

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, OCTOBER 9, 2019**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Roll Call.**

***Council Members***

Mr. Thomas P. Gullotta, Chairman  
Mr. Lawrence Niland, Vice Chairman  
Dr. Stewart Beckett III  
Ms. Deborah A. Carroll  
Mr. Kurt P. Cavanaugh  
Ms. Mary LaChance  
Mr. Jacob McChesney  
Mr. George P. Norman  
Mr. Whit C. Osgood

**(a) Pledge of Allegiance.**

***Led by Mr. Ed Budd***

**2. Public Comment.**

***Ms. Myra Lee of 10 Ruff Circle*** expressed concern about the elimination of the commuter lot and bus stop at St. Augustine's and St Paul's churches. She had read that the mutual agreement to take such action included the Town. She said that she is a rider and that it is better for the environment. She also expressed concern about the condition and hazards in the Putnam commuter lot. She questioned what prompted the action, asked if there was an analysis of the Putnam lot to handle the added volume, if other lots would be added, what the town can do to encourage ride sharing and if this action could be changed.

***Mr. John Sakon*** noted that investors may pursue lawsuits regarding his development in town. He said that the zoning regulations were written to discriminate and accused the town of corruption.

***Ms. Kerry Sevigny of 220 Chestnut Hill Road*** reiterated her situation of being assessed \$30,000 to connect to public water and yet being too far off the road to benefit which would cost over \$100,000. In response to a letter, she said she is not opposed to neighbors connecting. She

advocated for more investigation and funding options adding that perhaps the MDC should be a full public commission for better oversight.

**Mr. Ed Budd of 270 Chestnut Hill Road** noted that the MDC was proposing potential action for their meeting of October 15, 2019. He said that he understood that the MDC typically won't go forward with a project unless the town and 70% of the neighbors support it. He noted that there are health issues involved as well as home values.

**Mr. Kurt Lang of 244 Chestnut Hill Road** spoke to the expense of the assessment for any potential water project in his area and expressed concern.

### 3. Special Reports.

#### (a) Status Report on Welles-Turner Memorial Library project.

Mr. Jesse Saylor of TKSP Architects, reviewed the library design and noted the change from what went to referendum. Mr. McChesney asked about the interior re-design and what was being lost. Mr. Saylor said the project did anticipate an interior re-design. Ms. LaChance asked if they were losing collection space. Mr. Saylor said no and they are gaining a great reading space. Mr. Norman asked about feedback from the book sale, the door to the terrace and the cost. Mr. Saylor said they received great feedback at the book sale. Library Director Barbara Bailey said that the door to the patio is alarmed and requires walking through a meeting space. Mr. Saylor said that they anticipate the plan to be less costly and those dollars would move to the contingency. Mr. McChesney said it looked like more of an adult patio instead of a children's terrace and asked about moving the door and interior structure. Mr. Saylor said that the patio would be furnished for children and they are still working on the interior details. Ms. Carroll said she was very excited calling the library the hub of the community and the plan is working to meeting its needs.

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a change in scope to the Welles-Turner Memorial Library Renovation and Expansion Project approved at Referendum on November 6, 2018 to include new and renovated program and activity space through one addition to the west of the building in lieu of the preliminary plan including additions to the south and west of the existing structure as summarized in preliminary plans presented by TKSP Architects at the Wednesday, October 9, 2019 Council meeting, and as described in a report by the Town Manager dated October 4, 2019.

**Disc:** Mr. Osgood noted that while they received a grant for \$1M, it hasn't been voted on yet and saving money is so much the better in case the grant doesn't come through.

**Result:** Motion passes unanimously {9-0-0}

**4. Old Business.**

*None*

Chairman Gullotta indicated that New Business, Agenda Item b would be handled next.

