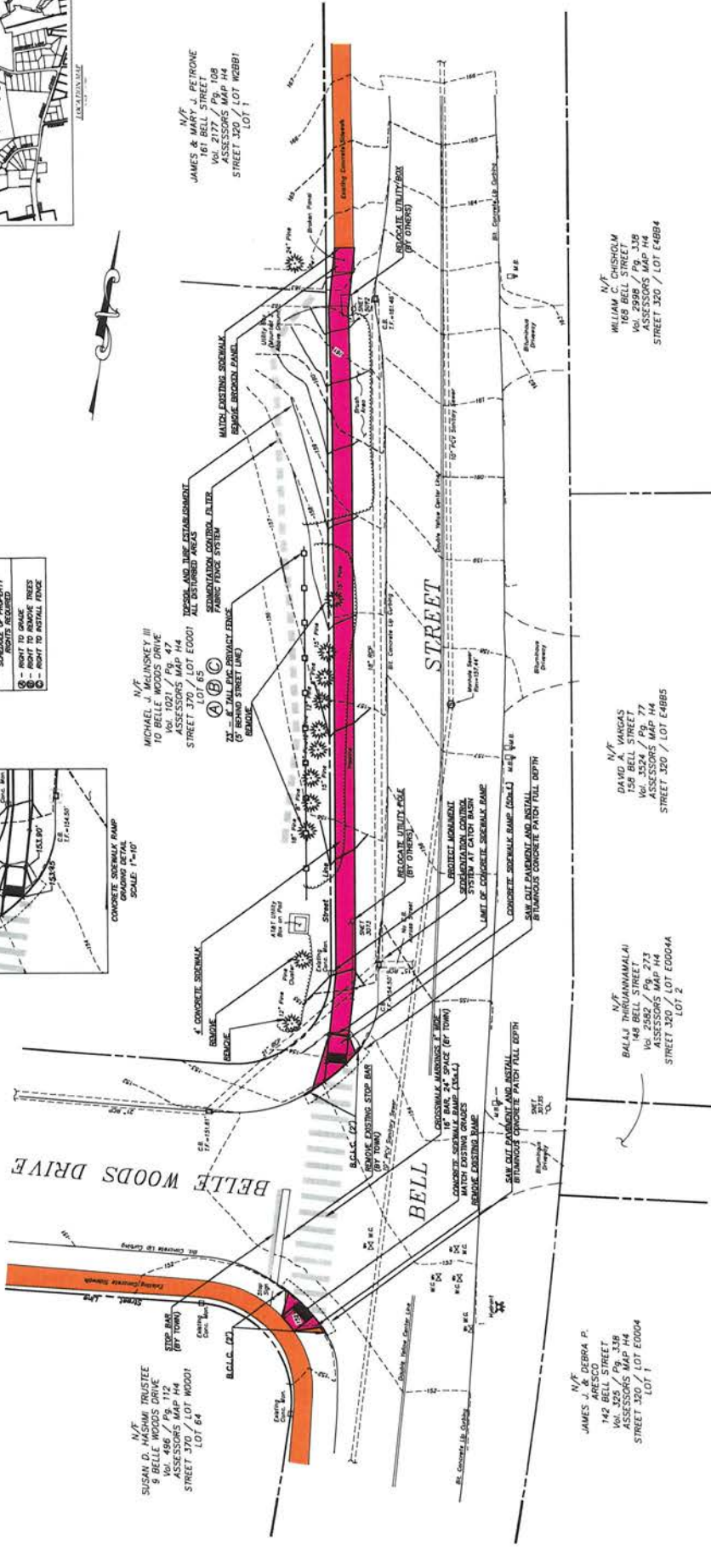
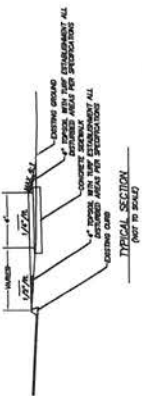
P.E. 1903



