

**GLASTONBURY TOWN COUNCIL AGENDA  
TUESDAY, MAY 11, 2021 – REGULAR MEETING  
7:00 P.M. – ZOOM VIDEO CONFERENCING**

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**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

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1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
  - (a) Discussion and possible action concerning new sidewalk construction for 2021 season.
  - (b) Discussion concerning protocols for return to in-person Council meetings.
  - (c) Action on funding to support purchase of the Lombardo Farm by the Manchester Land Trust (refer to Board of Finance and Town Plan and Zoning; set public hearing).
  - (d) Discussion on proposal by MD7 for lease of Town-owned communication tower at 2108 Main Street.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
  - (a) Chairman's Report.
  - (b) MDC.
  - (c) CRCOG.
9. Communications.
  - (a) Letter from CT Siting Council regarding modifications to existing telecommunications facility located at New London Turnpike (a/k/a 299 Paxton Way).
10. Minutes.
  - (a) Minutes of April 27, 2021 Regular Meeting.
  - (b) Minutes of April 27, 2021 Special Meeting.
11. Appointments and Resignations.
  - (a) Resignation of Sandy O'Leary from Zoning Board of Appeals (D-2021).
12. Executive Session.
  - (a) Draft terms and conditions – sale of Town-owned land – Eastern Boulevard.
  - (b) Draft terms and conditions – lease of Town-owned land – Oakwood Drive.

IN ACCORDANCE WITH GOVERNOR LAMONT'S EXECUTIVE ORDER 7B.1 "SUSPENSION OF IN-PERSON OPEN MEETING REQUIREMENTS", THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, MAY 11, 2021 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://zoom.us/j/95181769986?pwd=cWViaVZZR0xNak5rdFI0MGpjZ2h0Zz09>

**Join by Phone:** +1 646 558 8656

**Webinar ID:** 951 8176 9986

**Password:** 918926

- **Public Comment** may be submitted at the following link no later than 2:00 p.m. the day before the meeting:  
[www.glastonburyct.gov/TCpubliccomment](http://www.glastonburyct.gov/TCpubliccomment)
- There is also the opportunity to give Public 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: [www.glastonburyct.gov/video](http://www.glastonburyct.gov/video)



# 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 #5(A)  
05-11-2021 Meeting

May 7, 2021

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: New Sidewalk Construction**

Dear Council Members:

By action in October, Council voted to support the design phase for new sidewalks along Spring Street and Bantle Road. The design for Spring Street is in final stages and before beginning work on Bantle Road, I wanted to confirm the work plan for 2021. The capital budget allocates \$300,000 for new sidewalk construction effective July 1<sup>st</sup> to combine with the \$195,000 now available. The cost estimate for Spring Street is \$160,000 (based on design) and Bantle Road also \$160,000 (preliminary estimate). Examples of other potential projects include:

- Ripley Road - \$165,000\*
- Douglas Road - \$210,000\*
- Clinton/Linden - \$300,000\*\*
- Pratt Street - \$300,000\*\*
- Manchester Road/Sachem to Hebron Avenue - \$270,000\*\*

\* 2021

\*\*2022

Work continues on options for the Main Street project between Mallard Drive and Red Hill. Subject to the final project scope, costs could vary from monies now available. A project update will be scheduled for the May 25<sup>th</sup> or June 8<sup>th</sup> meeting.

The topic of new sidewalk construction is scheduled for discussion on Tuesday evening so that design can continue as applicable. The current sidewalk matrix is attached.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment



Completed Projects  
Possible Grant Funding 2021  
New Request in 2020  
Under Consideration for Current Budget

R = Resident Request  
S = Staff Priority Identification

Sidewalk Project Prioritization Categories														
Sidewalk Project Location	Approximate Length (feet)	Estimated Construction Cost	School Access	School Bus Route Reduction	Special Needs Community Area	Town Center or other Commercial Area	Access to Town Park or other Town Facility	Regional Sidewalk Network Connection	Heavy Recreational Use Area	Heavy Pedestrian Traffic Area	Arterial Road (ADT > 3000)	Special Safety Concern Area	Total Prioritization Score (10 max)	Comments
House Street R/S Hebron Ave. North to Salmon Brook	915				1	1		1		1	1	1	6	High vehicle volume; difficult geometry; proximity to Salmon Brook Center Transitional Care Unit.
Naubuc Avenue R/S Main St. to Wallis St.	1560				1	1	1		1	1		1	6	New project to address foot traffic to Riverfront Park. Proximity to Naubuc Green.
New London Tpke R/S Full Circle to Rt17 ramps	900				1	1		1		1		1	6	Existing path in envelope; market for Full Circle Connector. High vehicle volume; difficult geometry; proximity to Salmon Brook Center Transitional Care Unit.
House Street R/S Spring St. Extension to Salmon Brook Drive	1365				1	1		1		1	1	1	6	Riverfront Community Center, Riverfront Park access from Somerset Square area.
Naubuc Avenue R/S Wallis St. to Glastonbury Blvd	3130				1	1	1		1	1	1	1	6	Connects existing section to Hubbard St. Access to Hubbard Green, GHS
Willis Street R #37 to Hubbard Street	470		1		1	1			1	1		1	5	Access to Nayaug School; connect existing sections
Main St/Route 17 R/S Old Males Lane to Great Pond	770		1		1	1			1	1	1	1	5	Hold pending completion of bridge reconstruction; access to Smith School
Addison Road R Norman Drive to Hebron Avenue	1312		1		1	1			1	1	1	1	5	Significant wellroads crossing
Main St Phase 2 R/S Whapley to Mallard, Buttomball to Stanciliff	3100				1	1	1		1	1	1	1	5	Fills a gap in the sidewalk in a busy commercial area of South Glastonbury.
Main Street R Hopewell to 908 Main (Herpos Bakery)	300				1	1			1	1	1	1	4	Connects two areas with extensive existing sidewalk networks
William St East R New London Tpk to Willieb St	1200				1	1		1		1	1	1	4	Suggest Neipasic Road sidewalk be considered together as part of recreation corridor/access to JB Williams.
Neipasic Road R Karen Lee Road to Bidwell	1300				1	1			1	1	1	1	4	Completed 2016/2019 with Willow Pond Subdivision and fill in work by the Town
New London Tpke R @ 539 East Carriage Dr	70				1	1	1		1	1	1	1	4	Requested by resident in Oalbert on 5/2/2017. Access to Multi-Use Path and Hebron Ave School
Bell Street R Belle Woods Drive	180		1		1	1			1	1	1	1	4	Access to Esbury School. Suggest Neipasic Road sidewalk be considered together as part of recreation corridor/access to JB Williams.
Neipasic Road R/S #15 Bridle Path					1	1			1	1	1	1	4	Connection to neighboring town; Esbury Elementary Park. Exposed dangerous walk in very poor condition, needed to be replaced for safety.
Addison Road R/S #543 to East Harford Town line	130		1		1	1			1	1	1	1	4	Under construction in Fall 2020
Cooper Drive R (replace blumious)	290				1	1			1	1	1	1	4	Sleep grade requires significant retaining wall or realignment of Route 17.
Main St Phase 3A/B R/S Shockade to Red Hill. #1287 to Mallard	755		1		1	1			1	1	1	1	4	Request by resident via Oalbert on 7/6/2017
Main St Phase 3C R/S Red Hill to #1287	2800				1	1	1		1	1	1	1	5	Provides connection to Multi-Use Path Phase 2.
Manchester Road R Sachem Drive to Hebron Avenue	1400 \$	900,000.00			1	1			1	1	1	1	5	Important corporate park amenity. Mid-day usage by employees.
Gateway Corporate Park National to Winding Brook	2050				1	1	1		1	1	1	1	5	Important corporate park amenity. Mid-day usage by employees.
Gateway Corporate Park Eastern Boulevard S Addison to #195	530 \$	70,000.00			1	1			1	1	1	1	5	Important corporate park amenity. Mid-day usage by employees.
Gateway Corporate Park Eastern Boulevard S Hebron Ave to National Drive	1200 \$	150,000.00			1	1			1	1	1	1	5	Important corporate park amenity. Mid-day usage by employees.
Gateway Corporate Park National Drive Eastern Blvd to Western Blvd	600 \$	90,000.00			1	1			1	1	1	1	4	Important corporate park amenity. Mid-day usage by employees.
Gateway Corporate Park Douglas Rd R Main Street to New London Turnpike	2200 \$	220,000.00			1	1			1	1	1	1	3	Important corporate park amenity. Mid-day usage by employees.
Founders Rd Path S	1550 \$	140,000.00			1	1			1	1	1	1	4	Well traveled connector road
Hebron Av at Bell St S	750		1	1		1			1	1	1	1	4	Connect to GHS fields
Hebron Av at Bell St S	850 \$	90,000.00	1		1	1			1	1	1	1	4	Hebron Avenue School access.