*Ms. LaChance recused herself for the following agenda item due to a conflict of interest being an impacted resident.*

**5. New Business.**

**(b) Action to establish working group for discussions concerning private wells and possible public water service.**

Mr. Johnson reviewed his memo to the Council on the subject dated October 4, 2019. Dr. Beckett felt a working group to work on a recommendation to the Town Council was an excellent idea adding that there are technical issues that need to be resolved first. He continued saying that he questions how to help those homeowners that can't be served by public water due to the physical characteristics of the land. He felt understanding the science was critical and then deal with the financial. Chairman Gullotta advocated for a subcommittee of experts not citizens, to get the answers and the data first. He questioned what professionals would serve. Mr. Johnson reiterated the suggested options for the group including himself, the Town Health Director, State Department of Public Health, State legislative delegation, Town Council representation, residents at large and the Thriving Earth scientist.

Mr. Osgood advocated for three residents on the team, a resident whose home is proposed to be serviced by public water and will pay an assessment, a resident who wants public water service and one that is a current rate payer. He added that they will help to inform their neighbors. Ms. Carroll advocated for a smaller group to start where they need to gather factual information and then add people to the discussion when deciding where they go from that point. Chairman Gullotta confirmed with Mr. Johnson that the meetings would be open to the public and said that he agrees with Ms. Carroll. Dr. Beckett also agreed suggesting that perhaps it should also include the Town Engineer or Director of Sanitation.

Mr. Norman understood the need for technical expertise but also saw value in having residents participate. He questioned if they had the luxury of time. Mr. Johnson said that he senses they would be pursuing an RFP for an entity that helps the Town develop a master plan which will take a number of months. He suggested they look at funding mechanisms sooner rather than later. He added that the problem is probably not just Glastonbury's and there are other contaminants. He reiterated that they should start on funding options soon as it would take 4-6 months to hire and get a consultant up to speed. Mr. McChesney was uncomfortable putting off the financial aspect and supported public participation.

Mr. Osgood said that the MDC may take action on the following Tuesday and reiterated his support of getting residents involved right away adding that it is not the same as having a comment period. Vice Chairman Niland said public participation is vital and suggested it could operate like the aquatics workshop with residents participating. Ms. Carroll also said that the subcommittee who worked on the plastic bag ordinance was an example of including the public in the conversation. She reiterated that she wants to move as quickly as possible on gathering information and then have the public become involved. Chairman Gullotta echoed the intent to be respectful, ensuring input and acting transparently. Mr. Johnson noted that there is benefit to have the local elected officials work with the state elected officials. He added that the interface of property owners to elected officials is also a good thing.

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby establishes a working group concerning private wells and public water service to include the following members and ex officio: Town Manager, Members of the Town Council, Town Director of Health, State Legislators, State Department of Health, MDC, Manchester Water, Town Engineer and the Thriving Earth Scientist.

**Amendment By:** Mr. Osgood

**Seconded By:** Mr. McChesney

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the motion on the floor to add to the working group three residents, one who is a current water rate payer, one with a current water supply issue and one who will be charged by a proposed water expansion project but get no benefit.

**Disc:** Mr. Osgood said there is no downside but only an upside for transparency. Mr. Norman agreed. Mr. Cavanaugh said that excluding the public is not a good practice. Vice Chairman Niland felt Mr. Cavanaugh was mischaracterizing their goal. Ms. Carroll reiterated that her goal is to get the technical data gathered quickly but it's not proper to characterize that effort as excluding the public. Mr. McChesney agreed with the amendment but cautioned against the hyperbole. Dr. Beckett said that he didn't anticipate the public participation in the technical part of the task which he felt should come first,

**Result:** Motion to amend fails {4-4-0} with Chairman Gullotta, Vice Chairman Niland, Dr. Beckett and Ms. Carroll opposing.

