

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, JUNE 9, 2020 – REGULAR MEETING
7:00 P.M. – ZOOM VIDEO CONFERENCING**

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

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

- NO 1 ACTION ON PROPOSED CONSTRUCTION OF NEW SIDEWALKS ALONG MAIN STREET/ROUTE 17 EXTENDING SOUTHERLY FROM MALLARD DRIVE AND NORTHERLY FROM STOCKADE ROAD.
 - NO 2 ACTION ON PROPOSED AMENDMENT TO ARTICLE XVIII OF TOWN CODE NOW ENTITLED "APPOINTMENT OF ADDITIONAL MEMBERS TO THE BOARD OF ASSESSMENT APPEAL".
 - NO 3 ACTION ON PROPOSED TEXT AMENDMENTS TO THE BUILDING-ZONE REGULATIONS REGARDING BUILDING HEIGHTS IN COMMERCIAL ZONES AND PROPOSED CHANGES TO THE OFFICIAL ZONING MAP. (CONTINUED FROM MAY 26, 2020 COUNCIL MEETING).
 - NO 4 **POSTPONED** - ACTION ON PROPOSALS SUBMITTED BY THE MAFFE FOUNDATION, CONNECTICUT RIVER VALLEY CHAMBER OF COMMERCE AND EXCHANGE CLUB CENTER FOR THE PREVENTION OF CHILD ABUSE OF CT, INC. D/B/A KIDSAFE CT UNDER THE 2020 NEIGHBORHOOD ASSISTANCE ACT PROGRAM.
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- 1. Roll Call.
 - (a) Pledge of Allegiance.
- 2. Public Comment.
- 3. Special Reports.
- 4. Old Business.
 - (a) Discussion and possible action concerning proposed agreement between Board of Education and Glastonbury Education Association - July 2021 through June 30, 2025.
 - (b) Status report on Welles-Turner Memorial Library Renovation and Expansion Project.
- 5. New Business.
- 6. Consent Calendar.
- 7. Town Manager's Report.
- 8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
- 9. Communications.
- 10. Minutes.
 - (a) Minutes of May 26, 2020 Regular Meeting.
- 11. Appointments and Resignations.
- 12. Executive Session.
 - (a) Potential land acquisition.
 - (b) Potential sale of Town-owned land – draft terms and conditions.
 - (c) Personnel Matter – Town Manager.

Following the Executive Session, The Council will discuss, in private, collective bargaining negotiations and such discussions are not treated as a meeting under the applicable sections of the Freedom of Information Act (FOIA). Attendees for the private session include the Town Council members and the Town Manager.

IN ACCORDANCE WITH GOVERNOR LAMONT'S EXECUTIVE ORDER 7B.1 "SUSPENSION OF IN-PERSON OPEN MEETING REQUIREMENTS", THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, JUNE 9, 2020 WILL BE CONDUCTED THROUGH ZOOM VIDEO CONFERENCING.

- The public may join the Zoom Video Conference as an Attendee (view and listen function only) as follows:

Join by Zoom Meeting Link:

<https://us02web.zoom.us/j/83753547830?pwd=NGw4UWEvdmRaQnQrby9lcZqL01ldz09>

Password: 369544

Join by Phone:

US: +1 646 558 8656

Webinar ID: 837 5354 7830

Password: 369544

- **Public Comment** may be submitted at the following link no later than 2:00 p.m. on Monday, June 8, 2020:
<https://www.glastonbury-ct.gov/about-us/town-government/boards-commissions-committees/public-comment-town-council-meetings>
There is also the opportunity to give **Public Comment** as part of the virtual meeting if joining through the Zoom Meeting Link.
- **Public Hearing Comment** may be submitted at the following link no later than 2:00 p.m. on Monday, June 8, 2020:
<https://www.glastonbury-ct.gov/about-us/town-government/boards-commissions-committees/public-hearing-comment>
There is also the opportunity to give **Public Hearing Comment** as part of the virtual meeting if joining through the Zoom Meeting Link.
- The meeting will be broadcast in real time through Public Access Television Channel 16 and live video stream at the Town website or through the following link:
<https://www.glastonbury-ct.gov/about-us/pr-communications/tv-channel-public-broadcasting/public-broadcast-streaming-video>



Town of Glastonbury

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

PUBLIC HEARING NO. 1
06-09-2020 Meeting

Richard J. Johnson
Town Manager

June 5, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Main Street/Route 17 Sidewalks

Dear Council Members:

Per the Town Code, a public hearing is scheduled for Tuesday evening on the next phase of proposed sidewalk construction along Main Street/Route 17. Specifically, southerly from Mallard Drive to the Cider Mill± and northerly from Stockade Road to Red Hill Drive±. The final phase of the Main Street/Route 17 sidewalk project extending between Mallard Drive and Stockade Road was originally scheduled for this summer. However, during final approval of the July 1, 2020 capital budget, the phase between Red Hill and the Cider Mill was delayed to 2021. This is the section with steep slopes requiring further review of construction options. Formal written notice of the public hearing has been forwarded to owners of property abutting the sidewalks proposed for construction in 2020 and to owners of property on the east and west side along the section with steep slopes now contemplated for 2021. The attached pages show the scope of work planned for 2020 on the west side of Main Street/Route 17.

At its meeting of Tuesday, June 2, 2020, the Town Plan and Zoning Commission unanimously approved a favorable recommendation.

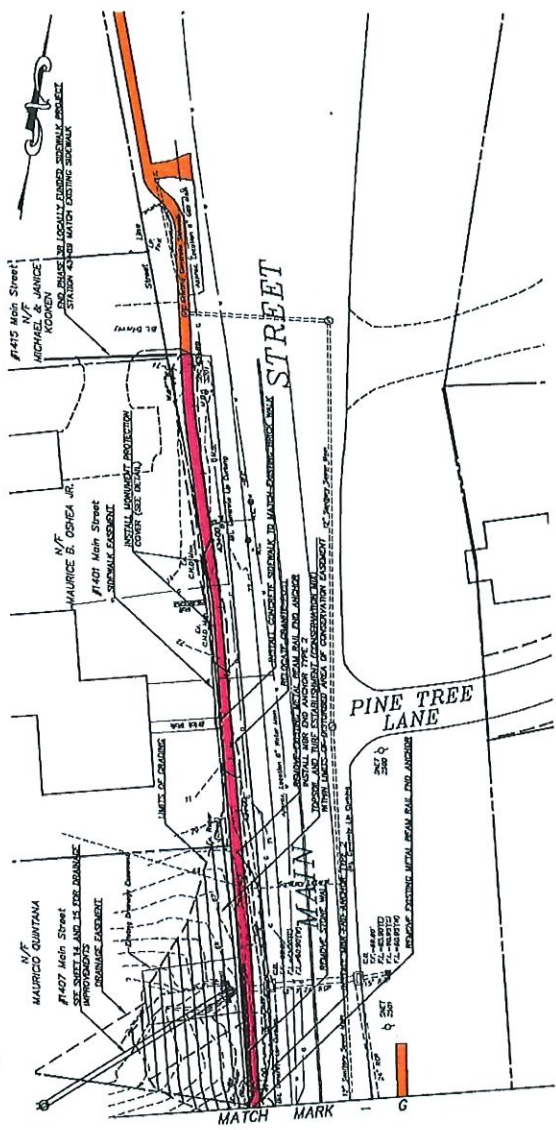
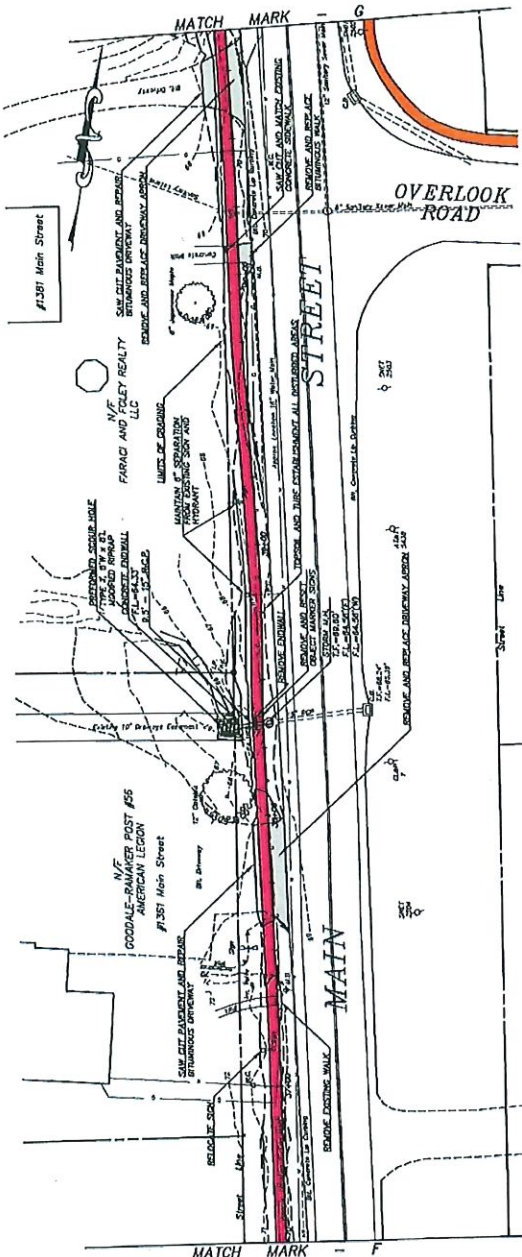
"BE IT RESOLVED, that the Glastonbury Town Council hereby approves construction of new sidewalks along Main Street/Route 17 extending southerly from Mallard Drive to the Cider Mill and northerly from Stockade Road to Red Hill Drive, as described in a report by the Town Manager dated June 5, 2020 and as recommended by the Town Plan and Zoning Commission pursuant to CGS Section 8-24."