Completed Projects  
Possible Grant Funding 2021  
New Request in 2020  
Under Consideration for Current Budget

R = Resident Request  
S = Staff Priority/Identification

Sidewalk Project Prioritization Categories														
Sidewalk Project Location	Approximate Length (feet)	Estimated Construction Cost	School Access	School Bus Route Reduction	Special Needs Community Area	Town Center or other Commercial Area	Access to Town Park or other Town Facility	Regional Sidewalk Network Connection	Heavy Recreational Use Area	Heavy Pedestrian Traffic Area	Arterial Road (ADT > 3000)	Special Safety Concern Area	Total Prioritization Score (10 max)	Comments
Hebron Avenue S Addison Rd to Village Pl	450	\$ 61,000.00			1	1		1			1	1	4	Added 11/2020 per TM
Hopewell Road S Main to Southpond	1900	\$ 300,000.00			1		1				1	1	4	Provides access to South Gastonbury Commercial / Retail Area
Hubbard Street Rock Haven to Rt17 Overpass (North Side)	2550		1				1			1			4	
Manchester Road R Buckingham Plaza to Brookhaven Dr	1550				1			1			1	1	4	Request by resident via Qalnet on 3/26/2021
Neipsic Road R Karen Lee Road to Wickam Road	3300						1				1	1	4	Suggest Neipsic Road sidewalk be considered together as part of recreation corridor/access to JB Williams.
Neipsic Road R J.B. Williams Park frontage and #871 to 879	2100						1				1	1	4	Suggest Neipsic Road sidewalk be considered together as part of recreation corridor/access to JB Williams.
Neipsic Road S #979 to Gideon Welles School							1				1		4	Gideon Welles School access. Suggest Neipsic Road sidewalk sections be considered together as part of recreation corridor / access to JB Williams
Neipsic Road R/S #1295, 1334 to #1562	1350		1				1				1		4	Suggest Neipsic Road sidewalk be considered together as part of
New Lindn Tpk R Carrage to Cider Mill	240		1				1				1		4	High Volume / speed roadway. Requested by resident 2011
Spring Street R Willowbrook to Springbrook	2700	\$ 520,000.00					1				1		4	Requested by multiple residents. Sidewalk will serve relocated group homes.
Wrights Lane R	1200	\$ 157,000.00			1		1				1		4	Requested by resident only if BOE policy will allow for walkers from Wrights Lane to Naubus School
Battle Road R Springbrook to Griswold	650	\$ 80,000.00	1	1			1				1		4	Added 12/2020, completes connection for Spring Street walks to Griswold Street
Bell Street R/S Gideon Lane to Somerset	1220	\$ 159,000.00			1		1				1		3	Connects several neighborhoods to Bell St. Bike Path, requested by 2 residents
Bell Street R/S Somerset to Bellfidge	1300	\$ 380,000.00					1				1	1	3	Connects several neighborhoods to Bell St. Bike Path
Candlewood Rd R Abby To Lindsay	1400	\$ 290,000.00					1				1		3	Requested by resident 3/2013, also 9/2020 via Qalnet#2923
Chestnut Hill Rd R Surrey to H. Ball	600						1				1		3	Requested by resident 3/2013, also 9/2020 via Qalnet#2923
Chestnut Hill Road R Hopewell Rd to Hopewell School	2200			1			1				1		3	Access to Hopewell School
Chestnut Hill Road R Main St / Route 17 to Northview	3100		1				1				1	1	3	Access to Hopewell School
Kenny Street R Old Reservoir Road to Hebron Avenue	700						1				1	1	3	Requested by Resident 10/16/2020
Hebron Avenue R Path from Buckingham Park to Cricket Lane	3,880						1				1	1	3	Requested by resident in Qalnet on 5/2/2017. Access to Buckingham Park
House Street (East Side) #50-#59, #88	460					1	1				1		3	Added 1/6/2021. Fills in gaps on east side of road for connection to multi-use path entrance
Main St / Route 17 R Overlook to Buttonball (East Side)	300	\$ 41,000.00			1		1				1		3	Added 12/2020. Provides access to safer crossing point for Overlook Rd to access new Main St walks on west side
Spring Street Ext R Wickham Rd R	640	\$ 87,000.00				1	1				1		3	Previous resident opposition expressed
Diamond Lake Road #1319	2230						1				1	1	3	Requested by resident 3/2017
Hopewell Road R Meredith to Hebron Glen	2800						1				1		3	Requested by resident 3/2017
Marbury Rd R Diamond Lake to Imperial Drive	200						1				1		2	Added 12/2020 per TM
Marbury Rd R Diamond Lake to Imperial Drive	4250			1							1		2	Connects Balmoral to Imperial Dr. Access to Gryfedge Open Space
	1350						1				1		2	







