



Town of Glastonbury

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FAX (860) 652-7505

ITEM #7
03-10-2020 Meeting

Richard J. Johnson
Town Manager

March 6, 2020

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. **Glastonbury at a Glance**

The March edition of this monthly newsletter is attached for your information.

2. **Greater Hartford – Commercial Sales**

The attached article by the Hartford Business Journal lists the 16 largest dollar value commercial property sales in greater Hartford over the past year. You will note Glastonbury has three of the 16 at positions 6, 14 and 15.

3. **Corona Virus**

To prepare for the potential influence of the coronavirus on Town operations, I have convened a cross-discipline team of Town staff to identify and make preparations for potential challenges involving ongoing Town operations. Superintendent Bookman and members of Education staff are also participating in these discussions as are GEMS and ASM. I will keep Council advised.

4. **Pending Application**

Attached is the building design proposed for the northeast corner of Hebron Avenue and new London Turnpike. This will be reviewed by a TP&Z Subcommittee on 8AM on Wednesday, March 11th.

5. **Cotton Hollow Mill**

At the February 11th meeting, Council asked that I work with property owners to develop options for preserving the Cotton Hollow Mill. These actions are in progress per Council direction.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments



GLASTONBURY AT A GLANCE

MARCH 2020

EVENTS & PROGRAMS

3/1 - Community Garden Plot Registrations Available - Contact Parks & Recreation for more information at **(860) 652-7679**.

Month of March - AARP Tax-Aide Program - Appointments required. Call **(860) 652-7638** to schedule yours.

3/10 - Lifelong Learning 'African Safari' - Tuesdays beginning 3/10 - 5/26. Contact Senior Services for info at **(860) 652-7638**.

3/12 - St. Patrick's Day Lunch Celebration at the RCC - Lunch & entertainment - Must purchase tickets by March 9. Contact Senior Services for more info or to purchase tickets at **(860) 652-7655**.

3/12 and 3/26 - Trivia Thursdays at the RCC - 6-7:30 pm. Free admission & prizes! Call Matt to register at **(860) 652-7645**.

3/18 - FREE Caregiver Series begins - This free, 5 week programs will take place on Wednesday evenings at the RCC. Topics to include an overview of dementia, communication and behavior challenges and more. For more information, please contact Susan Parrotta at **(860) 652-7636** or susan.parrotta@glastonbury-ct.gov.

3/18 - Memory Screenings - Free and confidential screenings sponsored by Hartford Healthcare Center for Healthy Aging. Screenings are done on the third Wednesday of every month. For more information or to schedule a 10 minute appointment, please contact Susan Parrotta at **(860) 652-7636** or susan.parrotta@glastonbury-ct.gov.

3/26 and 4/8 - Car Seat Checkup Safety Clinic - 5:00 - 7:30pm at Fire Station 1. No appointment necessary.

Free Opioid Education & Family Support Group - Mondays from 6:30-7:30pm at Youth & Family Services. Hosted and sponsored by National Alliance on Mental Illness (NAMI). Contact Paul at pbrainerd@namict.org for additional information.

Save the Date! "Passport to Health" Fair - This Glastonbury Health & Wellness Fair will take place on Wednesday, April 8th from 2-4pm and 5-7pm. Visit www.glastonbury-ct.gov/passport2health for more information.

View more information and all Town events at www.glastonbury-ct.gov/events.

SUMMER PROGRAM REGISTRATION THIS MONTH!

Registration for Glastonbury Parks and Recreation summer programs begins Tuesday, March 17 at 8:00am. To register or learn more about available programs for residents of all ages and interests, please visit www.glastonbury-ct.gov/recregister.

NATIONAL GROUNDWATER AWARENESS WEEK

In observance of National Groundwater Awareness Week, the Town reminds homeowners with private wells to test their well water. In partnership with two local testing laboratories (Aquatek and Envirotech), the Glastonbury Health Department (GHD) has test kits available in their office to test for full potability, uranium, and radon. Information about how to collect the samples as well as drop off location details and test pricing are included with the kits. These kits are provided as a convenience to residents and residents may choose other labs to test their water. A list of local water testing labs is available at www.glastonbury-ct.gov/uranium. If you have questions regarding your test results or treatment, please contact the GHD at **(860) 652-7534**.