**Disc:** Chairman Gullotta stated that they are looking for interaction and dialogue unlike the limited interaction in the Town Council public comment section. Mr. Johnson said that they would post meeting dates on the internet and provide updates. Mr. Cavanaugh suggested Mr. Osgood be appointed and chair the group. Chairman Gullotta said that he had no issue with Mr. Osgood participating but they would take it up in agenda setting. Mr. Cavanaugh stated that he wished it would be decided by a broader group. He also said that he wanted to ensure there would be a dialogue between the public and the group. Ms. Carroll reiterated the intent for the public's robust involvement.

**Amendment By:** Vice Chairman Niland

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the motion on the floor to ensure the meetings of the working group shall consist of public comment, the meetings would be open to public discussion and the public will be part of the conversation.

**Disc:** Mr. Cavanaugh noted the promise of public involvement and questioned why not put residents on the working group from the start. Mr. McChesney agreed.

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

**Amendment By:** Mr. Osgood

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the motion on the floor to set the number of Town Council Members to participate on the working group to two.

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

**Amendment By:** Mr. Osgood

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby amends the motion on the floor to allow the working group as designated, to add representatives of the public when they feel it is appropriate. Further, the Town Council shall also be able to add residents to the working group at a time it feels appropriate.

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

**Result:** Amended motion passes unanimously {8-0-0}

*Ms. LaChance returned and was recognized for the remainder of the meeting.*

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

### **NO 1 ACTION ON APPLICATION FOR CHANGE OF ZONE FROM PLANNED EMPLOYMENT ZONE TO RESERVED LAND AND RURAL RESIDENCE ZONES FOR TOWN AND UTILITY-OWNED LAND OFF ADDISON ROAD.**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the application of the Town of Glastonbury for a change of zone from Planned Employment Zone to Reserved Land for the following lots off Addison Road: Lot E0017E, Eversource Energy, Owner; Lot E0017G, Eversource Energy, Owner; and Lot E0024, Town of Glastonbury, Owner; and a change of zone from Planned Employment & Rural Residence Zones to Reserved Land for Lot E0017A,

Eversource Energy, Owner, as described in a report by the Town Manager dated October 4, 2019 and as recommended by the Town Plan and Zoning Commission.

**Disc:** Mr. Johnson reviewed his memo to the Council on the subject dated October 4, 2019. Chairman Gullotta asked for public comment but no one spoke. Mr. Osgood asked about the streets which Mr. Johnson reviewed. Hearing nothing further, Chairman Gullotta closed the public hearing.

**Result:** Motion passes unanimously {9-0-0}

**NO 2 ACTION ON PROPOSED AMENDMENT TO SECTION 18-5 OF TOWN CODE  
– PROPERTY TAX EXEMPTION FOR AMBULANCE-TYPE VEHICLES;  
APPLICATION.**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Town Code Section 18-5 entitled “Property Tax Exemption for Ambulance Type Vehicles; Applications” effective with the October 1, 2019 Grand List, as described in a report by the Town Manager dated October 4, 2019.

**Disc:** Mr. Johnson reviewed his memo to the Council on the subject dated October 4, 2019. Chairman Gullotta asked for public comment but no one spoke. Mr. Osgood asked if it was just for traditional ambulances or included a car with a wheelchair ramp. Ms. Nicole Lintereur explained the changes to include both a traditional ambulance and vehicles with modifications such as a ramp. Hearing nothing further, Chairman Gullotta closed the public hearing.

**Result:** Motion passes unanimously {9-0-0}

**NO 3 \$75,000 TRANSFER FROM THE CAPITAL PROJECT ACCOUNT TO THE  
GENERAL FUND FOR THE ELEMENTARY SCHOOL AIR CONDITIONING  
PROJECT**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$75,000 transfer from the Capital Project Account to the General Fund-Unassigned Fund Balance as the final reimbursement for the Elementary School Air Conditioning Project, as described in a report by the Town Manager dated October 4, 2019 and as recommended by the Board of Finance.