# Town of Glastonbury

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FAX (860) 652-7505

Richard J. Johnson  
Town Manager

ITEM #5(B)  
05-11-2021 Meeting

May 7, 2021

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Meeting Format**

Dear Council Members:

A general discussion is scheduled for Tuesday evening on the protocols for a return to in-person Council meetings. The alternate (e.g. Zoom) meeting format established per Executive Order 7B.1 in March of 2020 will lapse as of May 19, 2021 per Executive Order 11. Topics for discussion include:

- All visitors will be required to wear masks. Will masks be required of Council members?
- Visitors required to observe social distancing.
- Podium to be moved away from dais.
- Chairs most proximate to dais and podium to be closed off.
- Potential to place plexiglass panels between seating at dais and at podium.
- Identify seating within Chambers for attendees to achieve separation.
- Review potential to hold hybrid (in-person and Zoom attendance by Council) as applicable.
- Continue written public comment and public hearing testimony per current protocols.
- Determine potential for remote public comment and testimony per current protocol (Zoom or other format).
- Effective date for return to in-person – tentative May 25<sup>th</sup> meeting.
- Amend Rules of Procedure for remote participation as applicable.
- Possible maximum attendance in Chambers and how to manage for public hearings, etc.
- Ventilation will run at maximum capacity and ultraviolet system installed at fresh air intake.

Council will have other questions that can be discussed on Tuesday evening. Additionally, staff is reviewing technology requirements as applicable.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal



# Town of Glastonbury

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FAX (860) 652-7505

ITEM #5(C)  
05-11-21 Meeting

Richard J. Johnson  
Town Manager

May 7, 2021

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Land Acquisition – Lombardo Farm – Manchester Land Trust**

Dear Council Members:

The Manchester Land Trust is working to purchase and preserve the 102-acre Lombardo Farm located off Hillstown and Bush Hill Roads as outlined on the attached page (red). Approximately 2 acres (cross hatched red) of the Farm extend into Glastonbury. The Trust is asking Glastonbury to contribute the per acre purchase price for these 2 acres, which totals \$34,000±. Should Glastonbury contribute to the overall acquisition, the Trust will own the 2 acres. Funding could be allocated per the Reserve for Land Acquisition and Preservation “bond issue” or capital funding for land acquisition (now totals \$83,000±). The area outlined in green was purchased by the Trust in 2016 (Bush Hill Preserve) and partially extends to Glastonbury. This matter is scheduled for discussion on Tuesday evening. Should Council wish to consider this request, the following is provided for your consideration.

*“BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 2+ acres of the Lombardo Farm as part of the overall acquisition of the 102-acre Farm by the Manchester Land Trust:*

1. *Referral to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;*
2. *Referral to the Board of Finance for a funding report and recommendation on the proposed \$34,000 appropriation;*
3. *Schedules a public hearing for 8:00 p.m. on Tuesday, May 25, 2021 to consider the proposed acquisition and \$34,000 appropriation and transfer;*

*all as described in a report by the Town Manager dated May 7, 2021.”*

Lastly, I have attached background information and correspondence by the Land Trust concerning this topic.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

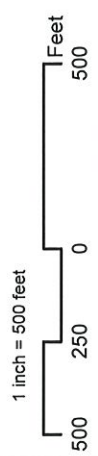


**Legend**

- Manchester Land Conservation Trust (MLCT) Owned
- MLCT Owned in Glastonbury
- Manchester Proposed Open Space
- MLCT Proposed Open Space in Glastonbury



# Manchester Open Space





## Lombardo Farm Fundraising Project

An opportunity to conserve 102 acres of forest, meadow, and wetlands — preserving a rural landscape in southwestern Manchester northeastern Glastonbury.

The Manchester Land Conservation Trust has undertaken a **\$500,000 fundraising campaign** to complete this \$1,700,000 purchase, to preserve the property in perpetuity and protect it from development. The land will be a regional asset, and will protect wildlife habitat, provide for clean air, and conserve former farmland for recreation, education, research, and experiencing the restorative powers of nature. The Lombardo property is located along Hillstown and Bush Hill Roads in Manchester (100 acres) and Glastonbury (2 acres). It abuts our 77-acre Bush Hill Preserve — a popular area for hiking, bird-watching, and picnicking and near five other Trust properties • Griswold Park • Barlow Park • Pavan Park • Buckland Pond • Miller Pond.



Approximate area depicted in Town of Manchester map.

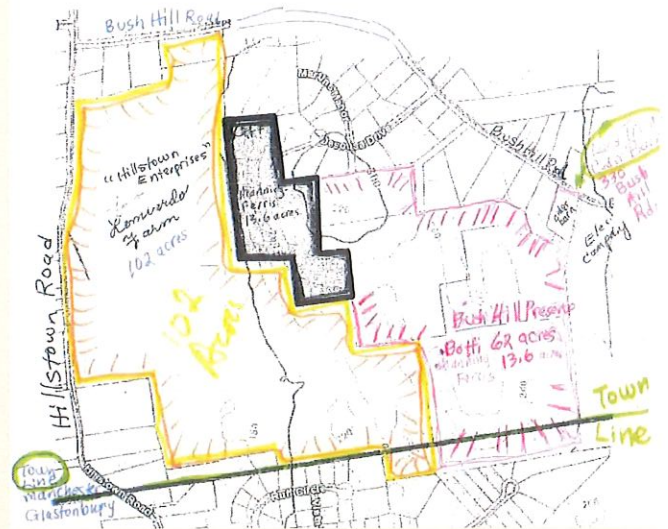


### Conservation Importance: A Priority Landscape

The Lombardo Farm is the last large open-space property available for purchase in Manchester, and a significant open space with forest, meadow, and ponds. Preservation of this property affects the very character of our community. It has the potential for hiking, biking, and ski trails, community gardens, and other public use.