HIGHEST BOND RATINGS REAFFIRMED FOR GLASTONBURY

The Town of Glastonbury's high bond ratings of Aaa and AAA have been reaffirmed by Moody's Investors Service and Standard and Poor's Financial Services, LLC (S&P) respectively. The Aaa/AAA are the highest ratings a community can receive and the rating agencies cited a number of favorable factors supporting this decision including the Town's "very strong financial management", sizable and growing tax base, strong resident wealth and income profile, stable financial position, strong economy, manageable long-term liabilities, budgetary performance, and strong liquidity. Numerous aspects of Glastonbury's overall financial processes and policies were recognized by Moody's and S&P's reports, with specific notes crediting the Town's forecasting considerations, debt and liability management, ongoing budget analyses, and Capital Improvement Program. Maintaining a high bond rating positively impacts the Town's ability to borrow money at favorable interest rates.

GLASTONBURY STAFF RAISE \$100 FOR ASSISTANCE PROGRAMS

This past Valentine's Day, Town staff organized a bake sale to raise money for Glastonbury Gives, a Social Services initiative that provides various assistance programs to residents in need. On February 14th, staff members baked and donated homemade items for sale with 100% of proceeds supporting this program. Between Town Hall and the RCC, \$100+ was raised for Glastonbury Gives and will be allocated to the Food and Fuel Banks. Thank you to all staff who donated their time and baking skills to this pop up bake sale for a great cause! To learn more about Glastonbury Gives or support the program with a donation, please visit www.glastonbury-ct.gov/glastonburygives.


UPCOMING DEADLINES


Homeowner's Property Tax Credit Program - Applications for Elderly and Disabled Tax Relief are accepted now through May 15th. To make an appointment or learn more, please call Glastonbury Social Services at **(860) 652-7638**.

Heating Assistance Applications accepted now through May 1. Eligible renters and homeowners can get assistance with heating costs and utilities through this energy assistance program. Residents are encouraged to call Social Services for energy assistance before calling CRT. For more information, or to make an appointment or apply, please contact Glastonbury Social Services at **(860) 652-7638**.

ELECTION DEADLINES

The Presidential Preference Primary is April 28, 2020. Both the Democratic and Republican parties will be holding primaries. The slate for the primaries are shown to the right. If you are an UNAFFILIATED voter (Connecticut's term for an Independent who does not want to affiliate with a party), you have until NOON on April 27, 2020 to register with either the Democratic or Republican Party. For new registrants, the deadline is April 23, 2020. As long as you are 18 on or before NOVEMBER 3, 2020, you're eligible to vote in a Primary at age 17. (The deadline to change from one party to another to vote in the Presidential Primary was 1/28/2020.)

 2020 DEMOCRATIC PRESIDENTIAL PREFERENCE PRIMARY	 2020 REPUBLICAN PRESIDENTIAL PREFERENCE PRIMARY
Biden, Joe	De La Fuente, Rocky
Bloomberg, Michael	Trump, Donald
Buttigieg, Pete	Weld, Bill
Gabbard, Tulsi	
Klobuchar, Amy	
Sanders, Bernie	
Steyer, Tom	
Warren, Elizabeth	



SIGN-UP FOR REAL-TIME UPDATES THROUGH TOWN RESOURCES

For real-time updates on everything Glastonbury:

- Sign-up for Town emails - Visit www.glastonbury-ct.gov/enotify and customize your subscription to include a wide variety of categories such as Community Activities, Storm Updates, Public Health & Safety, timely deadlines and more!
- Follow the Town Facebook page at www.facebook.com/glastonburyconnecticut