**Disc:** Mr. Johnson reviewed his memo to the Council on the subject dated October 4, 2019.

Chairman Gullotta asked for public comment but no one spoke. Hearing nothing further, Chairman Gullotta closed the public hearing.

**Result:** Motion passes unanimously {9-0-0}

**5. New Business.**

*Continued*

**(a) Action on potential land acquisition (refer to Board of Finance, set public hearing).**

Mr. Johnson reviewed his memo to the Council on the subject dated October 4, 2019.

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 542± acres of land owned by the Pension Fund of the Metropolitan District comprised of 4 parcels located off Hebron Avenue, Keeney Street and Howe Road as outlined on the attached page, and in accordance with the Agreement for Sale and Purchase of Real Estate dated October 1, 2019:

- Schedules a public hearing for 8:00 p.m. on Tuesday, October 22, 2019 in the Council Chambers of Town Hall, 2155 Main Street on the proposed Town acquisition of the 542± of land as discussed herein and an \$8M appropriation and transfer for the proposed acquisition as follows:
  - As approved by Town Council action of July 29, 2016, a \$5M appropriation of Bond Authorization and transfer as follows:
    - \$2.3M appropriation from (Bond Authorization) from the Reserve for Land Acquisition and Preservation; and
    - \$2.7M appropriation and transfer from the General Fund-Unassigned Fund Balance.
  - \$3.0M appropriation and transfer from the Reserve for Land Acquisition and Preservation and General Fund-Unassigned Fund Balance.
  - Refer the proposed \$8M appropriation and transfer to the Board of Finance as follows:
    - As approved by Board of Finance action of July 20, 2016 to approve and recommend a \$2.3M appropriation and transfer per the Reserve for Land Acquisition and Preservation;
    - As approved by Board of Finance action of July 20, 2016 to approve and recommend a \$2.7M appropriation and transfer from the General Fund-Unassigned Fund Balance; and
    - Board of Finance action to approve and recommend a \$3M appropriation and transfer from the Reserve for Land Acquisition and Preservation and

General Fund-Unassigned Fund Balance.

all as described in a report by the Town Manager dated October 4, 2019.

**Disc:** Vice Chairman Niland thanked Mr. Johnson and every Town Council Member who has worked on this. He called the acquisition a fantastic opportunity and incredibly important for the town. He noted that to lose this could mean another elementary school. Dr. Beckett also expressed his thanks to Mr. Johnson in continuing his efforts to secure this land. Chairman Gullotta said that the effort to acquire this land goes back 50 years. He acknowledged early advocates including Don Noel, Jolly Steffans, Deb Smith, Tom Kehoe and Whit Osgood adding that it has always been a bi-partisan effort.

**Result:** Motion passes unanimously {9-0-0}

**(c) Action on letter of support – Capitol Region Council of Governments Economic Development District.**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby expresses its support for the Capitol Region Council of Governments Economic Development District, as described in a report by the Town Manager dated October 4, 2019.

**Disc:** Dr. Beckett noted that many have discussed the state having lackluster economic development. He said that if Glastonbury and 20 other towns sign the letter, CRCOG will get \$75K to work on the plan. Mr. Cavanaugh asked what it meant for the town. Dr. Beckett said that it focuses on education and training and will improve the demand for real estate. Mr. McChesney expressed support saying as Hartford goes, so goes Glastonbury.

**Result:** Motion passes unanimously {9-0-0}

**6. Consent Calendar.**

*None*

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

Mr. Johnson reviewed his report to the Council dated October 4, 2019, noting that there needed to be a clarification of a previous motion.



**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby recognizes the clarification of the motion previously made regarding the between department transfer at the September 24, 2019 meeting. Council approved a \$10,961 between department transfer as part of year-end closeout. The number was updated to \$18,233 as detailed in item #2 of the Town Manager Report dated October 4, 2019.