Protecting this property from development is consistent with the State of Connecticut Green Plan and the Manchester 2020 Plan of Conservation and Development. Its preservation provides for improved air and water quality. Along with Town land, power line space, and the five parks mentioned above, we have an opportunity to preserve a large area of habitat for wildlife and plants.

The Land Trust has contracted to buy this farm with the support of the • State of Connecticut's \$300,000.00 grant • the Town of Manchester's \$900,000.00 grant • a \$50,000 grant from the Richard P. Garmany Trust at Hartford Foundation for Public Giving (see other side for details), and • \$50,000 pledged by our board members. We have to raise an additional \$400,000.00 to complete this \$1,700,000 purchase by June 30, 2021. You can donate online on the join/donate page at [manchesterlandtrust.org](http://manchesterlandtrust.org) or mail a check to 20 Hartford Road, Manchester, CT



In the above drawing, the • 102-acre Lombardo property is outlined in yellow, sharing a border with our 77-acre Bush Hill Preserve. If we can raise the needed funds by June, we will then protect a total of 177 acres of open space property in southwestern Manchester and northern Glastonbury.



## Great News! This conservation project already has:

- ✓ An open-space grant from the Town of Manchester of \$900,000.
- ✓ A Connecticut DEEP grant of \$300,000.
- ✓ Matching gift grant from the Richard P. Garmany Fund at the Hartford Foundation for Public Giving, matching dollar-for-dollar your donations of \$1000 or more.
- ✓ Contributions and pledges from all Board members of the Land Trust, pledging \$50,000 matching dollar-for-dollar your donations of \$1000 or more.
- ✓ A fundraising plan and committee with Land Trust members and directors.
- ✓ Individual donations from Land Trust members and friends.
- ✓ Paid appraisal fees of several thousand dollars — through a generous donation by a Board member — and a required Phase I Environmental Study, also paid for.

## The Manchester Land Conservation Trust has:

- ✓ Acquired and protected 490 acres of open space in Manchester, Andover, Bolton, East Hartford, Glastonbury, and Vernon.
- ✓ Operated as an all-volunteer nonprofit organization since its founding in 1972.
- ✓ Designed, built, and maintained miles of hiking trails on its properties for the enjoyment of the public.
- ✓ Organized and led hundreds of free walks and hikes for the community, including hikes for special groups of Scouts, school children, senior citizens.
- ✓ Worked with volunteers who have planted trees, built bridges and benches. Volunteers have included our members, Eagle Scout candidates, and Heads Up Hartford.
- ✓ Initiated a free e-newsletter to keep you informed — sign up using the red rectangle on the home page of our website: [www.manchesterlandtrust.org](http://www.manchesterlandtrust.org), and why not “like” our Facebook page as well: <https://www.facebook.com/Manchesterlandtrust>.
- ✓ Awarded 21 “Photo of the Month” designations to local photographers who send in pictures taken at our properties in various seasons. See our home page for info about past winners and how you can participate. No prizes, except for the satisfaction of being a part of land preservation and sharing the beauty of our properties.

## How to contribute:

- ✓ Send a check to 20 Hartford Road, Manchester, CT 06040, or
- ✓ Donate through PayPal on *Join / Donate* page of our website [www.manchesterlandtrust.org](http://www.manchesterlandtrust.org).
- ✓ Donations are tax deductible. Donations of \$500+ are applied to a life membership for you and a spouse. Donations of \$1000+ are matched (see above for details). If you would like a personal visit to discuss your donation, please phone the President of the Land Trust, Attorney Malcolm Barlow, 860-646-4081.



Photo at left, farm road leading into Glastonbury. Above, a pond in summer.



# MANCHESTER LAND CONSERVATION TRUST, INC.

PRESERVING OPEN SPACE IN MANCHESTER, ANDOVER, BOLTON, EAST HARTFORD, GLASTONBURY, AND VERNON.

FOUNDED IN 1972. MAILING ADDRESS: 20 HARTFORD ROAD, MANCHESTER, CT 06040 PHONE: 860-643-1823

## **Officers:**

Malcolm F. Barlow, *Pres.*

Dermot T. Jones, *VP*

Lincoln E. LeFebvre, *Treas*

William A. Doak, *Sec*

## **Directors:**

Frank Belknap

Dick Borden

Ginger Jackson

Rob Lewis

Colin McNamara

Kwasi Ntem-Mensah

Theresa Parla, *Membership  
Chair*, 860-643-1823

Justin M. Pedneault

Helen Robbins

Jeffrey Sullivan

## *Corresponding Secretary*

Helen Robbins

## *Legal Counsel:*

William R. Broneill

## *Technology Consultant:*

Jack Bowden

## *Webmaster & publicity chair*

Susan Barlow

## *Web site:*

[www.manchesterlandtrust.org](http://www.manchesterlandtrust.org)



**March 9, 2021**

Richard J. Johnson, Town Manager

Town of Glastonbury

P. O. Box 6523

2155 Main Street

Glastonbury, CT 06033

Re: Concern Raised by Town Council Regarding Purchase of Lombardo Farm by MLCT

Dear Mr. Johnson,

I am writing this letter in response to your email regarding the Glastonbury Town Council's concern regarding Glastonbury residents' access to Manchester Land Conservation Trust (MLCT) properties. MLCT anticipates that on June 30, 2021, the Lombardo farm in Manchester will be conserved for, recreational, educational, and scientific purposes benefiting present and future residents of Manchester as well as welcomed visitors from other CT towns. As with all MLCT properties, the combined area of Lombardo farm and Bush Hill Preserve will be opened to *all visitors* for passive recreation. The preserve that will be saved from development will include 177 acres of open space, wildlife habitat, and wetlands.

## **Background on MLCT**

The MLCT is a nonprofit, tax-exempt, publicly-supported corporation dedicated to the acquisition, preservation, and maintenance of open space lands and water resources in Manchester and surrounding towns. It was founded in 1972 as a 501(c) 3 non-profit and is an all-volunteer organization with a board of directors, officers, committees, stewards, and several hundred members. The MLCT is comprised of 31 parks located in six Connecticut towns: Andover, Bolton, East Hartford, Glastonbury, Manchester, and Vernon. The MLCT maintains this land for passive recreation allowing for visitors to hike or bike the many trails, bird watch, picnic, engage in the story book trail events, Scouting, nonprofit farming, or learn about our preserved land through MLCT sponsored hikes.