The project is funded through the Capital Program and a \$300,000 grant approved through the Community Connectivity Program. The grant is approved for the section extending between Stockade Road and Red Hill Drive. The net estimated cost for the phase described herein totals \$250,000.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments



PLAN
DEPICTING PROPOSED
SIDEWALK IMPROVEMENTS
PHASE 3A AND 3B
located at
MAIN STREET
GLASTONBURY, CONNECTICUT

SHEET NO. **4**
OF 15

DRAWING REVISION STATUS		DATE	
1.	ISSUED FOR PERMITTING	4-27-2020	DATE
2.	REVISION		DATE



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



Town of Glastonbury

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PUBLIC HEARING NO. 2
06-09-2020 Meeting

Richard J. Johnson
Town Manager

June 5, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Code – Board of Assessment Appeals

Dear Council Members:

The attached page outlines proposed amendments to Article XVIII of the Town Code concerning Council appointees to the Board of Assessment Appeals (BAA). As you know, the five regular members of the BAA are elected to four-year terms. The amendments offer two benefits:

- 1) Establishes process for Council to appoint two alternate members to the BAA;
- 2) Amends language concerning additional members to comply with applicable state statute.

The alternate members will help when regular members have a conflict or not available, and additional members can be appointed during the property revaluation process.

This topic is scheduled for Council public hearing and action Tuesday evening as follows:

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Article XVIII of the Town Code now entitled "Appointment of Additional Members to the Board of Assessment Appeal" to read "Appointment of Alternate and Additional Members to the Board of Assessment Appeals" and further amends Section 2-322 "Appointment of Alternate Members" and Section 2-323 "Appointment of Additional Members", as described in a report by the Town Manager dated June 5, 2020 and attached hereto. This amendment to the Town Code to be effective July 6, 2020."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachment

ARTICLE XVIII. - APPOINTMENT OF ALTERNATE AND ADDITIONAL MEMBERS TO THE BOARD OF ASSESSMENT ~~APPEAL~~APPEALS

Sec. 2-321. - [Generally; membership.]

The board of assessment appeals (formerly board of tax review) is constituted in accordance with Section 203 of the Glastonbury Town Charter and consists of five (5) members each elected to four-year terms.

(Ord. No. 286, 6-12-01)

Sec. 2-322. - [Appointment of alternate members.]

The town council may appoint two (2) alternate members, one (1) from each political party, to the board of assessment appeals in accordance with C.G.S. § 9-199(b). Each alternate member shall be an elector of the municipality and shall be appointed to a four-year term. When seated, an alternate member shall have all the powers and duties of a member of the board of assessment appeals.

(Ord. No. 286, [INSERT DATE OF ADOPTION])

Sec. 2-323. - [Appointment of additional members.]

The town council may appoint two (2) additional members, one (1) from each political party, as may be required to the board of assessment appeals for ~~the assessment year immediately preceding the assessment year in which a revaluation becomes effective, for the assessment year in which the revaluation becomes effective, and for the assessment year immediately following such revaluation,~~any assessment year in accordance with C.G.S. § 9-199(c).

(Ord. No. 286, 6-12-01)



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PUBLIC HEARING NO. 3
06-09-2020 Meeting

Richard J. Johnson
Town Manager

June 5, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Building Zone Regulations – Building Heights

Dear Council Members:

The public hearing on this matter was opened at the May 26, 2020 meeting and continued to Tuesday evening. The proposal summarized below is based on review by the Ad Hoc Working Group (AHWG), Town Plan and Zoning Commission and Town Council.

The proposed amendments are summarized as follows:

- Establishes 14.25 feet per floor throughout all zones– recommendation 2. of AHWG.
- Planned Travel Zone – increase permitted floors from 2.5 to 3 floors – recommendation 2. of AHWG.
- Planned Employment and Planned Commerce – Increase the permitted number of floors from 2.5 stories to 4 stories (all permitted uses) – recommendation 3. of AHWG.
- Planned Business and Development Zone (North Main Street area) – create Overlay Zone to increase the number of permitted floors in the PBD Zone from 2.5 to 3. The Overlay Zone excludes those smaller parcels located in outlying areas (dark green).

For background, I have attached a copy of the initial report by the Ad Hoc Working Group and a page showing the various zones.

Based on Tuesday evening's hearing and discussion, there are several options for next steps and action.

- Council action to adopt the proposed changes to the Building Zone Regulations and Zoning Map as proposed or as may be amended.
- Action to not proceed with the proposed changes as presented or as may be amended.
- Continue the public hearing to the June 23rd meeting to provide additional opportunity for public testimony or to receive additional information.
- Close the public hearing with no action and reconvene a new public hearing when in person testimony is re-established.
- Continue the public hearing to a future meeting date within 155 days from June 9th (65-day extension per CGS and additional 90 days per Executive Order). The time and date of the continued public hearing would be established by vote of the Town Council and noticed accordingly. This option contemplates the opportunity for in-person testimony will be available within the 155-day extension.

Additional information can be provided as may be requested.

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 Lipis (Chamber of Commerce)
Hans Hansen (Town Center Initiative)