Certified to be substantially correct
DANIEL A. PENNINGTON P.E. Reg. No. 20101



- SCHEDULE OF NECESSARY WORKS REQUIRED**
- ① - RIGHT TO GRAVE
 - ② - RIGHT TO REMOVE TREES
 - ③ - RIGHT TO INSTALL FENCE



N/F
SUSAN D. HASLAM TRUSTEE
9 BELLE WOODS DRIVE
Vol. 498 / Pg. 112
ASSESSORS MAP H4
STREET 320 / LOT W001
LOT 64

N/F
MICHAEL W. HINSKEY III
10 BELLE WOODS DRIVE
Vol. 1021 / Pg. 47
ASSESSORS MAP H4
STREET 320 / LOT E001
LOT 65

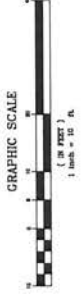
N/F
JAMES & MARY J. PETRONE
181 BELL STREET
Vol. 2588 / Pg. 318
ASSESSORS MAP H4
STREET 320 / LOT W2B1
LOT 1

N/F
JAMES & DEBRA P.
142 BELL STREET
Vol. 325 / Pg. 338
ASSESSORS MAP H4
STREET 320 / LOT E004
LOT 2

N/F
BALLU THIRUVANMALAI
148 BELL STREET
Vol. 2582 / Pg. 273
ASSESSORS MAP H4
STREET 320 / LOT E004A

N/F
DAVID A. VARGAS
158 BELL STREET
Vol. 3524 / Pg. 77
ASSESSORS MAP H4
STREET 320 / LOT E4B65

N/F
WILLIAM C. CHISHOLM
166 BELL STREET
Vol. 2588 / Pg. 318
ASSESSORS MAP H4
STREET 320 / LOT E4B84



DRAWING ISSUE STATUS		SCALE, AS SHOWN	DATE
		DRAWN BY: S.Troy	7-30-2016
		CHECKED BY: S.M.B.	8-15-2016
		APPROVED BY: D.A.P.	8-15-2016
		BY: P.L.D.	

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

Certified to be substantially correct
DANIEL A. PENNINGTON P.E. Reg. No. 20107

PLAN DEPICTING
PROPOSED SIDEWALKS
ON
BELL STREET
GLASTONBURY, CONNECTICUT

SHEET NO. **5** OF **2**

Carry Forward Requests (into FY 2020)

FINAL

Description	Amount	Org. / Object	PO Number	Expected Close Out
GENERAL FUND ENCUMBRANCES				
Parks & Rec Irrigation Upgrades	5,940.50	05073/44740	58871	9/30/2019
Document Management System Implementation - Accounting Department	18,612.50	01521/44710	59016	6/30/2020
Police SUV Computer/Equipment (Telrepc)	32,790.00	02037/44710	62720	7/15/2019
PD Speed Sign, New England Traffic Solutions	3,446.25	02037/44730	62978	TBD
Probate Two Cabinets	2,832.67	01533/44710	62987	7/15/2019
Human Resources Tyler Technologies Modules	19,240.00	01519/44710	63026	2/28/2020
Fire Department Office Furniture	3,302.00	02039/44710	63027	TBD
Sanitation - Cooper Tank (45 Cubic Yard Compaction Container)	11,600.00	03253/44730	63030	8/30/2019
Parks & Rec Big Belly Trash Compactor for Center Green	5,194.50	05073/44730	63055	7/30/2019
Facilities ABS Server Upgrade for HVAC System	15,735.00	05082/44710	63063	9/30/2019
Town Website Preliminary Redesign / Accessibility Work	12,000.00	01113/43639	63035	2/1/2020
IT Security Assessment (BlumShapiro)	22,000.00	01111/43660	63045	12/31/2019
IT Security Assessment (BlumShapiro)	6,900.00	01113/43660	63045	12/31/2019
Appraisal (Wellspeak Dugas & Kane)	3,000.00	01113/43660	62619	12/31/2019
PD SWAT van windows (Lenco Industries)	14,356.00	02037/43642	63078	9/15/2019
Sanitation (TRC Environmental - Engineering - Bulky Waste Closeout Evaluation)	10,061.37	03253/43630	62277	12/31/2019
Health Department for Public Health Block Grant (B. Weyland Smith Consulting)	7,990.00	01257/43670	63138	9/30/2019
TOTAL GENERAL FUND ENCUMBRANCES	<u>195,000.79</u>			



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #7
09-10-2019 Meeting

September 6, 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. Connecticut Tree Protective Association (CTPA)

In honor of the 100th anniversary of the passage of the Arborist Law, the CTPA is presenting Glastonbury with a white oak tree to be planted in honor of this centennial. The plan is to locate the white oak near the entrance to the Parks and Recreation Offices to the west of the Town Hall – Academy complex. The new tree will be marked with a plaque recognizing the donation and the 100th anniversary of the Arborist Law.