In 1972, when the MLCT became a chartered non-profit its mission was focused exclusively on the town of Manchester. Along the way it has become clear that the MLCT mission has changed since we have acquired properties in 6 other towns. It is understandable that anyone viewing the MLCT HOME website and reading the mission statement would infer that MLCT properties are only for Manchester residents, which has never been the case.



## **MLCT Plans Going Forward**

The concern about MLCT property access by the Town Council makes it clear that our mission statement needs to be updated.

Presently the MLCT does not own the Lombardo Farm but there is a farm road access through the farm property that connects to our Bush Hill Preserve at 330 Bush Hill Rd., Manchester. At Bush Hill Preserve we make efforts to monitor who is visiting. The steward at the Preserve has been documenting who is hiking or just enjoying the view and he notes that we are seeing Glastonbury residents every week, mostly from Opal Dr., Hillstown Rd. and Bell Street.

I would like to note that at Bush Hill Preserve we have had visitors as far away as Canada who were welcomed. There has been many diverse groups that have utilized the amenities at the Preserve, more than once. Some of the groups who have been welcomed at our property at Bush Hill Rd are a hiking group from Marlborough, CT; the Yankee Polecat Insulator Group with members from New England, New York and Pennsylvania; and the CT Cycling Advancement Program, a youth organized biking group from Middletown, which will be holding a trail biking event in 2021 at the Preserve. On an ongoing basis, the Manchester Pipe Band has been having a weekly practice at the Bush Hill Preserve pavilion and the public or anyone in earshot is invited.

The MLCT plans on creating access points with parking if possible within the 2000 ft frontage along Hillstown Road when we do acquire the Lombardo Farm. We are considering creating an access point within the 5 acre portion of the Bush Hill Preserve that is located in Glastonbury near East Opal Road. Also in the same vicinity on East Opal Rd there is Glastonbury open space property that might be used as another access point to the Preserve.

Hopefully this letter will allay the concerns of the Town Council. Please let me know if there is more information you need, so the town of Glastonbury's donation can make a realization in preserving this farm land as open space.

Very Truly Yours

Dermot Jones, VP



# Town of Glastonbury

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Richard J. Johnson  
Town Manager

ITEM #5(D)  
05-11-2021 Meeting

May 7, 2021

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Communication Tower – 2108 Main Street**

Dear Council Members:

The current five-year term of the lease with New Cingular Wireless for use for the Town-owned tower at 2108 Main Street ends at June 30, 2023. Over the five years, the annual lease rate totals \$36,000 escalated to \$40,518 in the final year. Provided the lessor or lessee do not terminate the lease with 120 days+ notice, the lease automatically renews for a new five-year term effective July 1, 2023.

MD7 is commissioned by the lessee to renegotiate existing leases. They have offered two scenarios:

1. \$2,383 per month effective January 1, 2022 escalated 2% annually through June 30, 2053.
2. \$499,595 lump sum payment with 99-year lease (this term could require Referendum approval).

There appear several options: 1) Continue 5-year term and determine next steps if the lessee looks to terminate in 2023; 2) Subject to lessee terminating, go to market for new lessee at appropriate market rate; 3) Consider options by MD7; 4) No longer lease space.

I wanted to make you aware and will appreciate the opportunity to discuss.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal





# 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  
05-11-2021 Meeting

May 7, 2021

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**

Attached is a copy of the most recent weekly report and summary of Town operations.

2. **American Rescue Plan Act**

Total estimated funding to Glastonbury per the American Rescue Plan Act totals \$10M±. This includes the original estimate of \$3.4M and an additional \$6.7M for the estimated county allocation. Funds for Education total \$1.387M±. The Treasury Department is expected to issue specific guidelines by May 11<sup>th</sup> and I will advise when more specific information is available.

3. **Land Acquisition – Birch Mountain Road**

This is a proposal for Town purchase of the .2-acre site owned by the State of Connecticut located off Birch Mountain Road per the attached page (smaller rectangle). The .2-acre site is considered surplus State land with a cost of \$1,000. When discussing purchase of the 30± Wright parcel, a parking area off Birch Mountain Road was suggested to provide access to the 30± acres and the Shenipsit Trail. The .2 acres has the potential to meet this goal.

The parcel previously served as a communications tower location including a tower and small support structure now decommissioned. Subject to Town purchase, the structure will be removed and efforts made to repurpose the communication tower at minimal or no cost. This site can accommodate a 10±-space gravel parking area with a short section of sidewalk to a crossing on Birch Mountain Road.

By action at its meeting of Tuesday, May 4, 2021, the TP&Z unanimously approved a favorable report and recommendation per CGS Section 8-24. As noted at the April 27<sup>th</sup> Council meeting, the \$1,000 charge is for administrative costs and will be funded through operating accounts. I was asked to reference this topic through my written report so that purchase can be approved by consensus or by adding to New Business on Tuesday evening.

4. **Memorial Day Parade**

Per the attached correspondence, the Memorial Day Parade will step off from the corner of Main and Welles Street at 9:00 a.m. on Monday, May 31<sup>st</sup>.