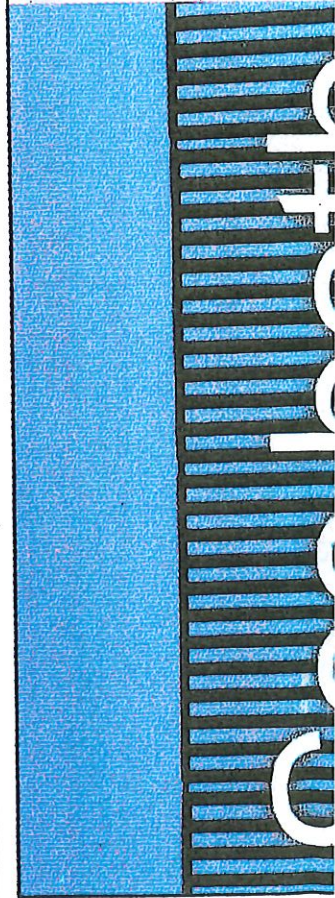
THE LIST

Largest 2019 commercial property sales in Greater Hartford

Ranked by sales price

Rank	Property	Sales price	Square feet/ Units	Buyer/ Seller	Property type	Buyer's broker/ Seller's broker
1	71 Haynes St. (1) Manchester	\$89,116,867	465,187	Medical Properties Trust Inc. Prospect Medical Holdings Inc.	Health care	N/A N/A
2	1 Financial Plaza Hartford	\$70,500,000	621,830	Shelbourne Global Solutions LLC Talcott Realty Investors LLC	Office	N/A Avison Young
3	2 Francis Way Bloomfield	\$53,325,000	363,957 246	Charger Ventures LLC White Eagle Property Group LLC	Multi-family	N/A N/A
4	1 Phaeton St. Windsor	\$47,200,000	412,160 373	The Embassy Group LLC Briar Capital Management LLC	Multi-family	N/A Marcus & Millichap Inc.
5	20 Day Hill Road (1) Windsor	\$39,482,552	206,543	Columbia Sussex Corp. Lone Star Funds	Hospitality	N/A N/A
6	180 Glastonbury Blvd. (2) Glastonbury	\$19,212,764	109,215	Hart Realty Advisers Inc. Barings Real Estate Advisers LLC	Office	N/A CBRE Inc.
7	10 Columbus Blvd. Hartford	\$16,800,000	196,202	Moshe Wechsler LNR Partners LLC	Office	N/A N/A
8	82 Ella Grasso Turnpike Windsor Locks	\$15,750,000	11,300	Green Courte Partners LLC Roncari Development Co.	Specialty	N/A N/A

HOSTED BY **CT**humanities



Rank	Property	Sales price	Square feet/ Units	Buyer/ Seller	Property type	Buyer's broker/ Seller's broker
9	1150-1160 S. Main St. Middletown	\$15,625,000	259,208 179	Sansue Realty Corp. Parotta Family Trust	Multi-family	N/A Chozick Realty Inc.
10	945 Main St. (1) Manchester	\$15,273,095	50,000	Medical Properties Trust Inc. Prospect Medical Holdings Inc.	Office	N/A N/A
11	748 Silver Lane (1) East Hartford	\$14,488,431	78,527	N/A N/A	Retail	N/A N/A
12	380 Daleville Road Willington	\$14,350,000	154,436 128	Up Realty LLC Steven T. Miles	Multi-family	N/A Chozick Realty Inc.
13	31 Union St. (1) Vernon	\$12,968,476	67,695	Medical Properties Trust Inc. Prospect Medical Holdings Inc.	Health care	N/A N/A
14	455 Winding Brook Drive Glastonbury	\$12,200,000	86,232	Capstone Acquisitions LLC Winding Road LLC	Office	CBRE Inc. CBRE Inc.
15	64 Addison Road Glastonbury	\$11,450,000	55,045 109	Vero Properties LLC Legacy Investing LLC	Multi-family	N/A CBRE Inc.
16	515 Middle Turnpike West Manchester	\$11,300,000	28,925	Physicians Realty Trust Metro Realty Group Ltd.	Office	N/A Lee & Assoc. Commercial Real Estate Service

Source: CBRE/New England (special thanks to Lauren Drohosky), news reports, and municipal assessors' offices.

Note: N/A = Not available or not applicable. Deals completed from Jan. 1, 2019 to Nov. 8, 2019 were considered for this list.