2. Riverfront Dock

This is the project to remove the dock, piers and structures previously serving the oil storage and distribution facility located along the river front (former Field Holstein operation). The dock, piers and dolphins are shown on the attached page. State DEEP has confirmed removal will not influence future permitting should the Town wish to re-establish a dock in this area. All permitting is in place and the goal is to complete the project this calendar year. Council Member Osgood has suggested some part of the structure remain in place for visual/historic purposes. Leaving the dolphins in place could accomplish this goal. I will appreciate Council comment in this regard.

3. Compost Bins and Rain Barrels

Some years ago through the assistance of a DEEP grant, Glastonbury made compost bins available at a significantly reduced cost. This program was well received with 271 compost bins distributed. As part of ongoing initiatives to support sustainability, Glastonbury in cooperation with South Windsor will be sponsoring a program whereby Glastonbury residents can purchase compost bins and rain barrels at a significantly reduced cost. This is through a vendor who helps sponsor similar programs in communities throughout the country (floor models will be available at the Customer Service Center, Library and other locations for inspections). Property owners will be able to order and the units will be available for pick up in October.

4. Regional Tourism Board

Glastonbury is asked to appoint a representative to the Central Regional Tourism District representing 65 cities and towns. The Board of Directors meets four times yearly in October, January, April and June. Meetings begin at 5:00 p.m. and typically adjourn at 6:30 p.m.

5. Fire Department

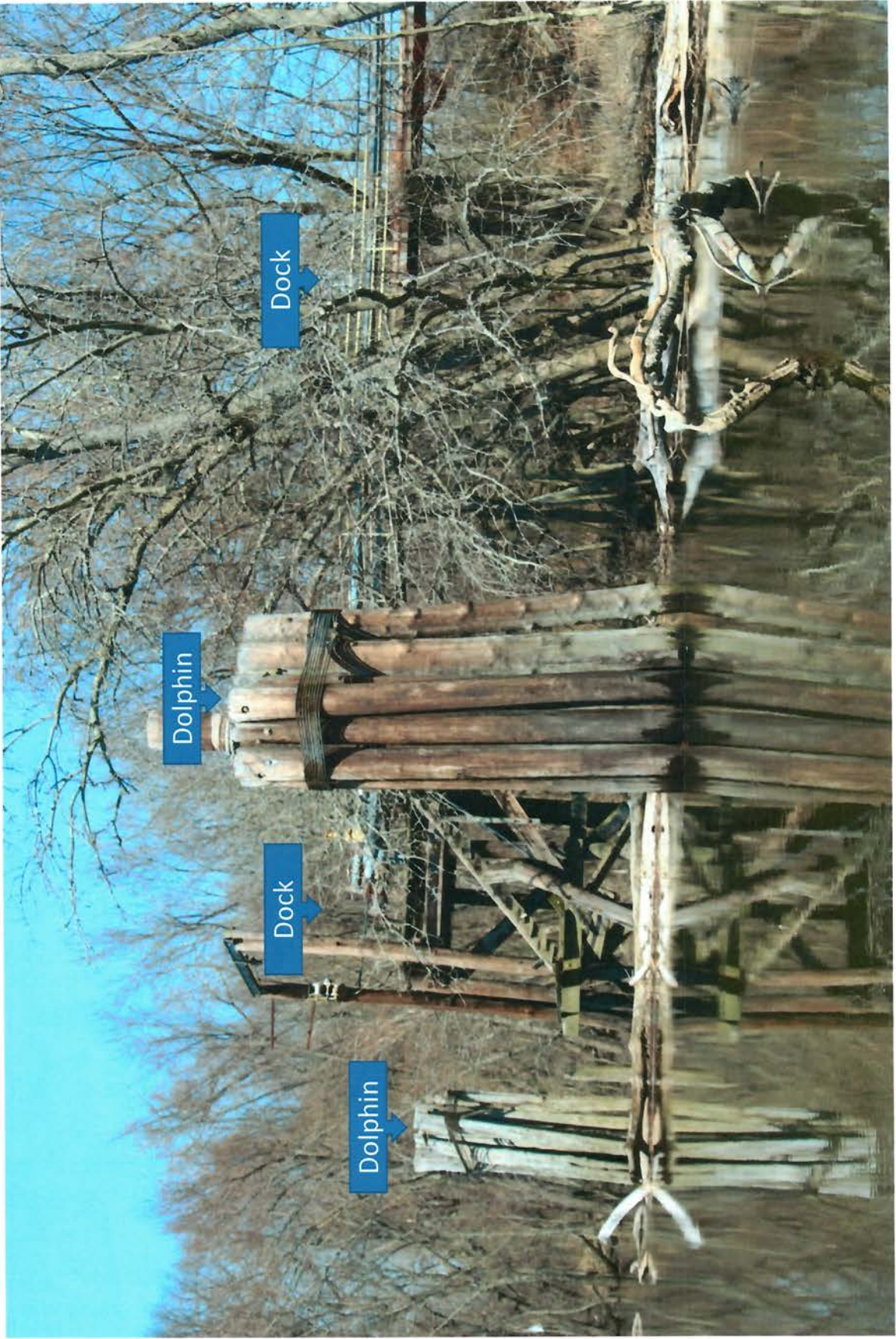
The Firefighter of the Year Award Program sponsored by the Exchange Club is scheduled for Thursday, October 3rd at the Gallery. Social Hour at 6:00 p.m. with dinner and program at 7:00 p.m. A Swearing in Ceremony for Assistant and Deputy Chiefs and new firefighters is scheduled for 7:00 pm. On Wednesday, September 18th at the RCC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard J. Johnson', is written over the word 'Sincerely,'.

