

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES (AMENDED)  
TUESDAY, JANUARY 14, 2020**

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  
Ms. Mary LaChance  
Mr. Jacob McChesney  
Mr. Kurt P. Cavanaugh  
Mr. Whit C. Osgood  
Ms. Lillian Tanski

**a. Pledge of Allegiance      Led by Chairman Gullotta**

**2. Public Comment    None**

**3. Special Reports    None**

**4. Old Business      None**

**5. New Business.**

**a. Discussion and possible action concerning Stallion Ridge Subdivision – open space dedication.**

Mr. Johnson explained that he has been asked what the Town's preference is for open space, and he requests guidance from the Council. Ms. Carroll asked if they could potentially get saddled with sidewalks. Mr. Johnson said yes, one of the concerns is how the adjoining property owners could treat this as an extension of the backyard. Dr. Beckett asked if it is possible to request that individual homeowners maintain the 25 feet within the curb because he does not want that to be the Town's responsibility. Mr. Niland said that he does not see a lot of benefit to the Town to own the landlocked piece. Mr. McChesney asked how it is landlocked if they both access MDC property.

Mr. Cavanaugh asked if the developer is offering to give this to the Town because it is unbuildable. Mr. Johnson replied that yes, it is largely unbuildable. Mr. Cavanaugh then inquired whether the developers are getting a density bonus, and he expressed that he would rather the

Town not take ownership over this land. Mr. Johnson agreed with Mr. Cavanaugh's suggestion to revisit the language.

Ms. Tanski asked if they forgo obtaining this as Town land, are there other options? Mr. Johnson explained that the Council does not have to vote on this tonight, but he did suggest that, as one option, public access could be provided from the neighborhood to the adjoining lands. Mr. McChesney stated that he would like to explore an option to offer some public access through those areas without taking them on. Mr. Niland clarified that "landlocked" was the wrong choice of words; he meant "inaccessible."

Chairman Gullotta summarized the Council's discussion with the following questions:

- Could there be a design plan that does not have Town sidewalks, but rather, sidewalks on private property?
- What is the difference between a bonus density versus no bonus density? The developer should not gain a bonus in additional housing for additional parcels of land that will not be developed.

*Motion by:* Dr. Beckett

*Seconded by:* Mr. Niland

"BE IT RESOLVED, that the Glastonbury Town Council hereby tables the motion for further discussion."

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

**b. Discussion and possible action on proposed amendment to Town Code  
Article IV – Tax Abatement Regulations for Public Safety Volunteers.**

Mr. Johnson explained the recently amended tax abatement legislation for public safety volunteers. He asked if the Council wishes to consider an amendment to the ordinance to phase in an increase of the maximum from \$1,000 to \$1,500 until June 30, 2021 and \$2,000 after that period. Ms. LaChance expressed support for the increase, stating that these volunteers are a huge benefit to our community. She also asked if there are a certain number of hours that one must be a volunteer in order to be considered in good standing? Mr. Johnson said yes, each organization (e.g. EMTs, firefighters, etc.) have different standards. Mr. Niland also expressed support, saying that it is the least they can do for the volunteers who risk their lives for our community. Ms. Tanski reiterated, stating that this seems like a very small recognition of appreciation for the people who volunteer so much to our community by providing an essential service.

**6. Consent Calendar**

**a. Action on residential lease renewal of Town-owned property at 1098 New London Turnpike (lease expired December 31, 2019).**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett



BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes a one (1) year renewal in the lease for the Town-owned residential property at 1098 New London Turnpike, effective January 1, 2020 through December 31, 2020, as described in a report by the Town Manager dated January 10, 2020.

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

## 7. Town Manager's Report

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the Town Manager's expense report.

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

Mr. Johnson reviewed his report to the Council dated January 10, 2020. He noted that the Council normally appoints two members to serve on the Audit Exit Committee. Mr. McChesney and Ms. Tanski volunteered to serve. Mr. Niland sent many thanks to the rotary, noting that the signs are fantastic. He also asked the Town Manager to give an update on the Uranium Committee. Mr. Johnson stated that he will speak to the designees in the next 2-3 weeks to get the consultant under contract soon.