**Result:** Motion passes unanimously {9-0-0}

Mr. Johnson explained that the state wanted the church to indemnify them for the commuter lot which the church is not prepared to do. He said to continue the lots a St. Augustine's and St. Paul's, the town would have to indemnify the state. Chairman Gullotta said that the state wants to bail out of the business and stick the town with the bill adding that they should want to encourage the use of public transportation. He added that they are seemingly working against themselves. Mr. Cavanaugh noted that it's another example of shifting their expenses to the local municipality and asked about snow removal. Mr. Johnson said that the town has been clearing the snow from the two church lots for decades but the state does it for the Putnam Plaza lot. Vice Chairman Niland asked what would happen if they insure it and a pedestrian is struck by a bus. Mr. Johnson said that the insurance is through CIRMA and he thought the deductible was \$25,000.

Dr. Beckett asked if that meant there would no longer be express service south of Putnam Plaza. Mr. Johnson agreed to find out. Dr. Beckett encouraged impacted residents to call. Chairman Gullotta asked that the information be shared with their legislative delegation. Mr. Norman questioned if there had to be a public hearing but Mr. Johnson wasn't sure. Ms. LaChance said that she used to ride this bus and called the change disappointing. She said that the state is spending millions on Fasttrack seemingly picking some towns to support and some not. She questioned about the increase in traffic on Main Street and the ability of the Putnam Plaza lot to support the volume, especially given its condition. She was supportive of the concerns going to the legislative delegation. Mr. Johnson said that the state has high standards for commuter lots such as what is currently at the churches including line striping, drainage and pothole repair. Mr. Osgood suggested they consider a resolution on the next agenda and encouraged communication with the state legislative delegation as well as finding out about the express route.

Mr. Norman was appreciative of the sidewalk matrix and asked if it was only new projects or there were also repairs on the matrix. Mr. Johnson said that the matrix is only new sidewalks but they also have list for those needing repair. Mr. Norman said he was curious about the statistics of vehicle theft. Mr. Johnson said he could get those. Ms. LaChance noted the recognition of Officer Cavanaugh including the Town Manager and Police Chief. Vice Chairman Niland noted the communication from John Lang regarding potential clarification in the language of the out of town participants to ensure it is not construed to mean visiting teams. Ms. Carroll expressed appreciation for the availability of town staff to hear the concerns of the residents and Mr. Johnson said he would pass that along. Mr. McChesney said he attended the Firefighter of the

Year Award Ceremony with Mr. Norman which was hosted by the Exchange Club to honor Lieutenant Christopher Farrell. Mr. Cavanaugh said he received a concern about a dark crosswalk at New London Turnpike and Bidwell wondering if a flashing pedestrian sign might be warranted. Mr. Osgood asked if funds were set aside for the Mallard to Stockade section. Mr. Johnson said they were plus a grant but it wasn't formally approved through public hearing.

**8. Committee Reports.**

(a) **Chairman's Report.** *None*

(b) **MDC.**

Mr. Osgood noted the water bureau meeting of 4pm, Tuesday, October 15, 2019, where they will address the services requested by Glastonbury residents at their headquarters in the board room at 555 Main Street.

(c) **CRCOG.** *None*

**9. Communications.** *None*

**10. Minutes.**

(a) **Minutes of September 24, 2019 Regular Meeting.**

*Motion By:* Ms. Carroll

*Seconded By:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the meeting held September 10, 2019, with the following correction:

Page 1, 3<sup>rd</sup> speaker, 3<sup>rd</sup> line, correct "she" to read "he"

*Result:* Motion passes unanimously {9-0-0}

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

**12. Executive Session.** *Not Held*

(a) **Potential land acquisition.**

**13. Adjournment**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of October 9, 2019, at 9:13 pm.

**Result:** Motion passes unanimously {9-0-0}.

Respectfully submitted,

*Kimberly Meanix Miller*

**Kimberly Meanix Miller**  
Recording Clerk

**Thomas Gullotta**  
Chairman