Date: January 18, 2019

Re: Report and Recommendation

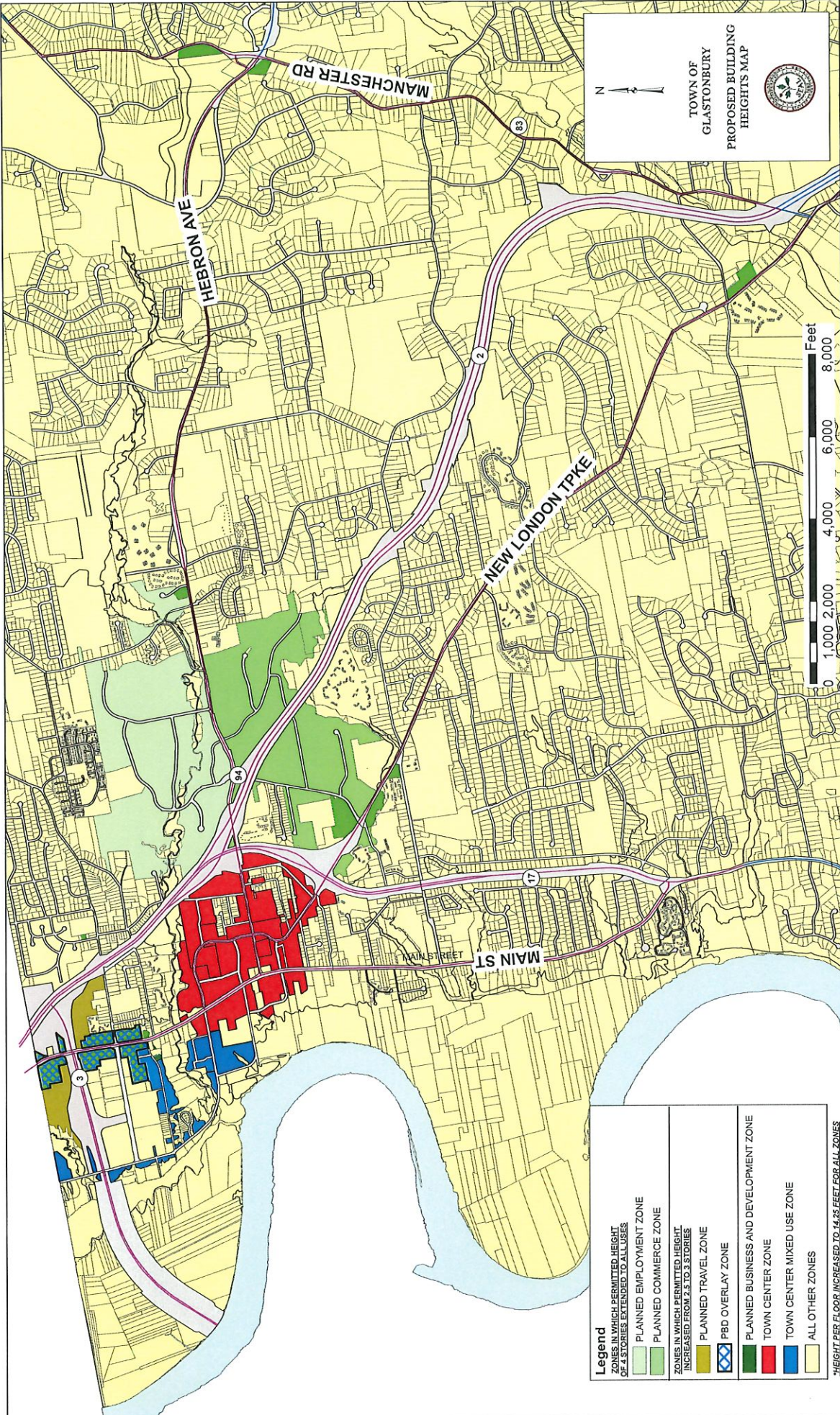
As requested the Subcommittee has met to consider possible amendments to the Building Zone Regulations concerning building heights and stories in certain commercial zones. Based on a review of current regulations and current building heights throughout the Town Center, Glastonbury Boulevard, Gateway, 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
PROPOSED BUILDING
HEIGHTS MAP

- 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
 - PBD OVERLAY ZONE
 - PLANNED BUSINESS AND DEVELOPMENT ZONE
 - TOWN CENTER ZONE
 - TOWN CENTER MIXED USE ZONE
 - ALL OTHER ZONES

*HEIGHT PER FLOOR INCREASED TO 14.25 FEET FOR ALL ZONES

TOWN OF GLASTONBURY -BUILDING ZONE REGULATIONS-BUILDING HEIGHTS TEXT AMENDMENTS

Zoning District	Section Number	Current Regulation	Proposed Regulation -Amendments in Red
All Residential Zones	4.1.9, 4.2.9, 4.3.9, 4.4.9, 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 & Development Zone (Doesn't include properties within the PBD Overlay 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 two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) 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.	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.
Town Center Zone	4.13.6.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 lowermost 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 lowermost 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 lowermost 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 lowermost story entirely above grade plane.
So. Glastonbury Village Commercial 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
So. 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.
Adapt. 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.
Planned Business and Development Overlay Zone	4.19 (New Section)	No Current Text. <i>New section proposed - Section 4.19-Planned Business Development Overlay Zone</i>	New Text Referencing Section 4.19.5- No building in the Planned Business and Development (PBD) Overlay Zone shall exceed a height three (3) stories or forty-two and three-fourths (42 ¾) feet.

4.19 **Planned Business and Development Overlay Zone (PBD Overlay Zone)**

4.19.1 Purpose

The purpose of the Planned Business and Development (PBD) Overlay Zone is to allow a maximum building height of three (3) stories or forty-two and one-half (42 $\frac{3}{4}$) feet. All other land use and development requirements shall be in accordance with section 4.6 Planned Business and Development Zone in order to support the development and redevelopment of parcels in the commercial center of northern Glastonbury.

4.19.2 Applicability

The provisions of this section shall apply to all principal structures on lots that are located within the Planned Business and Development Overlay Zone as identified on the Town of Glastonbury's Official Zoning Map as amended.

4.19.3 Plan of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development (PBD) Overlay Zone Overlay, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations.

4.19.4 Use, Bulk, Density and Open Space Requirements

All requirements in the Planned Business and Development (PBD) Overlay Zone with regard to approval, use, bulk, density and open space shall be in accordance with the requirements of Section 4.6 Planned Business and Development (PBD) Zone.

4.19.5 Maximum Building Height

No building in the Planned Business and Development (PBD) Overlay Zone shall exceed a height three (3) stories or forty-two and three-fourths (42 $\frac{3}{4}$) feet. This subsection shall supersede section 4.6.10.



Town of Glastonbury

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ITEM #4(A)
06-09-2020 Meeting

Richard J. Johnson
Town Manager

June 5, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Board of Education – Glastonbury Education Association

Dear Council Members:

As described in the attached Executive Summary by Board Chair Doug Foyle, the Board of Education at its meeting of May 18, 2020, approved a new Agreement with the Glastonbury Education Association (GEA). The Agreement is for the four-year period July 1, 2021 through June 30, 2025.

Pursuant to applicable General Statutes, the terms of the Agreement are binding unless the municipal legislative body (Town Council) rejects the Agreement within 30 days of the filing with the Town Clerk. The Agreement is scheduled to be filed with the Town Clerk on Friday, May 22, 2020.

This matter is scheduled for continued discussion on Tuesday evening with Council action as applicable. Subject to Council discussion, a possible form of motion follows below:

"BE IT RESOLVED the Glastonbury Town Council hereby _____ the Agreement between the Glastonbury Board of Education and Glastonbury Education Association for the four-year term July 1, 2021 through June 30, 2025, as recommended by the Board of Education."

Superintendent Bookman and Chairman Foyle will be in attendance on Tuesday evening to discuss this topic.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments

**GLASTONBURY BOARD OF EDUCATION
EXECUTIVE SUMMARY REPORT FORM**

Title of Report: Approval of Agreement between BOE and GEA
Town Council Meeting Date: May 26, 2020

Overview: As required by law, negotiations commence a year before the new contract would go into effect. During the winter and spring, informal discussions occurred between the GEA Chair of the negotiating team and the Superintendent of Schools. Throughout, this information was shared with the Board and GEA negotiating teams. In mid-April, the informal discussions produced a draft agreement for the teacher contract from July 1, 2021 to June 30 2025. The two negotiating teams found this draft acceptable and it was subsequently approved by the GEA and the Board.

To compare the salary agreement with past contracts, we have included the results from the last two contracts with teachers. We also have included information about changes in health insurance.

Salary Increases

Year	Total Compensation	GWI
2013-14	3.7%	2.4% for max
2014-15	4.1%	2.0%
2015-16	4.3%	2.2%
2016-17	4.3%	2.2%

Year	Total Compensation	GWI
2017-18	3.25%	1.65%
2018-19	3.25%	1.77%
2019-20	3.25%	2.13%
2020-21	3.25%	2.29%

Year	Total Compensation	GWI
2021-22	3%	2%
2022-23	3%	2%
2023-24	3%	2%
2024-25	3%	2%

Health Benefits

For the Anthem HMO, the Anthem PPO, and the Connecticare HMO

Teachers will pay an additional .5% each year (currently 24%). Approximately 30% of teachers were covered under these plans in 2019-2020.

- In 2021-22, teachers pay 24.5%
- In 2022-23, teachers pay 24.5%
- In 2023-24, teachers pay 24.5%
- In 2024-25, teachers pay 24.5%

For the High Deductible Health Plans

Teachers will pay a significantly higher percentage of the premiums. **Approximately 70%** of teachers were covered under these plans in 2019-2020.

They now pay 0% for Connecticare and 4% for Anthem.

