

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, NOVEMBER 10, 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.

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**1. Roll Call.**

***Council Members***

Mr. Thomas P. Gullotta, Chairman  
Mr. Lawrence Niland, Vice Chairman  
Ms. Mary LaChance  
Ms. Deborah A. Carroll  
Mr. Jacob McChesney  
Mr. Kurt P. Cavanaugh  
Ms. Lillian Tanski  
Mr. Whit C. Osgood  
Dr. Stewart Beckett III {excused}

**a. Pledge of Allegiance**                      ***Led by Ms. Tanski***

**2. Public Comment.**

Ms. Carroll read the written comments received, as listed on the Town website:

***Jeffrey Wihbey of 1125 Chestnut Hill Road***, urged the Council to triple the CIP budget for the sidewalk project, in order to increase safety and make Glastonbury a more walkable city.

***Susan Karp of 32 Rampart Drive***, thanked all those involved in providing an excellent voting experience for Town residents.

***CJ Mozzochi of 227 Hebron Avenue***, asked that the Council remove Marshall Porter as Chief of Police, due to his failure to publicly denounce the police photograph supporting a political candidate and the police department's failure to research citizen complaints made against the department.

Mr. Niland opened the floor for comments from attendees.

***John Hammer of 136 Hopewell Road***, thanked the Council for consideration of the concept plan for the Cotton Hollow preserve and for the pleasant voting experience this election season.

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

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

5. **New Business.**

- a. **Action on proposed funding for purchase of Fire Department – Self-Contained Breathing Apparatus (refer to Board of Finance; set public hearing).**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$400,000 appropriation and transfer for purchase of self-contained breathing apparatus and schedules a public hearing for 8:00 p.m. on Tuesday, December 1, 2020 through Zoom Video Conferencing, as described in a report by the Town Manager dated November 6, 2020.*

**Disc:** Mr. Johnson explained that this equipment needs to be replaced for the volunteer firefighters in town. Since the project will not receive federal grant funding, the balance would be proposed as part of the July 1, 2021 capital program. Fire Chief Michael Thurz advised of the potential to achieve cost savings at an estimated \$80,000. The vendor is making this offer, provided that the town can place the order by the end of the year. Mr. Johnson noted that tonight's funding proposal will be almost identical to that of the air conditioning project.

Mr. Osgood asked about the length of the reimbursement process. Mr. Johnson explained that it could be either a one- or two-year process. Mr. Cavanaugh noted that this is the second time that Chief Thurz came in with an opportunity to save the town money. He then asked Chief Thurz if they were replacing the 120 canisters with an equal number of harnesses. Chief Thurz explained that they are replacing 75 air packs, which each come with two cylinders, for a total of 150 cylinders.

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

- b. **Status report and discussion on proposed Stallion Ridge Subdivision (Tabled from January 14, 2020 meeting).**

Mr. Johnson explained that, back in January, the concept was an open space subdivision with about 15 acres to be donated to the town. This decision falls under the purview of the Town Plan and Zoning Commission, but when there are significant costs that might accrue to the town, the Council typically will present its thoughts to the commission. At the time, there was a concern about the sidewalks accruing significant costs to the town, which has been addressed. There was also a discussion about whether or not this open space provides a public benefit. For that reason, the matter was tabled, and the subdivision was not pursued because of the pandemic. It is back before the TPZ now, and the applicant has amended the application to provide for 15 acres as part of private conservation easements, which will be regulated by a homeowner's association.

Mr. Gullotta recalled this being originally two parcels of land. Mr. Johnson explained that there is one parcel that is surrounded by the proposed homes and a separate parcel that is generally

consistent with the original proposal but does not allow for public access to the adjacent town-owned land. Mr. McChesney asked for clarification on the second parcel. Mr. Johnson explained that it is currently not proposed with an access easement. Mr. McChesney stated that he is in favor of having an access easement on that parcel to the town-owned land that joins it. Mr. Gullotta and Ms. Carroll concurred. Mr. Osgood asked the TPZ to assure that there is public access through town-owned lands to existing town-owned parcels on Bell Street. Ms. Cavanaugh is concerned about the potential of traffic in the summer and suggested restricting parking as an option. Ms. LaChance likes the idea of having access to the property they purchased from MDC. Mr. Cavanaugh would rather have access from the cul de sac than Bell Street because there is a sharp turn there. Ms. Tanski agreed with Mr. Cavanaugh's suggestion that it makes the most sense to come in off the cul de sac.