Mr. Cavanaugh stated that the Stop & Shop on Oak Street took down a tree and the stump looks relatively healthy. He asked the Town Manager to find out why and if that tree was actually a condition of their original approval. Mr. Johnson agreed. Dr. Beckett thanked the Town Manager for walking through the Council on the MDC PFL land deal, and he is glad that it is done. Mr. Osgood stated that, in the Stallion Ridge subdivision, they are giving the Town the retention basin, which does not make sense. He asked Mr. Johnson to highlight where the houses are and the wetlands and steep slopes that are not developable. The Town Manager agreed to do so.

## 8. Committee Reports

### a. Chairman's Report

Mr. Gullotta expressed that he has the check for Glastonbury Aquatics, but he needs the address to mail it out. He also wished Charlie Murray a happy 75th birthday on behalf of the Council.

### b. MDC

Ms. LaChance apologized for not recognizing Mr. Osgood at their last meeting and thanked him for his prior service in this position. She then noted that there were many updates at MDC, including a new system upgrade that happened in the beginning of this year, and the issuance of new customer numbers, which likely need to be updated electronically. Water builders now show the water usage over time and will eventually show 13 months of water usage. There is also a

new method for paying bills, which can be done at CVS, 7-Eleven, and a couple other stores, for a nominal fee. She explained that MDC's reasoning for why the water bill has gone up substantially this year is because the amount of water usage has gone down and there have been special projects that have caused them to spend more money to get in compliance. In regard to the uranium issue, MDC expressed that they would very much like to help the Town with that.

Ms. LaChance also noted that MDC is very excited about tomorrow's closing of the previously discussed property. Mr. Cavanaugh stated that he hopes that after 1:00 pm tomorrow afternoon, they will stop referring to it as the MDC PFL property. He suggested that perhaps the public would like to come up with a new name for it. The Council agreed.

**c. CRCOG**

Dr. Beckett explained that the Hartford Metro Futures is the new comprehensive economic plan for Greater Hartford. It features three main things, including workforce development. There is a fairly large workforce that are young and not in degree programs. He hopes that the general public will think about other pathways for people to be successful in life.

**d. Report and recommendation – Rules of Procedure Subcommittee**

Mr. McChesney explained that he and Ms. Tanski met with the Town Manager last week to go over the rules of procedure. They proposed one change: the public comment section does not have a memorialization section, where speakers share their name and address. The public hearing comment section requires it, so they would like to require the same of the public comment section.

**Motion by:** Dr. Beckett

**Seconded by:** Ms. Carroll

BE IT RESOLVED, that the Glastonbury Town Council hereby amends Council Rules of Procedure for the 2019-2021 Council as recommended by the Rules of Procedure Subcommittee in a report dated January 10, 2020 and adopts the amended Rules of Procedure effective January 14, 2020.

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

**9. Communications**

**a. Thank you letter from Glastonbury MLK Community Initiative**

**10. Minutes**

**a. Minutes of November 26, 2019 Regular Meeting**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett



BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held November 26, 2019.

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

**b. Minutes of December 11, 2019 Special Meeting**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held December 11, 2019.

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

**11. Appointments and Resignations**

**a. Appointments to various boards, commissions and committees as available (Democratic)**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the appointments to the various boards, commissions, and committees, as listed below, and the reappointment of H. Scott Miller as Alternate to the Town Plan & Zoning Commission (R-2023), whose name was omitted from the list.

<b>Name</b>	<b>Board, Commission, Committee</b>	<b>Term</b>
Doug Bowman	Building Board of Appeals/Code Review Committee	New Appointment (D-2023)
Jeffrey Lane	Building Board of Appeals/Code Review Committee	New Appointment (D-2023)
Gayle Kataja	Commission on Aging	Reappointment (D-2023)
Janeen Dolan	Commission on Aging	Reappointment (D-2023)
Candice Mark	Community Beautification Committee	Reappointment (D-2023)
Matthew Saunig	Economic Development Commission	New Appointment (D-2023)
Raymond A. Dolan	Economic Development Commission	Reappointment (D-2023)
James Hagen	Ethics Commission	Reappointment (D-2023)
Wes Schlanter	Ethics Commission (Alternate)	New Appointment (D-2023)
James Campbell	Fair Rent Commission	New Appointment (D-2023)
Elizabeth Catarius	Fair Rent Commission	Reappointment (D-2023)
Manisha Srivastava	Fair Rent Commission	New Appointment (D-2023)
Kevin Graff	Glastonbury Free Academy	New Appointment (D-2025)
Robyn Guimont	Historic District Commission	Reappointment (D-2023)
John Langmaid	Historic District Commission (Alternate)	Reappointment (D-2023)
Jane Gordon Julien	Historic District Commission (Alternate)	New Appointment (D-2022)