- In 2021-22, teachers pay 12%
- In 2022-23, teachers pay 14.5%
- In 2023-24, teachers pay 15.5%
- In 2024-25, teachers pay 16.5%

For seed money for Health Savings Accounts:

- In 2021-22, teachers will receive 75% (\$3750 for family plan)
- In 2022-23, teachers will receive 60% (\$3000 for family plan)
- In 2023-24, teachers will receive 55% (\$2750 for family plan)
- In 2024-25, teachers will receive 50% (\$2500 for family plan)



Town of Glastonbury

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ITEM #4(B)
06-09-2020 Meeting

Richard J. Johnson
Town Manager

June 5, 2020

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Welles-Turner Memorial Library Renovation and Expansion Project

Dear Council Members:

The Library project approved at Referendum in November of 2018 has received all local approvals and is now ready for competitive bidding and construction. Before moving to these phases, the project is scheduled for final Council review on Tuesday evening. I've attached a copy of the Site Plan, Floor Plan and Building Elevations as updated from when Council last reviewed the project in October 2019. There are modest changes to the Plan reviewed in October as follows:

- Access to the addition – Maker Space through the existing main entrance in lieu of direct access from outside.
- Landscape and planting plan finalized.
- Configuration of columns at the Main Street entrance fine-tuned to better match the original 1959 construction.

The project cost estimate prepared by the independent cost estimator working on the project are consistent with original estimates. The approved \$1M State Construction Grant is pending action by the State Bond Commission. Action by the State Bond Commission is expected as business begins to normalize as related to the COVID-19 situation.

Members of the project team will be available on Tuesday evening to review the project as applicable.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

Welles-Turner Memorial Library

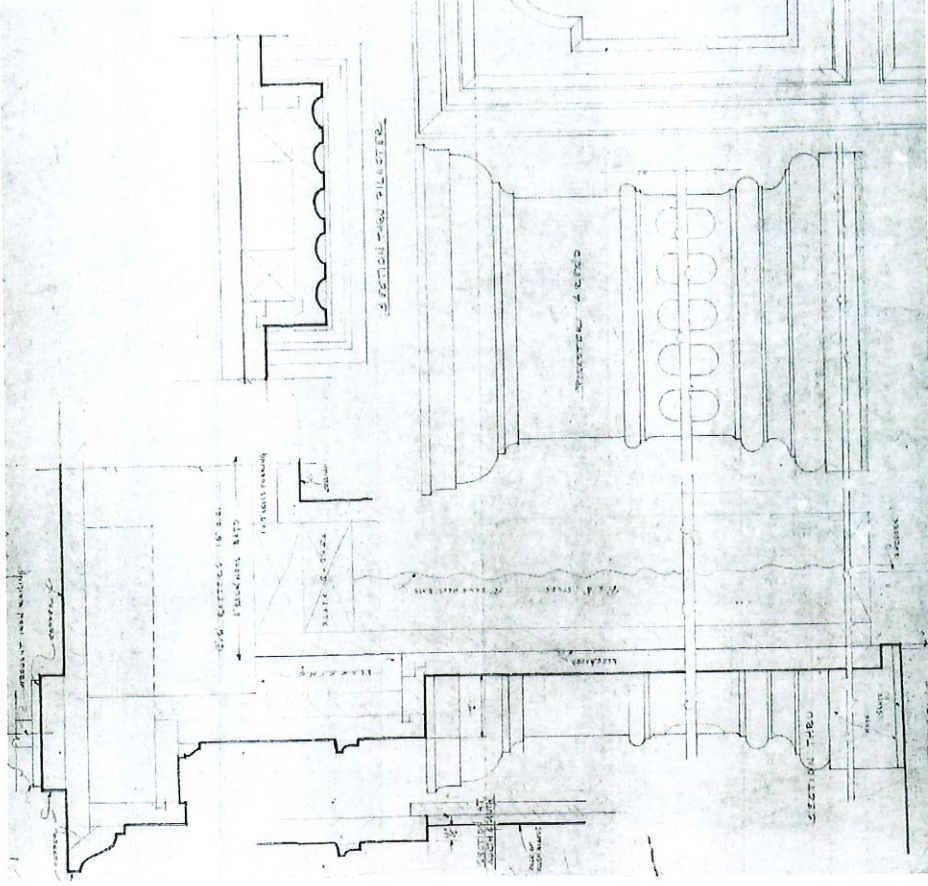
Town Council Presentation
June 9th, 2020