5. **Town Staff Appreciation**

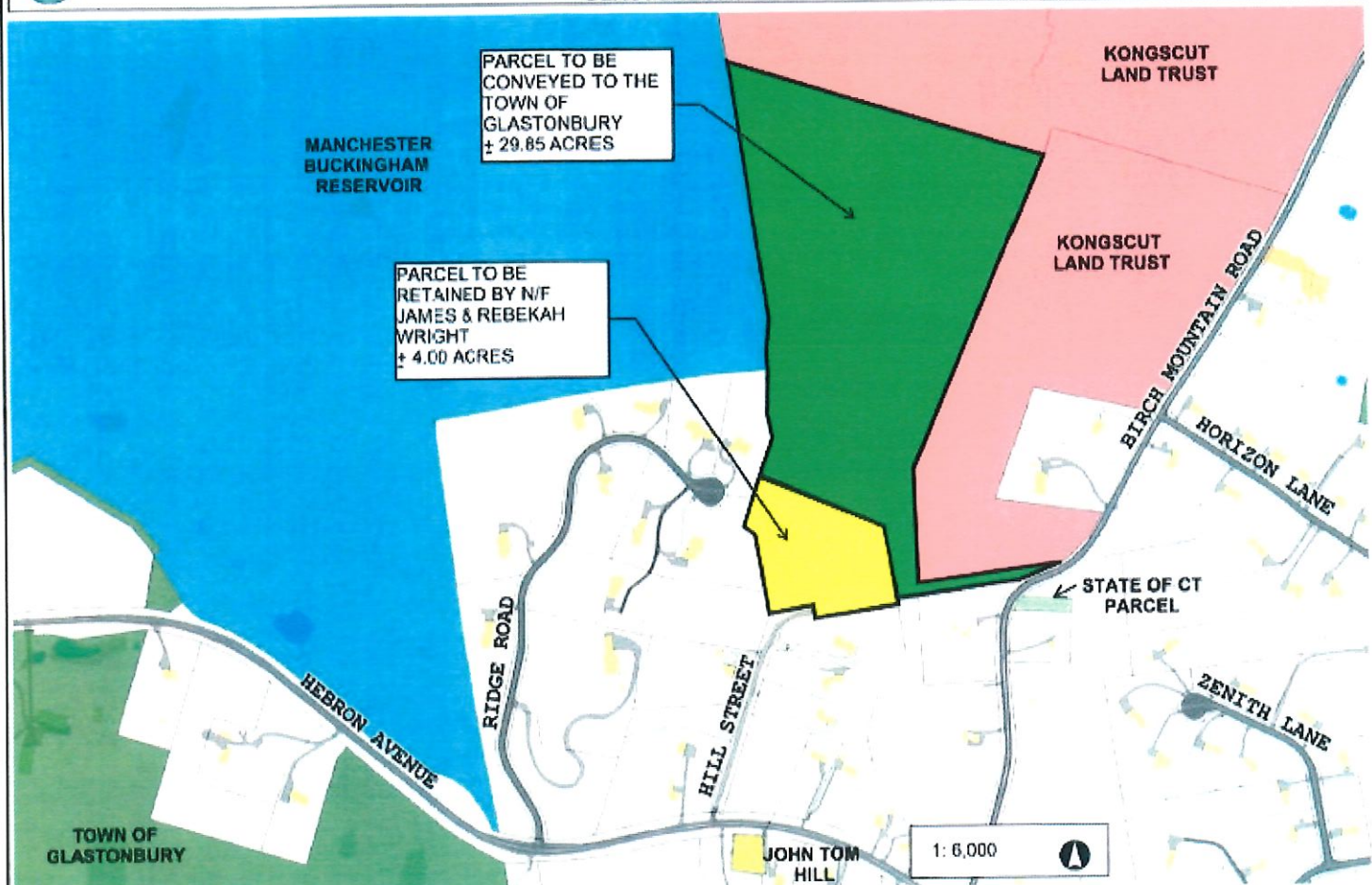
Recent thank you notes to Town staff are attached for your information.

Sincerely,

Richard J. Johnson  
Town Manager



**MAP DEPICTING PARCEL OF INTEREST  
LOCATED ON BIRCH MOUNTAIN ROAD  
GLASTONBURY CT**



1: 6,000



NAD 1983 StatePlane Connecticut\_FIPS\_0600\_Feet  
© Town of Glastonbury GIS

This map is a user generated static output from an internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Veterans Service Commission



## of Glastonbury

Service to All Who Served

April 29, 2021

Richard J. Johnson, Manager  
Town of Glastonbury  
2155 Main St  
Glastonbury, CT 06033

The Veterans Service Commission of Glastonbury is currently formulating plans for the annual Memorial Day Parade.

The success of the Memorial Day Parade would not be possible without the support, participation and patriotism that has been very much appreciated in years past.

The Commission hereby requests your support and/or participation in this years Parade.

**Parade date and time: Monday, May 31, 2021 0900**

**Assembly time and location: 0800 on Welles St behind St Paul Church**

We thank you for your cooperation and participation, and look forward to seeing you on Memorial Day.

Inclement weather policy: In the event of inclement weather, we will have a small ceremony on the Hubbard St green. We will strive to hold the parade except for severe weather and the decision made before 0845 hours.

On Behalf of the Veterans Service Commission of Glastonbury.

Very Respectfully,

John A. Davis Jr.  
VSC of Glastonbury, Chairman  
202 Karen Lee Road Glastonbury, CT 06033  
vscofglastonbury@gmail.com - 860-989-3092

RECEIVED  
2021 MAY - 6 AM 10: 11  
TOWN MANAGER

**Sent:** Friday, April 23, 2021 2:29 PM

**To:** Gregory Foran <[gregory.foran@glastonbury-ct.gov](mailto:gregory.foran@glastonbury-ct.gov)>

ps. The Riverfront park area looks 200% better now! More barrels, and folks sent to pick up .... it's helping a lot!

**Sent:** Thursday, April 22, 2021 6:32 PM

**To:** Gregory Foran <[gregory.foran@glastonbury-ct.gov](mailto:gregory.foran@glastonbury-ct.gov)>

**Subject:** Re: Addison Litter and Other issues

Hello Gregory,

Just wanted to say hello and compliment you the Park Ranger and the Maintenance Staff for keeping Addison Park clean of litter.

As you know I bike ride through the park almost every day. These past few weeks I have noticed how free of litter the park is!

I'm sure all town residents and guests appreciate a clean park.

It is truly inspiring to be outdoors and enjoy a clean Addison Park.

Thank you..Thank You..

**Sent:** Friday, April 9, 2021 8:54 AM

**To:** Marshall Porter <[marshall.porter@glastonbury-ct.gov](mailto:marshall.porter@glastonbury-ct.gov)>

**Subject:** police patrol of Riverfront

Hi Chief Porter - I wanted to mention how happy I was to see a motorcycle police officer on two consecutive days this week do a drive-around at the Riverfront Park (around 2PM).

I know that last year was an extraordinary one in many respects, but - as someone who spends between one and three hours a day there writing when the weather/temperature permits - I frequently had to leave the park because groups of young adults were behaving in ways that were obnoxious and not permitted. I was not alone: many "regulars" at the park talked about what was happening, and it saddened me that elderly people and young moms with infants at the playground felt compelled to leave because of the noise and obscenities and the general concern about what a band of unruly, foul-mouthed young adults who were violating the park's regulations might end up doing.

And I did not see a police officer even once during the entire April-October period last year while I was at the Riverfront Park (except when I called the GPD because some extremely elderly man was driving erratically and putting himself and others in danger - your officer subsequently told me they were going to have to take his license away).

I - many of us - noticed that cameras were installed around the boathouse, and we hope these will be used to help keep the area somewhat civilized.

But just the sight of that officer on his motorcycle these last two days was, I thought, a very clear, new signal that egregious violations of regulations would be noted and, hopefully, dealt with.

Please don't feel like you have to reply.