Richard J. Johnson
Town Manager

RJJ/sal
Attachment



Dock

Dolphin

Dock

Dolphin

MEMORANDUM

To: Town Council Members

From: Policy & Ordinance Review Committee
Tom Gullotta
Deb Carroll
George Norman

Date: September 6, 2019

Re: Status Report

The Council Policy & Ordinance Review Subcommittee met on Wednesday, August 7th to consider the topics discussed below. A report and recommendation is scheduled for Tuesday evening.

Single-Use Retail Checkout Bag Ordinance – This involves a possible amendment to the Town Ordinance banning plastic bags at retail establishments effective January 2020. Specifically, to require a minimum charge of 10 cents per bag for paper bags distributed at retail establishments. Since the State ban on plastic bags is effective August 1st and the Town Code effective January 2020, the thought is to let the market mature before considering any amendments to the Town Ordinance. Accordingly, no action is recommended to establish a minimum charge for paper bags.

Reserve for Land Acquisition and Preservation – The Ordinance (copy attached) was originally adopted in 1988 and has served as the foundation for bond authorizations and land acquisition activities for some 30+ years. A member of the Board of Finance recently suggested the Ordinance be reviewed for possible updates given the time passing since originally enacted. The Subcommittee reviewed the Ordinance, and particularly, the definitions of land to be acquired in fee and development rights. The general consensus was that the definitions have served the Town well over the decades. If an amendment is considered appropriate, the Subcommittee would fine tune the definition of conservation for fee simple acquisitions to amplify the intent of this language. The Subcommittee did not have strong feelings in this matter, and again, should an amendment be considered desirable, this would focus on the definition of conservation.

Policy on Accepting Gifts to the Town – This is a suggestion that the Council establish a formal policy or protocol for accepting gifts to the Town involving funding, materials, equipment etc. This topic is under review and a report and recommendation will be forwarded separately for an upcoming Council meeting.

Members of the Subcommittee will be available on Tuesday evening to present and discuss this report in detail.

RJJ/sal

**SOUTH GLASTONBURY
PUBLIC LIBRARY
ASSOCIATION
INCORPORATED**



**80 High Street
South Glastonbury, Connecticut 06073**

August 12, 2019

Richard J. Johnson
Town Manager
Town of Glastonbury
2155 Main Street
P.O. Box 6523
Glastonbury, CT 06033-6523

Dear Mr. Johnson,

On behalf of the Board of Directors I want to thank you and the Town of Glastonbury for the recent Grant of \$7,500 in support of our all-volunteer- run South Glastonbury Public Library.

As we look to the 95th anniversary of this much loved cultural landmark , we especially appreciate the Town's support over these many years.

I feel very strongly as does the board about the role of libraries in the public life of a community. There are not enough good words to express how important they are and how much they provide a home for all who either seek or are in need of one to enrich their lives and provide comfort as well as knowledge in the world we navigate through daily.

Sincerely,

Kathleen M. Capra
President

RECEIVED
2019 AUG 14 AM 11:41
TOWN MANAGER

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, AUGUST 6, 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
Mr. Whit C. Osgood *{excused}*

(a) Pledge of Allegiance.