TSKP ARCHITECTURE | PLANNING | INTERIORS
STUDIO



Photograph c.1952



Architectural drawing c.1951

Original Entry with Square Pilasters

WELLES - TURNER

Main St. Entry Door

TSKP STUDIO



WELLES - TURNER

Entry Porch with Square Columns

TSKP STUDIO

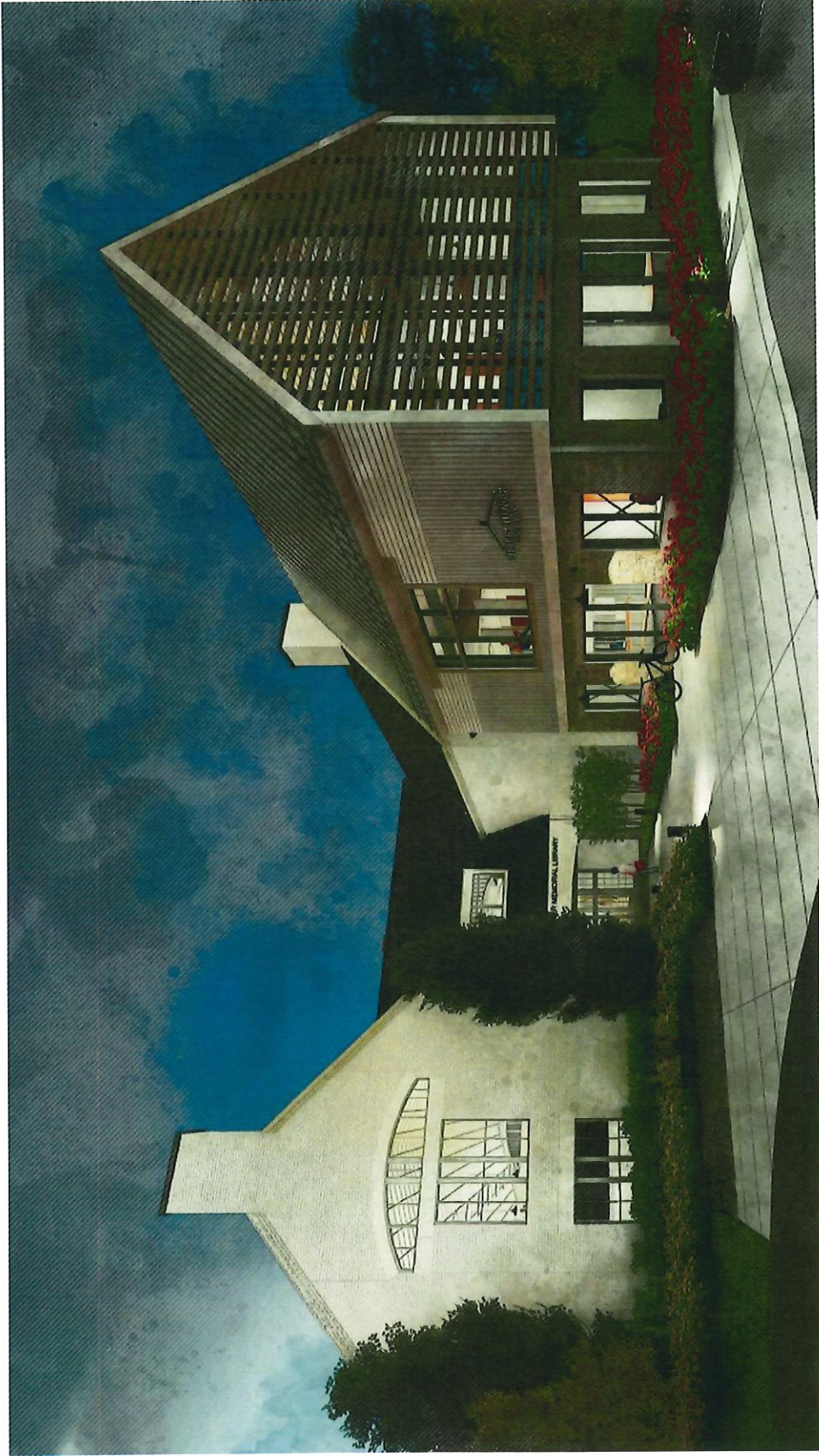


WELLES - TURNER

Entry View

TSKP STUDIO

21



WELLES - TURNER

Entry View

TSKP STUDIO



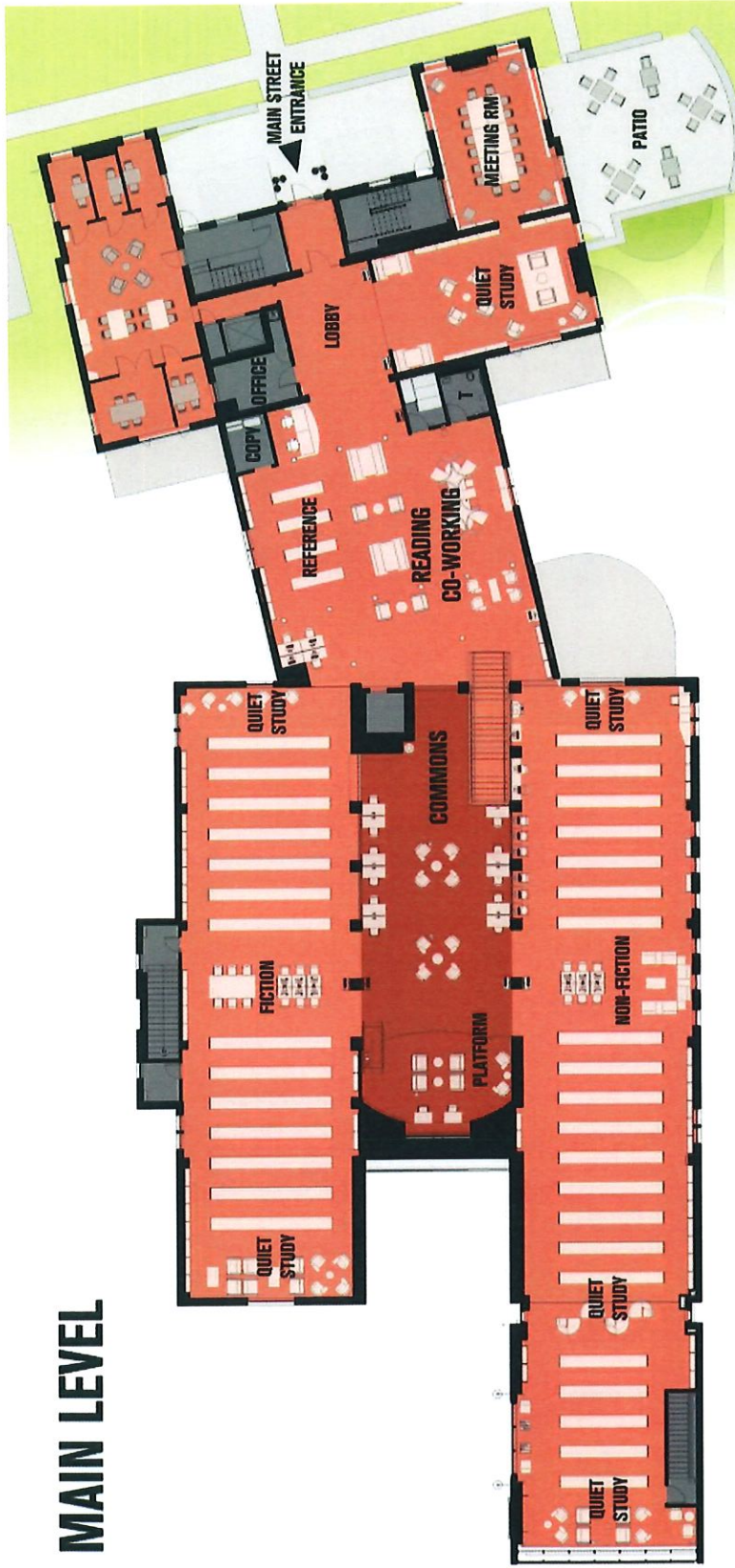
WELLES - TURNER

Entry Plaza

TSKP STUDIO

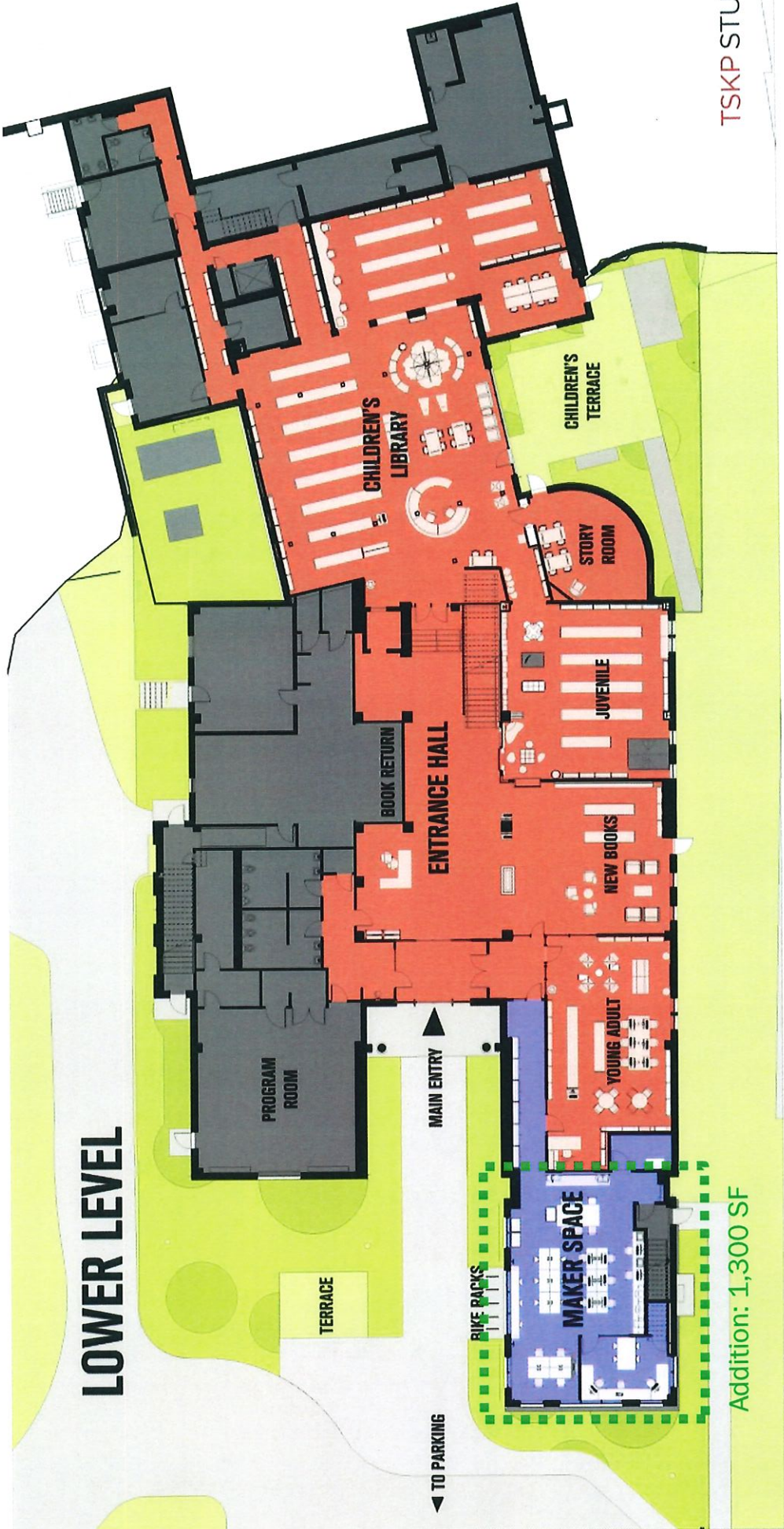
23

MAIN LEVEL



Improvements at Main Level

1. Space for co-working and business collaboration
2. Maintain the current collection size
3. Assembly space for presentation, performance
4. Comfortable seating for reading
5. Improve light quality
6. Improve patio access