Many thanks,



Dear Chief Porter,  
What an evening!  
Thank you so much for your  
immeasurable contribution to our  
domestic abuse event, & for  
everything that you do to make  
people's lives a little better.  
Ketti, Chris, <sup>Hallmark</sup> Jill, Kiri

TALK

Sent: Wednesday, March 31, 2021 7:03 PM

To: Anna Park <[anna.park@glastonbury-ct.gov](mailto:anna.park@glastonbury-ct.gov)>

Subject: Cupcakes 🍰

Thank you so much for offering this fun activity. My kids are quarantining due to a positive case in my oldest son class, so this was a fun at-home activity that the kids really enjoyed. We added some "extra" toppings to add extra yummy fun.

Thanks again!

Photos of flowers from here and there  
Three from England, some near my chair.  
Regardless where they bloomed and grew  
They're honored to be sent to you.

Jennifer,  
Thank you  
for your  
kindness  
on the phone.  
You are so  
nice!



Wishing  
you  
well -



**Sent:** Tuesday, March 23, 2021 12:16 PM

**To:** lori lacapra

**Subject:** "letters of love campaign"

Hello Lori,

Glastonbury Youth and Family Services and Senior Services "Letters of Love: A Community Valentine" initiative encouraged Glastonbury residents of all ages to write anonymous letters expressing greetings of hope, love, and kindness for those in their community who are socially isolated and may benefit from receiving a heartfelt message.

Y&FS received over 550 handmade submissions from the community and delivered to residents at Hebert T. Clark House, Center Village as well as to those isolated in their own homes. Accompanying the envelopes full of drawings, water colors, photocopied pictures of family pets, and hand written notes was the following greeting:

You've been chosen as one of the lucky recipients! The notes, drawings and letters inside this envelope were made by your neighbors in hopes of brightening your day. If you would like to publicly share a message of love and gratitude back to your community, please call Norma Carey at 860-652-7655.

Norma reported receiving the following messages from the "Letters of Love" recipients:

Wonderful cards, they lifted my spirits  
Made my day  
So appreciative  
Brighten my day  
So sweet and want to thank the young people  
So grateful to have received these cards  
I have low vision so my son read them to me...thank you~  
Very Grateful for the letters of love!  
Feeling blessed wanted to send good wishes to those who sent me the cards.  
I had been feeling blue and these cards lifted my spirit, so now when I am feeling sad I can read one or two to lift me up once again!  
Adorable, Thank you!  
I can't believe I got these precious cards...Thank you so very much!  
I will never throw these away!  
It means a lot not to be forgotten – thank you one and all!

Attached you find photos of one of the collection boxes, the original campaign advertisement for FB, a FB user's post of some young volunteers showing off their creations, and some of the collected submissions.

Thank you,





501 (C) 3

*Using Dr. King's philosophy and principles to create a more inclusive community*

March 22, 2021

Dear Chief Porter,

**Currently Vacant**  
*President*  
**David O'Connor**  
*Vice President*  
**Ellen Carter**  
*Secretary*  
**Robyn Guimont**  
*Treasurer*

Thank you for being part of tonight's Glastonbury MLK Community Initiative (GMLKCI) conversation on "Discrimination: Rights and Reforms" tonight. We appreciate the opportunity to increase awareness of this important topic.

*Directors*  
**Xabian Alcaron**  
**Rev. Richard Allen**  
**Mary Crombie**  
**Darwin Kovacs**  
**David Peniston**  
**Saachi Shah**

It was very kind of you to donate your speaker's fees back to GMLKCI to help us to continue to fund future conversations.

Sincerely,

A handwritten signature in black ink that reads "Robyn Guimont".

Robyn Guimont for the Glastonbury Martin Luther King Community Initiative  
62 Chimneysweep Hill Road  
Glastonbury, CT 06033

**Sent:** Thursday, March 11, 2021 2:53 PM

**To:** Kreg Obrien <[kreg.obrien@glastonbury-ct.gov](mailto:kreg.obrien@glastonbury-ct.gov)>

**Subject:** 21-4090

Officer Ingham went above and beyond today. She took a complaint from an older man who had his mail box damaged many times. She contacted the post office to see if the mail box could be put on the house and went out and bought him a new mail box and presented it to him and his wife. Awesome job!!

3/11/21

I am so happy to express our profound gratitude for all your efforts to keep our community safe + healthy. It has been such a frightful year; waiting for our vaccine "slot" only added to the anxiety, as did trying to navigate the VAMS site.

I feel so fortunate to have seen the clinic sign while at the center picking up art supplies (thanks Norma!) I would otherwise not have expected vaccine distribution here. With that

awareness, I thought to call you when I didn't see the center on the VAMS site. You were so kind as to take our names to your wait list. You called us today, Yay! Now we don't have to wait till August!

Everyone we interacted with today was professional, helpful and kind; what a pleasure. We are one step closer to Covid peace and calm, and we thank you heartfully.

Be well,

From: Mark Catania

Sent: Tuesday, March 9, 2021 12:24 PM

To: Sergey Sharov <sergey.sharov@glastonbury-ct.gov>

Cc: Kevin Troy <kevin.troy@glastonbury-ct.gov>; Jeffrey Hodder <jeffrey.hodder@glastonbury-ct.gov>;

Marshall Porter <marshall.porter@glastonbury-ct.gov>

Officer Sharov,

Just a quick email pertaining to [REDACTED]. If you recall, [REDACTED] was involved in an evading motor vehicle accident yesterday on Putnam Boulevard, in front of Home Depot.

[REDACTED] is a retired Hartford Fire Fighter and called me today about your actions at the accident. The [REDACTED] were both very impressed with your kindness, demeanor and your calming influence. Both [REDACTED] wanted to make sure the Chief and I were in the "know" about how well you handled yourself and the case investigation. [REDACTED] was also very impressed with how quickly you were able to get the word out on the vehicle that struck hers.

As always, thanks for your hard work, professionalism and passing along the department's mission statement to the citizens you come in contact with daily.

Much appreciated. Keep up the great work.

Mark

Captain Mark Catania  
Glastonbury Police Department



**Sent:** Wednesday, February 3, 2021 3:36 PM

**To:** Liz Gambacorta <[liz.gambacorta@glastonbury-ct.gov](mailto:liz.gambacorta@glastonbury-ct.gov)>

**Subject:** Enjoy Exercising

Hi Liz!

I hope you, staff and family are doing well and keeping healthy. I just want you to know – as we approach a year of this pandemic – how much I enjoy keeping up with Maggie's Pilates and Ashley's core classes. The last day I was in the Academy building was March 13 and decided not to stay for the class with rumblings of other cancellations and coming "flu". I figured we'd all be back in 2-3 weeks.