Attorney Peter Alter explained that there will be a gravel road which the Town can use to access the detention basins. Mr. Osgood's desire to provide access to the MDC land could be accomplished within the same easements that are already going to be granted to the town for stormwater drainage. The open space to the right of the property is significantly impacted by wetlands, so it would be difficult to create a pathway coming off of Bell Street. The open space on the north of the new roadway has some issues that the CC/IWWA commission has asked them to address. These conservation easements will run with individual lots, but they will be under the control of the homeowner's association.

Ms. LaChance asked what the tax implications are for having a conservation easement to the homeowners. Mr. Alter stated that because each homeowner will own a full building lot that is not subject to the conservation easement, it will not be an overly significant tax deduction. Mr. Cavanaugh likes the access off the cul de sac, which would be controlled by the homeowner's association with access for the public. Mr. Gullotta stated that there is an invasive species on the land which needs to be cleared up over several years. He asked if the homeowner's association will post a bond or is the town trusting their goodwill to accomplish this. Mr. Alter clarified that it is the developer's responsibility, not the homeowners. It takes several years to resolve phragmites because they are a very durable invasive plant. Ms. LaChance asked that it be made clear with signage that people can go down the shared driveway.

Mr. Gullotta suggested they insist that the town does not own the property but has an easement with public access through that property to the MDC land. There was a consensus by the Council.

**c. Action on continued public hearing concerning proposed amendment to Building Zone Regulations – Building Heights.**

Mr. Johnson explained the history behind this proposed amendment, which is to increase some of the building heights in town. He stated that the Council can either let the public hearing lapse and schedule it for more normal conditions or set the public hearing on November 24 or December 1 and act accordingly.

Mr. Gullotta stated that he sees no reason in delaying this any further, and if Mr. Fauci's predictions are correct, COVID-19 will be around through 2021. Ms. LaChance agreed. Mr. Osgood stated that the reason for the postponement was so that members of the public could attend a hearing in person. He believes that they should let the public hearing lapse. Ms. Tanski

agreed, stating that they should listen to the feedback received from numerous residents, which calls for a full, traditional public hearing on this matter when they have the chance. Ms. Carroll agreed with Ms. LaChance, adding that a full, in-person public hearing will not happen anytime soon. If there is an appetite for continuing the public hearing, they should do so in this format. Mr. Cavanaugh agreed with Mr. Osgood and Ms. Tanski because he hates these virtual meetings. However, if they are to continue meeting virtually, he asked if Mr. Johnson can develop some schematics so that they can see what the actual proposed building heights will look like. Mr. Johnson agreed to provide that with some comparisons. Mr. Niland stated that if the budget process can be conducted via Zoom, then they should be able to do this virtually, as well. Mr. McChesney agreed and is in favor of convening the public hearing on December 1.

Ms. Tanski does not believe that it is irresponsible to wait on this proposal, which is about planning for Glastonbury's future. Waiting for full public input is important; however, she understands that these are unprecedented times. Ms. LaChance countered that the public can and does have full input through submitting comments. She stated that Mr. Osgood's characterization that this is just going from 2.5 to 3 stories in one section of town is not true. This is also lifting restrictions on other areas of town to allow any type of business to go up to 4 stories. Ms. Carroll reiterated Ms. LaChance's statements. She finds Mr. Osgood's excuse to vote this down to be problematic. Mr. Osgood disagreed with Ms. LaChance's comments about the 4 stories, stating that the proposal is to allow the current 4 stories, but for any use, as opposed to limiting it to just office use.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby continues the public hearing on proposed amendments to the Building Zone Regulations – Building Heights:*

*Text Amendments: Sections of the Building-Zone Regulations regarding building heights: 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.6.10, 4.7.10, 4.8.10, 4.13.6e, 4.14.10, 4.15.10, 4.16.3b-3, 4.16.4.c, 4.17.2 (d) and 4.18.4e. These amendments also include addition of a new section, 4.19 - Planned Business and Development Overlay Zone:*

- 1) Establish 14.25 feet per floor throughout all zones;*
- 2) Increase permitted floors from 2.5 to 3 floors in Planned Travel Zone;*
- 3) Increase the permitted number of floors from 2.5 stories to 4 stories for all permitted uses in the Planned Employment and Planned Commerce zones;*
- 4) Establish Overlay Zone in the Planned Business and Development Zone (North Main Street area) and increase the number of permitted floors in the PBD Overlay Zone from 2.5 to 3;*

*Zoning Map: Amend Zoning Map to establish a Planned Business Development Overlay Zone to include the following Main Street properties: 3039, 3040, 3041, 3025, Lot W-2, 3017, 3011, 2997, 3000, 2963, Lot W-10A, 2955, 2941, 2915, Lot W-14, 2952, 2944, 2928, 2934, 2900, 2875, 2865, 2855, 2851, 2847, 2839, 2833-2837, 2831 and 2838-2868;*