Leslie Ohta	Human Relations Commission	Reappointment (D-2023)
David O'Connor	Human Relations Commission	New Appointment (D-2021)
Luther Weeks	Insurance Advisory Committee	Reappointment (D-2021)
Srithar Kataba	Insurance Advisory Committee	New Appointment (D-2021)
David Hoopes	Insurance Advisory Committee	Reappointment (D-2021)
Christopher Griffin	Insurance Advisory Committee	Reappointment (D-2021)
Paul DiSanto	Personnel Appeals Board	New Appointment (D-2025)
Robert J. Zanlungo, Jr.	Town Plan & Zoning Commission	Reappointment (D-2023)
Christopher Griffin	Town Plan & Zoning Commission	Reappointment (D-2023)
Alice Sexton	Town Plan & Zoning Commission (Alternate)	Reappointment (D-2023)
James Campbell	Water Pollution Control Authority	New Appointment (D-2023)
Richard Lawlor	Water Pollution Control Authority	Reappointment (D-2023)
Jennifer Hudner	Welles Turner Library Board	Reappointment (D-2025)
Jaye Winkler	Welles Turner Library Board	Reappointment (D-2025)
Tyler Booth	Youth & Family Services Committee	Reappointment (D-2023)
Ann Purcell Murray	Youth & Family Services Committee	Reappointment (D-2023)
Beth Hillson	Youth & Family Services Committee	New Appointment (D-2023)
Ellen Saunig	Youth & Family Services Committee	New Appointment (D-2023)
Sharon Purtill	Town Plan & Zoning Commission	Reappointment (R-2023)
Michael Botelho	Town Plan & Zoning Commission	Reappointment (R-2023)
Raymond Hassett	Town Plan & Zoning Commission	Reappointment (R-2023)
Nils Carlson	Water Pollution Control Authority	Reappointment (R-2023)
James Parry	Water Pollution Control Authority	Reappointment (R-2023)

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

## 12. Executive Session

### a. Potential land acquisition.

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 7:50 pm, for the purpose of discussing a potential land acquisition, and will return at 8:00 pm to discuss the public hearings.

*Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deb Carroll, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Kurt Cavanaugh, Ms. Lillian Tanski, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.*

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

**13. Public Hearings and Actions on Public Hearings**

NO 1: ACTION ON PROPOSED AMENDMENT TO TOWN CODE SECTION 17-49 INSPECTION OF PUBLIC SIDEWALKS.

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Town Code Section 17-49 Inspection of Public Sidewalks, as described in a report by the Town Manager dated January 10, 2020.

*Disc:* Mr. Johnson explained that the regulations state that sidewalks have to be inspected annually. He noted that, while they will continue to do their best to inspect sidewalks annually, with 110 miles of sidewalk and growing, there was a recommendation to look at changing the language to endeavor to inspect every sidewalk annually but to only require inspection every other year. He noted that they looked at two other surrounding communities in Greater Hartford who had very similar language.

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

NO 2: ACTION ON \$26,806 TRANSFER FROM THE CAPITAL RESERVE FUND – UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS – HEBRON AVENUE RESURFACING.

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$26,806 transfer from the Capital Reserve Fund – Unassigned Fund Balance to Capital Projects – Hebron Avenue Resurfacing, as described in a report by the Town Manager dated January 10, 2020 and as recommended by the Board of Finance.

*Disc:* None

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

**14. Reenter Executive Session**

*Motion By:* Ms. Carroll

*Seconded By:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby (re)enters into executive session for the purpose of discussing a potential land acquisition, at 8:15 pm.

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



*Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Dr. Chip Beckett, Ms. Deb Carroll, Ms. Mary LaChance, Mr. Jake McChesney, Mr. Kurt Cavanaugh, Ms. Lillian Tanski, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.*

No votes were taken during the Executive Session.

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 8:45 pm.

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

## 15. Adjournment

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their organizational and regular meeting of January 14, 2020, at 8:46 pm.

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

**Respectfully submitted,**

**Lilly Torosyan**

**Lilly Torosyan  
Recording Clerk**



**Thomas Gullotta  
Chairman**