Led by Chairman Gullotta

2. Public Comment.

Ms. Robyn Guimont of 62 Chimney Sweep Road expressed support for an aquatic facility saying indoor swimming options are limited and an outdoor pool is available only during a couple months of the year. She noted that an hour is needed to swim for fitness, many adult swim times are inconvenient for those who work and only for a half hour. She also noted the high school pool is about to be shut down for two weeks to prepare for the school year as it does every year.

(a) Recognition of youth sport groups.

Vice Chairman Niland praised the groups for their contributions to the town echoing a remark from Mr. Don Longtin of Little League saying that they are the fabric of the community. Dr. Beckett said that life is all about working in teams and that starts with youth experiences in sports. Ms. Carroll read the resolution and representatives from Amateur Baseball, Little League, GBA Basketball, Girls Softball, Football/Cheerleading, Hartwell Soccer, Lacrosse, Gymnastics and Swimming accepted on behalf of their organizations.

3. **Special Reports.** *None*

4. **Old Business.** *None*

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.**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

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.

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

6. **Consent Calendar.** *None*

7. **Town Manager’s Report.**

Mr. Johnson reviewed his report to the Council dated August 1, 2019.

Motion By: Dr. Beckett

Seconded By: Vice Chairman Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby acknowledges receipt of the Town Manager’s expense report for the months of April through June, 2019.

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

Mr. Norman asked about the town’s control over the elimination of the bridges by the state and about the water extension. Mr. Johnson said that the state’s plans to eliminate the bridges do have a negative impact on the intersection of New London Turnpike, Sycamore and Douglas Roads. He also said that the District held a hearing on the petitions, and they will make a decision but he was uncertain when. He noted that the larger issues are the uranium clusters throughout Town. Dr. Beckett said that Mr. Osgood had shared that the MDC Water Bureau would be considering the Glastonbury petitions on August 28, 2019. Ms. LaChance asked about

Manchester Water. Mr. Johnson said they would plan to consult with the Metropolitan District and Manchester Water Company. Mr. Cavanaugh asked him to follow up on the property between Bruegger Bagels and Co#1 and have the 'sign patrol' go around town again. He said he attended an East Hartford "night out" including emergency services of the town with food, ice cream and activities that may be a great idea to have at the Riverfront if Mr. Johnson could speak to the town's chiefs. Mr. McChesney followed up on the closure of the bridges saying he thought it was a bad idea in hopes they could stop it or mitigate the issues. Mr. Johnson said that he has asked for a meeting with State DOT to discuss the state project and Glastonbury intersection. Dr. Beckett suggested Chairman Gullotta meet with the Governor to ensure the state listen to Glastonbury's concerns.

8. Committee Reports.

(a) Chairman's Report.

Chairman Gullotta encouraged all to get some Glastonbury peaches.

(b) MDC.

Dr. Beckett noted that he already mentioned the information from Mr. Osgood about the meeting date of August 28, 2019, to consider Glastonbury's petitions.

(c) CRCOG.

None

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.

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 July 23, 2019.

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

11. **Appointments and Resignations.** *None*

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.**

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 7:30 pm, for the purpose of discussing a potential property acquisition, draft terms and conditions for potential sale of Town-owned land-Western Boulevard and pending litigation – Riverfront Park. In attendance will be Council Members and the Town Manager.

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

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deb Carroll, Mr. Kurt Cavanaugh, Ms. Mary LaChance, Mr. Jake McChesney and Mr. George Norman 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 7:59 pm.

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

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

Ms. Khara Dodds, Town Planner, joined Mr. Johnson as staff. Attorney Peter Alter represented the applicant and provided a history of the property, the project and the hearing. He noted that there's a dispute between beautification who wants columnar trees and Conservation who wants shades trees. He also reviewed two design options which included a change in grout colors, an increase in the brick and elements from the other building such as a cornice, symmetry, tiered massing and window detail. He noted that the subcommittee appeared to favor option 2. Mr. Drew Queen, architect, reviewed the elevations in some detail, pointing out the changes and the shared details with adjacent buildings. Dr. Beckett confirmed with the architect that the soldier and roll lock brick work was the same on all four sides. Attorney Alter summarized the project noting the anticipated tax dollars. Chairman Gullotta called for public comment but no one spoke.