WELLES - TURNER

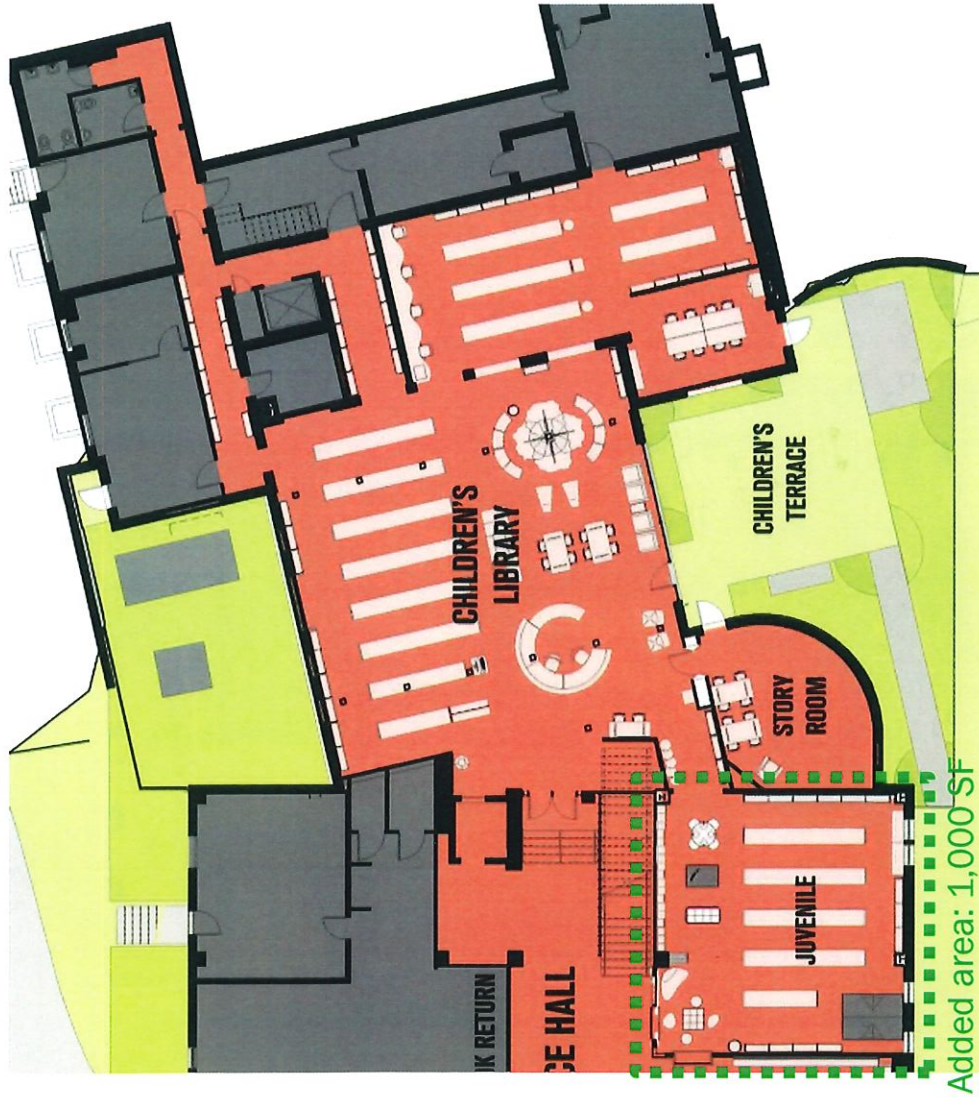
Lower Level Plan

TSKP STUDIO



Improvements at Lower Level

1. Enlarged Young Adults area with Soft seating, Collaborative Technology
2. Maker space
3. Welcoming main entrance – New books area
4. Comfortable seating for reading
5. Improve light quality
6. Increase Visibility of Children’s Area at Entrance



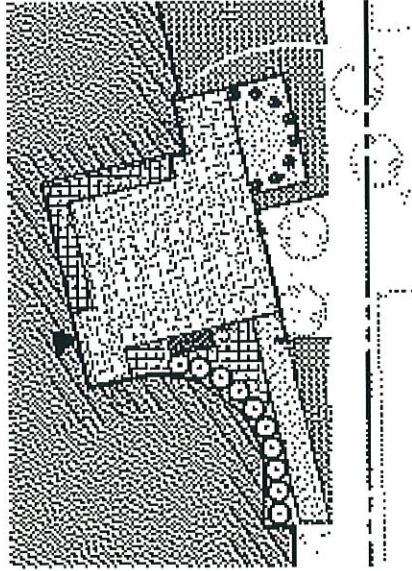
Children's Area Improvements

1. Age appropriate stack heights
2. Enlarged Pre-school area
3. Active programming area(s)
4. Increase natural light – Improve light quality
5. Outdoor program area - Terrace

Added area: 1,000 SF



Children's Terrace View



Children's Terrace Plan



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 #7
06-09-2020 Meeting

June 5, 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. COVID-19

For Glastonbury, as of May 31st, there were 1,425 tests performed with 278 positive results. Sadly, 73 deaths (54 over 80 years of age). This compares to 1223, 268, 71, 55 last week. The report for Glastonbury will be updated for the meeting of the 9th.

A copy of the weekly update posted to the website is attached. This provides a variety of information on Town operations, important resources, etc. and continues to be well received by Glastonbury residents.

Regular Tuesday through Saturday hours at the Transfer Station will resume the week of June 15th and the book pickup service at Welles Turner is now in operation. This allows patrons to request books and pickup at the Library during assigned times.

2. State Grant - \$1M

The last draft document for the \$1M state grant for the 542-acre land purchase is under final review. The goal is to have all documents ready for action at the June 23rd meeting.

3. Open Space Access

The District had placed no trespassing signs along the perimeter of the 542 acres recently purchased by the Town. Since this is now a Town-owned space, these signs are being removed.

4. Glastonbury/Rocky Hill Ferry

All indicators are the ferry will operate this year from mid-June through Labor Day. Received questions on this topic.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

News

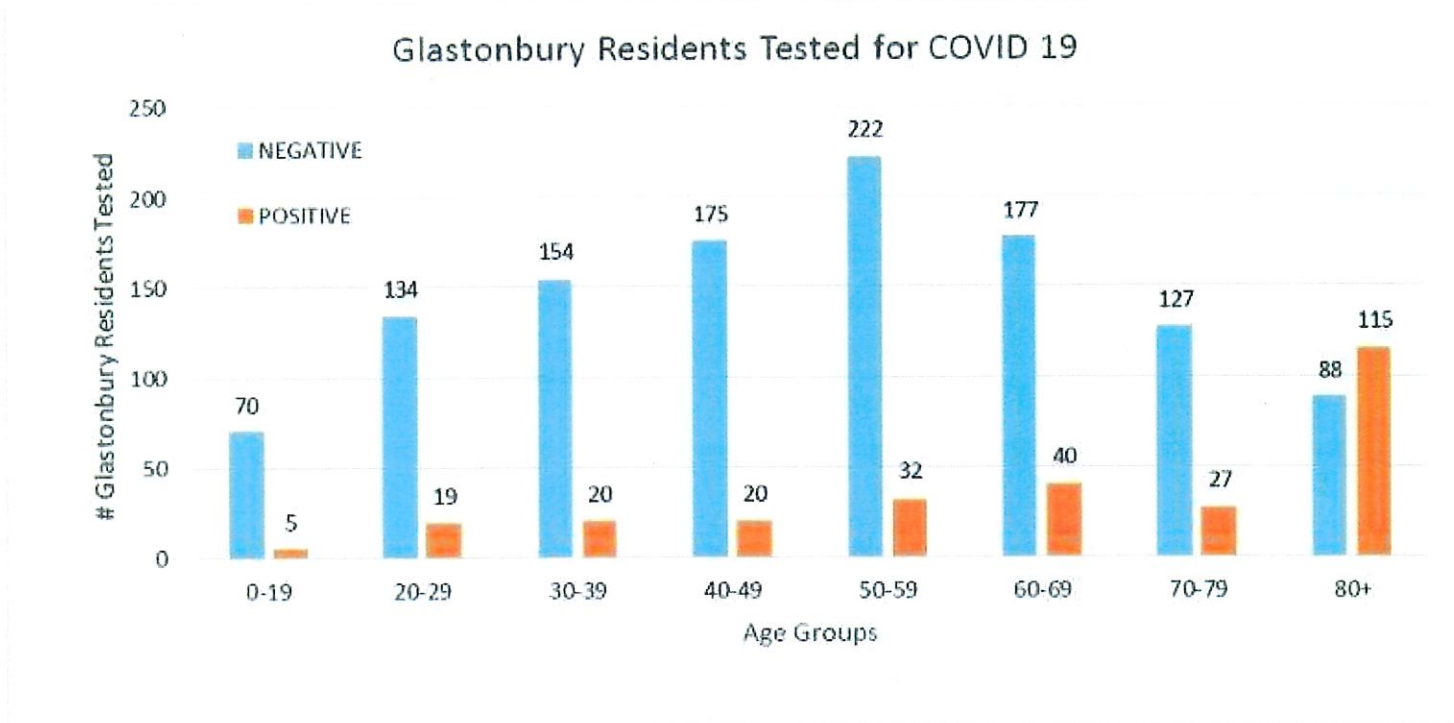
Town Manager Weekly COVID-19 Update - June 1, 2020

Post Date: 06/01/2020 2:58 PM

Please review the following town updates, which have been summarized here for resident convenience.