*to 8:00 p.m. on Tuesday, December 1, 2020 through Zoom Video Conferencing, as described in a report by the Town Manager dated November 6, 2020.*

**Result:** Motion passed {7-1-0}, with Ms. Tanski voting against.

**d. Action to establish the Regular Council Meeting Schedule – calendar year 2021 through January 2022.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby adopts the Schedule of Regular Council Meetings dated November 10, 2020 for calendar year 2021 and January 2022.*

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

**e. Action on Pension Plan Amendment No.19 – Board of Education.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves Amendment No. 19 to the Town Pension Plan for Division 003, as described in a report by the Town Manager dated November 6, 2020.*

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

**f. Action to cancel Regular Council Meeting of Tuesday, November 24, 2020.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby cancels the Regular Council Meeting of Tuesday, November 24, 2020, as described in a report by the Town Manager dated November 6, 2020.*

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

**6. Consent Calendar. None**

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

Mr. Johnson stated that they have received a \$128,205 state grant through the STEAP Program, which will be allocated to their tree program within the Capital Improvement Program. The special holiday newsletter has listed a number of virtual programs that will be held by various town departments. He provided the Council with written feedback on the concept plan that Mr. Hammer spoke about during the public comment session earlier this evening. The most straightforward way to take care of the issues is to update their operating rules and regulations. The high school locker room and restroom project is scheduled to go out to bid. Glastonbury was one of 21 local health departments and districts to receive funding over three years. Over that period, they will receive about \$135,000 to provide additional public education on the pandemic, contact tracing, and a variety of support activities.

Mr. Johnson noted that they had discussed an opportunity with UConn to assist them with testing wastewater and analyzing the data for a cost of \$600 a month versus the \$5,000 a month that was discussed two meetings ago. Ms. Tanski cautioned that people should not wait for this scientific data to exercise caution against the virus. Mr. McChesney stated that this is a worthwhile thing to support. Mr. Cavanaugh reiterated Ms. Tanski's comments. Mr. Osgood asked the Town Manager to keep the Council up to date on the data. There was Council consensus for COVID-19 testing of the wastewater.

Mr. Johnson noted that they are rolling out a new town website. He also gave the Council an outline of the budget meeting dates, which he can review again at the next Council meeting. Ms. LaChance thanked all those who helped make this election season run smoothly. She also stated that the website looks great. Mr. Osgood also thanked Mr. Johnson for the sidewalk matrix, which he requested be put on the agenda for discussion at following meetings. He then asked about the sidewalk project that is yet to come, where the steep banks are. Mr. Johnson explained that that section is not yet fully funded, so it was pushed off to a third phase.

Mr. Osgood noted that the bike path from Western Boulevard to House Street came out very well. He asked if there were any plans for an opening ceremony. Mr. Johnson stated that it will likely be in the morning on a weekday sometime this fall. Mr. McChesney appreciated the inclusion of upcoming activities in town. He also noted that Small Business Saturday is coming up. He asked if the town is working with businesses in town to coordinate some way of celebrating that day. Mr. Johnson stated that he will provide that information in a day or two.

**8. Committee Reports.**  
**a. Chairman's Report.**

Mr. Gullotta pleaded that, with Thanksgiving coming up, people should be really cautious about COVID-19.

**b. MDC.**            *None*

**c. CRCOG.**        *None*

**d. Racial justice and equity commission.**

Ms. Tanski stated that, on Monday, they will launch the commission. The initial areas of inquiry will be policing, education, recreation, and affordable housing. At the first meeting, they will also discuss other areas of exploration. She thanked her fellow councilmembers for their support in what will be an asset to their community and town.

**9. Communications.**            *None*

**10. Minutes.**

**a. Minutes of October 27, 2020 Regular Meeting.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

**Result:** Minutes were accepted as amended by the Town Manager {8-0-0}.

**11. Appointments and Resignations.**

- a. Resignation of Janeen Dolan from the Commission on Aging (D-2023).
- b. Resignation of Nancy Goodwin from the Commission on Aging (D-2021).
- c. Resignation of Rosemary Hokanson from the Commission on Aging (R-2021).

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

**Result:** The resignations were unanimously accepted with regret {8-0-0}.

**12. Executive Session.**

- a. Draft terms and conditions – sale of Town-owned land at 210 Griswold Street.
- b. Draft terms and conditions for lease of Town-owned land – Oakwood Drive
- c. Potential land acquisition.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition at 8:45 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, 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, which ended at 9:10 P.M.

Meeting adjourned at 9:11 P.M.

Respectfully submitted,

**Lilly Torosyan**

**Lilly Torosyan  
Recording Clerk**

**Thomas Gullotta  
Chairman**