Mr. Cavanaugh read letters he received praising his efforts to uphold design standards for the town from Mary E. Fox, Frank Kiel and Elise Henry. Attorney Alter said that they did hear what the Town Council said and made changes noting that it doesn't have to be adversarial. Mr. McChesney said that the changes proposed improved the design aesthetic. He said he was glad Marriott wants to come to town and appreciated the effort, trusts them to know if the business is needed and would appreciate the tax benefit. He confirmed that the element on page 17 that was lacking from the earlier proposal was omitted in error and that the dark area on page 4 is a patio. Ms. Carroll said that she liked it before but felt the changes made it even better. She asked if the silver material reflected and the anticipated FTE. Mr. Queen said the silver wouldn't reflect like metal and Attorney Alter said about 40 full time employees.

Vice Chairman Niland said he was on the fence before but felt as though they were heard. He said he understood the design wouldn't be the same as 1985 and the proposed design is better. He said they did a great job showing the tie in with other buildings. He said it was a great opportunity to develop the area and hoped the Marriott would be a good community partner. Dr. Beckett read comments from Mr. Osgood favoring the project. Dr. Beckett found the brick detail and architectural comparison helpful. Mr. Norman said that while he was not at the last hearing, he has reviewed all available materials and is prepared for any action. He said that they should not be defensive to uphold standards and while he did not love the current design, it is better, and he would support it. Ms. LaChance said she had been in the fence and while she knew they weren't going to get an identical building, this is a good compromise. Hearing nothing further, Chairman Gullotta closed the public hearing.

Motion By: Ms. Carroll

Seconded By: Dr. Beckett

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 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 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 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 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 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.
10. The architecture of the building shall be in accordance with the exterior elevations identified as "Elevations after July 18 comments" located on renderings entitled, "Proposed AC Hotel by Marriott", Glastonbury, Connecticut, dated July 31, 2019 prepared by Opechee Construction Corporation for presentation to the Town Council at its meeting of August 6, 2019.
11. The approval shall be effective August 30, 2019.

Amendment By: Ms. LaChance

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends on the floor adding the following condition of approval:

➔ Landscaping and site plan to include Red Maple Shade Trees in lieu of Columnar Trees.

Result: Motion to amend carries {7-1-0} with Mr. Cavanaugh opposing.

Amendment By: Mr. Cavanaugh

Seconded By: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends on the floor adding the following condition of approval:

- The project shall be constructed in accordance with the conditions approved by the Council and any change to the conditions of approval shall be subject to the Minor and Major Amendment Process established per the Building Zone Regulations. Such approval as a Minor or Major change shall be acted upon before any change to the Conditions approved by the Council.

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

Disc: Mr. Cavanaugh said he has never been on the fence about this project having lived his whole life in town adding he'd make no apologies for defending their standards. He said he didn't like the design and wasn't comfortable changing one building in a highly successful development with a design that has stood the test of time. He said he couldn't support the proposal because the design is inconsistent. Ms. Carroll said she thought it was a thoughtful design. Mr. McChesney noted that the changes demonstrated they were listening to the town and that they would be a good corporate citizen.

Result: Motion carries {7-1-0} with Mr. Cavanaugh opposing.

13. Adjournment

Motion By: Dr. Beckett

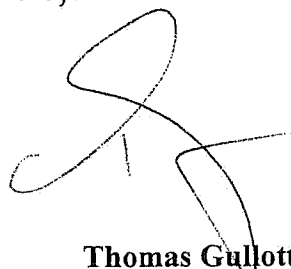
Seconded By: Vice Chairman Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of August 6, 2019, at 9:10 pm.

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

Respectfully submitted,

Kimberly Meanix Miller
Kimberly Meanix Miller
Recording Clerk



Thomas Gullotta
Chairman

**TOWN OF GLASTONBURY
NOTICE OF APPOINTMENT**

Date: 8/16/19

Joyce P. Mascena
Town Clerk
2155 Main Street
Glastonbury, CT 06033

This is to certify that the Glastonbury Town Council, at its meeting on _____
(Date)

appointed Candice Mark
(Name)

15 Chestnut Hill Terrace telephone: (860) 659-3845
(Address)

to the Community Beautification Commission
(Board, Commission, Committee)

This appointment was made to fill the vacancy left by: Leslie Ohta
(Name)

2273 Hebron Ave.
(Address)

Termination of present appointment
 New appointment

Term of office: From 2015 To 2019

Political affiliation: Democrat

All members of any public agency must be sworn in by the Town Clerk or her assistant. This includes newly elected and appointed members, as well as any member reappointed or re-elected.

Signed: [Signature]
Town Committee Chair

Signed: _____
Council Clerk

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