Glastonbury COVID-19 Figures as of 5/31/2020

As per CT Department of Public Health (DPH) lab testing data available 5/31/20, Glastonbury has 1,425 residents who have been tested or determined positive for COVID-19. Of those 1,425 residents, 278 are laboratory-confirmed or presumed positive cases of COVID-19. There have been 73 COVID-19-associated deaths to date, 54 of which were in residents ages 80 and older. Data from DPH is considered preliminary, and data changes as new reports are received and data errors are corrected. In an ongoing process of data assessment, DPH continues to modify how certain disease-positive lab results are considered, slightly changing some previous counts. As seen in previous weeks, the greatest number of positive cases is seen in the age group 80 years and older. The number of tested individuals across all age ranges has risen significantly from last week, due to an increase in testing availability, and a focus by DPH to enter testing information to support the new Contact Tracing program. The greatest number of tests are shown in the 50 -59 year age group. A total of 164 females and 114 males are positive. [Click here to view the State of Connecticut COVID-19 website, including resources and data points.](#)



Updates from Governor's Office: Amendment to Gatherings Limit, Hair Salons ReOpen

- **Barbershops and Hair Salons may reopen as of June 1**, provided they follow [sector rules](#) issued by the CT Department of Economic and Community Development.
- **Effective June 1, 2020, Social and recreational gatherings limit increased to 10 people indoors and 25 people outdoors**, and subject to safety restrictions and existing orders/business sector rules.

Parks & Recreation Summer Programs Update

Due to the pandemic and associated regulations/limitations, Glastonbury Parks and Recreation has modified, updated, and cancelled or suspended many of their summer programs. Their seasonal brochure has been updated to reflect

these changes and program participants are being notified of any changes that affect their family's registrations. [Click here to view their revised brochure.](#)

The Following Town facilities are OPEN:*

- Dog Park – Open with conditions. [Click here to review Dog Park requirements.](#)
- Tennis Courts at GHS and Addison – Open with conditions. [View Tennis Court guidelines](#)
- Boat Launch and Indoor Boat Storage at Riverfront Park – Open for the season!
 - [Click here to learn more about the boat launch.](#)
 - Contact Parks & Recreation to reserve your indoor boat storage space: **(860) 652-7679.**

Residents should please use the above facilities at their own risk. The Town will NOT be sanitizing surfaces at each site. Social distancing and face masks/coverings should be used at all times per the Governor's Executive Orders and CDC guidelines.

A more detailed update regarding the future reopening of Town Hall and other municipal facilities will be forthcoming.

Attention Restaurateurs - Temporary Outdoor Dining Application

Restaurant owners looking to apply for a temporary outdoor dining application [should visit the town website](#) and submit completed application/supplementary documents to planning@glastonbury-ct.gov.

Reminders

- **Most in-person events / programs cancelled through at least June 20** per Governor's Orders.
- **Face Masks for Residents in Need** – Visit www.glastonbury-ct.gov/mask to submit a request form. Masks are NOT designed to replace other preventative measures and wearers should continue to practice social distancing and heed all CDC hygiene guidelines.
- **Legal notices** will be posted online until further notice at www.glastonbury-ct.gov/legalnotice.
- **Marriage Licenses** - Available BY APPOINTMENT ONLY. [Please click here to request a marriage license appointment](#) with the Town Clerk's office.
- **Tax Deferment Program Approved** - Final day to pay July tax installment without interest is October 1, 2020. [Click here to review eligibility and application requirements.](#)
- **Transfer Station (TS) and Bulky Waste Facility (BWF) Accepting All Standard Items** – Reduced schedules still in place. Visit [Operating Hours web page](#) for more info.
- **Written testimony (public hearings) and Public Comment – Electronic forms:**
 - **Public HEARINGS** - [click here to complete the form](#)
 - **TOWN COUNCIL** - www.glastonbury-ct.gov/TCpubliccomment
 - **ALL OTHER** Board/Commission Meetings - www.glastonbury-ct.gov/publiccomment

Resources:

- Grocery services for residents in need. [Click here to view options.](#)
- Virtual programs, fitness classes, and ways to stay engaged while safe at home are available on the town website at www.glastonbury-ct.gov/stayengaged.
- Glastonbury COVID-19 updates - www.glastonbury-ct.gov/covid19
- State of Connecticut COVID-19 updates, visit www.ct.gov/coronavirus
- Data reports: ([click here to subscribe to the Governor's email updates](#))
 - [Data on nursing homes in Connecticut as of May 27, 2020](#)
 - [Data on assisted living facilities in Connecticut as of May 28, 2020](#)

Donate or Volunteer

- **General Volunteer Work** - Contact Glastonbury Social Services to discuss opportunities to help your neighbors in need at socialservices@glastonbury-ct.gov.

- **Mask Making** - To volunteer to make face masks for residents in need, or, if you are able to donate mask making supplies, please contact Anna Park at anna.park@glastonbury-ct.gov.

Sincerely,

Richard J. Johnson, Town Manager

[Return to full list >>](#)



INSTR # 2020003636
DATE FILED 06/02/2020 04:21:32 PM
MICHELLE KRANPITZ
TOWN CLERK
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MAY 26, 2020**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. via Zoom video conferencing. The video was broadcast in real time and via a live video stream.

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 {excused}
Mr. Whit C. Osgood
Ms. Lillian Tanski

a. Pledge of Allegiance *Led by Mary LaChance*

2. Public Comment.

Ms. Carroll noted that all written comments received are listed on the Town website. She explained that she will read the comments regarding today's public hearings during the hearings.

3. Special Reports.

a. Report on Fiscal Year 2020 estimated year and results and preliminary projections for Fiscal Year 2021.

Mr. Johnson explained that he provided the report for the current fiscal year, as well as the projections for next year. Based on revenues and expenditures through April 30, they expect revenues to approximate the current budget for the current year. However, in 2021, he noted to keep an eye on the investment income, which could run below the budget if they stay at current investment levels, and the collection rate, which for the last 10 years has had a gap between the budgeted/assumed collection rate versus their actual collection rate. He concluded by stating that the Unassigned Fund Balance is important, especially in situations like this, posed by COVID-19.

Dr. Beckett asked, if schools do not open up immediately in the fall semester, what the options are to let go of some employees who would not be working. School Superintendent Dr. Alan

*Glastonbury Town Council
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Bookman explained that they are paying everyone, whether or not they are working. They are even paying for gasoline they cannot use for the school buses because they are required to do so. Therefore, those savings are very small. There are some major expenses on the horizon that may or may not happen. The PPE expenses could be drastic, but there are many unknowns for next year. Mr. Niland asked where they will see savings this year, as a result of students staying at home. Dr. Bookman stated that those savings include field trips, overtime for custodians, and money for power and A/C. However, they are not very big savings. On the whole, it is a saving of about \$150k.

Mr. McChesney expressed confusion as to why they pay for the diesel. Mr. Johnson explained that, very often, they buy fuel as a commodity. When they make a commitment with the vendor to lock in that price, they lock in the gallons. They have a contractual obligation to purchase a certain minimum amount. Mr. Gullotta asked for an update on the LINKS program and expenditures, and the implication of this shutdown and how they will move forward, at a later meeting date.

4. Old Business.

5. New Business.

a. Presentation and discussion on proposed agreement between Board of Education and Glastonbury Education Association.

BOE Chairman Doug Foyle explained that they presented the teacher contract, which commences in July 2021. Dr. Bookman added that the teachers asked for a formal negotiation to make changes in their health insurances, so the major changes in the contract are in the high deductible plans. He explained that the 3% increase is not really a 3% increase because teachers are on a 12-step plan, so that increase is scaled. Overall, they think that this budget is a very positive contract for them because years 2, 3, and 4 will be a tremendous offset to the Town and the BOE.

Dr. Beckett stated that the 2.75% budget increase they approved for the BOE when the world is a 1.75% for social security increases is a built-in concern for him. He cannot be satisfied that he has done his due diligence in evaluating this contract at all. Dr. Bookman explained that the previous contract is up online, so he can compare the numbers for health benefits as well as salaries. In years 2, 3, and 4, the salary increases will be minimal compared to what they have seen in the past.