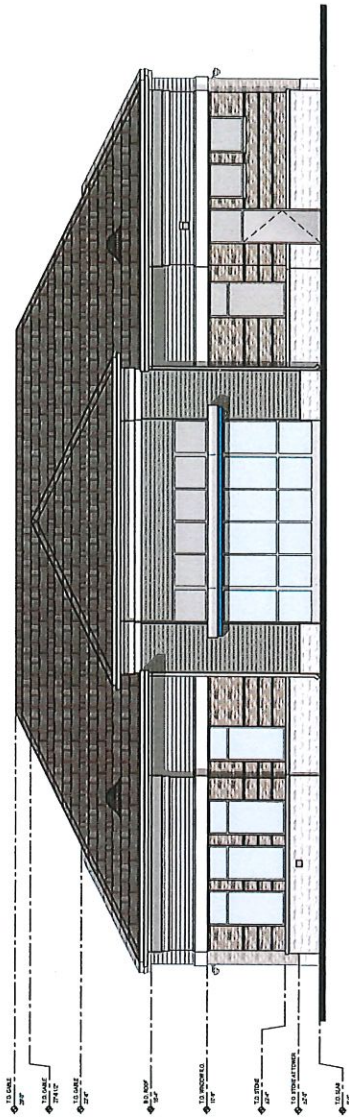
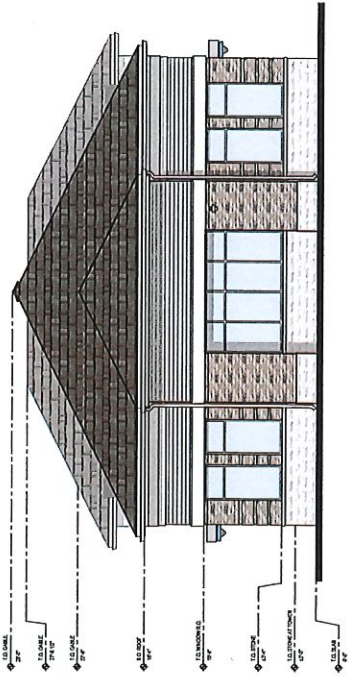
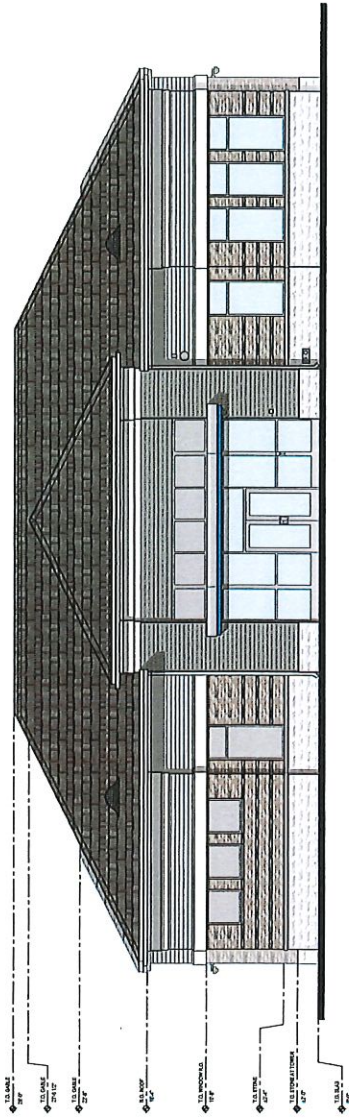
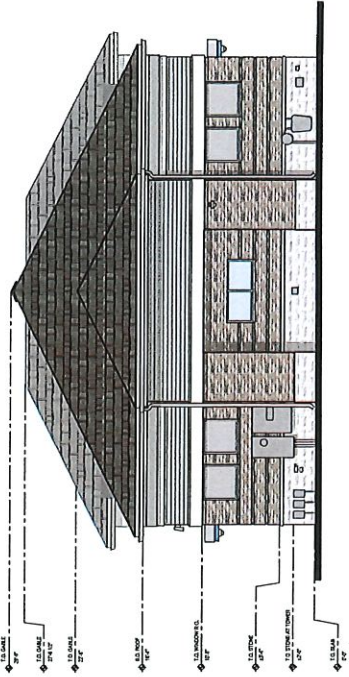
(1) Part of portfolio.

(2) Part of multi-property sale.

—Compiled by Heidi Martin.

**People don't realize what they're capable of
doing because they're afraid to try...
Connecticut needs you. We need you.**

—Dr. Cliff Thermer, Goodwin University School of Business Management & Advanced Manufacturing



ROOF SHINGLES
(WEATHERED
WOOD)



MULLIONS
(CLEAR
ANODIZED)



BRICK
(CAPE COD)



HARDIEPLANK
(GRAY SLATE)



HARDIEPLANK
(LIGHT MIST)



HARDIEPLANK
(ARCTIC WHITE)



STONE
(WHITE)

TPG Architecture 31 PENN PLAZA 122 WEST 31ST STREET, 5TH FLOOR, NEW YORK, NY 10001 212.758.0800 TPGARCHITECTURE.COM	PROJECT Glastonbury 109 London Turnpike Glastonbury, Connecticut		DRAWING COLORED ELEVATIONS (FOR REFERENCE ONLY)
	PROJECT NO. 1519109-00	DRAWN BY KM	DATE
SCALE NTS	FLOOR 01	DRAWING SK-001	