Mr. Gullotta stated that, in the high deductible insurance plan, they are currently paying 4% for Anthem and 0% for ConnectiCare. Dr. Bookman replied, not next year, but the following year, it will go to 12%. The second year, they will pay 14.5%, in year 3, 15.5%, and in year 4, 16.5%. Mr. McChesney shares some concerns with increases in the contract, in light of the current situation, and has some difficulty seeing the cost-benefit analysis here. Mr. Gullotta inquired as

to what would happen, hypothetically, if the contract gets voted down. Dr. Bookman stated that he would have to consult with an attorney to respond.

Discussions will continue at the next scheduled Council meeting.

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:15 P.M.

NO 1: ACTION ON PROPOSED TEXT AMENDMENTS TO THE BUILDING-ZONE REGULATIONS REGARDING BUILDING HEIGHTS IN COMMERCIAL ZONES.

Mr. Johnson explained that this process started in 2018 to give consideration to increasing building heights in commercial zones. He gave a brief history of this matter, then introduced Ms. Khara Dodds, Director of Planning and Land Use Services, who is on the call.

Ms. Carroll read the two written comments they received prior to this meeting:

Mr. John Alan Sakon expressed frustration at the Town's decision to move ahead with a zone change during a crisis. Contemplating zone changes on this massive scale is hardly an emergency and the constitutional rights of the individual to inspect the document will be abridged. Many law firms in Connecticut have questioned the legality of the government order, which waived the requirement of virtual hearings instead of in-person hearings. The Glastonbury Town Council should cancel all virtual meetings. He also noted that the comments section on the website is limited to 500 characters, which is a violation of a right to appear and be heard at a public meeting.

Ms. Beverly McGraw of 68 Sulky Lane asked the Council to consider not raising the heights of buildings in Town. Anything developers lobby for is only for their interests, not the Town's.

Mr. Niland explained the public hearing process for calling in. One comment was received in-person.

Ms. Jaine Lefebvre of 2847, 2849, 2851, and 2853 Main Street, explained that the virtual meetings are very confusing for people. She would like to have this hearing postponed and tabled until they can discuss it in person.

With no further comments, Mr. Niland closed the public comment session.

Mr. Johnson explained that the proposal is to allow for all uses to be increased in building heights, but it does not require it.

Motion by: Dr. Beckett

Seconded by: Ms. Carroll

BE IT RESOLVED, that the Glastonbury Town Council hereby continues this public hearing, and accepts longer written comments, recognizing that an individual has a right to speak for up to five minutes.

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

NO 2: ACTION ON PROPOSED AMENDMENTS TO TOWN CODE ARTICLE XVI, RESERVE FOR LAND ACQUISITION AND PRESERVATION, SECTION 2-287 (A) THE TYPES OF LAND TO BE CONSIDERED FOR ACQUISITION.

With no public comments, Ms. Carroll read the motion on the floor.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Town Code Article XVI, Reserve for Land Acquisition and Preservation, Section 2-287 (a) The types of land to be considered for acquisition and preservation by adding the following: (5) Land that preserves agricultural and farmland soils and uses, protects forest lands and natural resource and (6) Land that promotes orderly development of the Town, as described in a report by the Town Manager dated May 22, 2020 and as recommended by the Council Policy & Ordinance Review Subcommittee. Said amendment shall be effective June 22, 2020.

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

NO 3: ACTION ON \$150,000 APPROPRIATION AND TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-TOWN MANAGER/MACHINERY AND EQUIPMENT TO UPDATE PUBLIC ACCESS TELEVISION EQUIPMENT.

Mr. Johnson explained that they received a \$150k grant, which will be deposited to the General Fund, and there will be no net cost to the Town. Mr. Niland asked if they would be able to update the equipment in Council Chambers using these funds. Mr. Johnson replied not at this time.

With no public comments, Ms. Carroll read the motion on the floor.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council approves a \$150,000 appropriation and transfer from the General Fund-Unassigned Fund Balance to Capital Projects-Town

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Manager/Machinery and Equipment to update public access television equipment in accordance with the \$150,000 grant award under the Public Educational and Governmental Programming and Educational Technology Investment Account (PEGPETIA) Grant Program, all as described in a report by the Town Manager dated May 22, 2020 and as recommended by the Board of Finance.

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

The public hearings concluded at 8:44 P.M.

5. New Business.

b. Action on amendment to Parks and Recreation Fee Schedule effective July 1, 2020.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the Parks & Recreation Department Schedule of Fees and Charges – General Fund and Special Revenue Fund, as amended, for fiscal year 2020-2021, as detailed in a report by the Town Manager dated May 22, 2020 and as recommended by the Recreation Commission.

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

6. Consent Calendar.

a. Action to transfer uncollected taxes to Suspense List - \$146,279.29.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the transfer of \$146,279.29 of uncollected taxes to the Suspense List as described in a report by the Town Manager dated May 22, 2020 and recommended by the Board of Finance.

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

b. Action on proposal for the 2020 Neighborhood Assistance Act Program (set public hearing).

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, June 9, 2020 on the proposals submitted by The Maffe Foundation, Connecticut River Valley Chamber of Commerce and Exchange Club Center for the Prevention

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Regular Meeting of May 26, 2020
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of Child Abuse of CT, Inc. d/b/a KIDSAFE CT under the 2020 Neighborhood Assistance Act Program, as described in a report by the Town Manager dated May 22, 2020.

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

c. Action to Appoint of Auditors for the fiscal year ending June 30, 2020.

Motion by: Ms. Carroll

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council appoints the firm of RSM US LLP to audit the books and accounts of the Town of Glastonbury for the fiscal year ended June 30, 2020, in accordance with applicable Town policies, as described in a report by the Town Manager dated May 22, 2020 and as recommended by the Board of Finance.

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

7. Town Manager's Report.

Mr. Johnson provided an update on the COVID-19 pandemic, noting that as of May 24th, 268 residents have tested positive and 71 residents have passed away, 55 of whom were over the age of 80. The Parks and Recreation Department is looking to offer a creative experience for the summer playground program, but there is a lot of work to do. The Main Street sidewalk project has a public hearing scheduled on June 9th. A notice will be sent to all homeowners for properties abutting the sidewalk. They have received questions on building inspection activities, and BI staff has restarted interior inspections.

Mr. Gullotta asked if the Eastbury pool is being thrown into the mix, for consideration. Mr. Johnson stated that he would have to double check, but they have been putting up COVID-19 alert signs, so that would likely be their approach for Eastbury. Mr. Gullotta stated that, for the sidewalks, he would like to also send notices out to those residents who will not be affected by the project this year, just so that they know upfront what will soon happen. The Council agreed collectively to notify them.

8. Committee Reports.

- a. Chairman's Report. *None*
- b. MDC. *None*
- c. CRCOG. *None*

9. Communications.

Ms. Carroll explained that they have received a letter from business owner Oakwood Virtual Golf regarding the Town's role in potentially overriding the Governor's executive orders.

*Glastonbury Town Council
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10. **Minutes.**
a. **Minutes of May 12, 2020 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 May 12, 2020.

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

11. **Appointments and Resignations.**
a. **Appointments to various boards, commissions and committees as available (Republican).**

Mr. Niland read the list of names.

Motion by: Mr. Niland

Seconded by: Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints the names, as contained in the list just read aloud, to various boards, commissions, and committees as available (Republican).

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

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 to discuss a potential land acquisition and personnel matter – Town Manager at 9:07 P.M.

Result: Motion passed 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, Ms. Mary LaChance, Mr. Jake McChesney, Ms. Lillian Tanski, and Mr. Whit Osgood with Town Manager, Richard J. Johnson.

No votes were taken during the Executive Session, which ended at 9:20 P.M.

Meeting adjourned at 9:21 P.M.



INSTR # 2020003737
DATE FILED 06/04/2020 04:22:30 PM
MICHELLE KRAMPITZ
TOWN CLERK
GLASTONBURY CT

b. Personnel Matter – Town Manager (added to Agenda).

Following the Executive Session and Meeting Adjournment, the Council, with Town Manager, Richard J. Johnson in attendance, entered a non-meeting format -discussion to discuss collective bargaining negotiations. Such discussions are not treated as a meeting under the applicable sections of the Freedom of Information Act (FOIA). Attendees came out of the non-meeting format discussion at 9:50 P.M.

Respectfully submitted,

Lilly Torosyan

**Lilly Torosyan
Recording Clerk**

Thomas Gullotta /sac

**Thomas Gullotta
Chairman**

*Glastonbury Town Council
Regular Meeting of May 26, 2020
Recording Clerk – LT
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