I look forward to Tuesday and Thursday mornings and it truly is nice to have this to look forward to especially in winter. Particularly enjoyable is being "on the road" with Maggie as she seamlessly brings us our classes. These remote classes are working very well, all of are safe, and we are keeping up with some normal enjoyments.

Thanks for you and the staff for all you are doing. Just signed into the new site and eager to continue these excellent programs!  
Sincerely,



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

Phone: (860) 827-2935 Fax: (860) 827-2950

E-Mail: [siting.council@ct.gov](mailto:siting.council@ct.gov)

Web Site: [portal.ct.gov/csc](http://portal.ct.gov/csc)

VIA ELECTRONIC MAIL

May 4, 2021

The Honorable Thomas P. Gullotta  
Chairman  
Town of Glastonbury  
Town Hall  
2155 Main Street  
P. O. Box 6523  
Glastonbury, CT 06033  
[thomas.gullotta@glastonbury-ct.gov](mailto:thomas.gullotta@glastonbury-ct.gov)

RE: **EM-T-MOBILE-054-210430** – T-Mobile notice of intent to modify an existing telecommunications facility located at New London Turnpike (a/k/a 299 Paxton Way), Glastonbury, Connecticut.

Dear Chairman Gullotta:

Pursuant to the Regulations of Connecticut State Agencies Section 16-50j-72, the Connecticut Siting Council (Council) is in receipt of a request to modify an existing telecommunications facility located in the Town of Glastonbury.

In accordance with Section 16-50j-73 of the Regulations of Connecticut State Agencies, on April 30, 2021, written notice of the intent to modify the existing telecommunications facility was provided to the Council, the property owner of record and the chief elected official of the municipality in which the existing telecommunications facility is located.

Should you have any questions or comments regarding the above-referenced request, please feel free to call me at 860-827-2951 or submit written comments to the Council by May 18, 2021.

Thank you for your consideration.

Sincerely,

*s/ Melanie A. Bachman*

Melanie A. Bachman  
Executive Director

MAB/IN/emr

c: Richard J. Johnson, Town Manager, Town of Glastonbury ([richard.johnson@glastonbury-ct.gov](mailto:richard.johnson@glastonbury-ct.gov))

RECEIVED  
2021 MAY - 6 PM 4: 27  
TOWN MANAGER





INSTR # 2021003943  
DATE FILED 05/04/2021 02:46:22 PM  
MICHELLE KRAMPITZ  
TOWN CLERK  
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, APRIL 27, 2021**

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, following an Executive Session held at 6:30 p.m. 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. Mary LaChance  
Ms. Deborah A. Carroll  
Mr. Whit C. Osgood  
Mr. Kurt P. Cavanaugh  
Mr. Jacob McChesney  
Ms. Lillian Tanski

**a. Pledge of Allegiance** *Led by Jake McChesney*

**2. Public Comment.**

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

***Ken Dorros of 241 Shoddy Mill Road***, addressed the use of ATVs on private property, which sometimes infringes on the rights of others to sleep peacefully. He understands that the Town has no noise ordinance, but these ATVs are operated with impunity. He spoke to other Connecticut towns who have addressed this concern in various ways. He proposed that the Council form a committee to explore reasonable regulation of the use of ATVs on private property.

***Steven Becker at 611 Chestnut Hill Road***, raised a public safety concern regarding motor vehicle tailgating and aggressive driving. There are many road advisories in Glastonbury and Connecticut in general, but none about tailgating, which is a direct cause of leading accidents. He requested a study be conducted with several objectives in mind to counter the problem of tailgating. He also volunteered to serve on a task force dedicated to this study.

***Shawn Googins of 74 Forest Lane***, requested that the wastewater testing for COVID-19 be terminated immediately because the study did not provide any actionable data.

*John Sakon of 28 Fenwick Drive*, stated that the Glastonbury administration has blocked his communications to the Council. He would like someone to reach out to him to deal with this 'cancel culture'.

*John Michalik of 69 Sunset Drive*, stated that the map included on page 37 of today's Council meeting packet is incorrect. It depicts two clusters of households that petitioned MDC for public water. His house is included in one of these clusters, but he did not petition MDC for water in 2018, nor did he ever petition MDC for water in the nearly 10 years that he has lived at this address. He also found it suspicious that all 16 households in his cluster petitioned MDC, according to the map. This seems far-fetched since he knows at least two homeowners who oppose public water.

Mr. Niland opened the floor for attendees to comment. With no comments, he closed the public comment session.

### 3. Special Reports.

#### a. Report on potential extension of public water service (Manchester Water and Metropolitan District) uranium in residential wells – Tighe & Bond.

Mr. Gullotta stated that this issue has no simple solutions, and they will not be taking action tonight. They will listen to what the Town Manager has to say, and he hopes that the Council will refer this action to the committee that was formed for this.

Mr. Johnson concurred that this is a preliminary report/feasibility analysis. Residential property owners have experienced uranium in residential wells that exceed both thresholds, for drinking and for bathing. The question they are tackling is, could MDC and Manchester Water service be extended to these subject areas, and if so, what challenges would that process present?

Peter Galant, Vice President from the Shelton, CT office of Tighe and Bond, presented a conceptual plan, not a proposed plan, for providing public water supply to homes with elevated uranium concentrations. This plan considers strictly the engineering factors for pursuing this service. The EPA drinking water standard is that public water supplies with more than 30 micrograms per liter of uranium would require treatment. The CTDPH recommends that wells greater than 900 micrograms per liter should not be used at all for either drinking or bathing. Mr. Galant noted that not all wells have been tested, so there may be other homeowners in Town who have elevated uranium concentrations.

Mr. Gallant noted that the MDC in the Chestnut Hill road area is served by three pressure zones. He addressed the public comment by Mr. Michalik, clarifying that the map shows historical service petitions from homeowners, not current petitions. The Minnechaug Mountain area is



Manchester Water's main service area. There could be a potential new tank to serve the expanded service area. He then reviewed a conceptual cost of the project, using the high unit cost of \$500 per square foot, which totals around \$46 million for the conceptual expansion area, to put water mains in the street. With 900 lots in the area, it comes out to roughly an average of \$50,000 per lot.

Dr. Beckett asked what abandoning existing wells would entail. Mr. Gallant explained that, with a contaminated high-uranium well, it would need to be disconnected to prevent cross-contamination. It is possible that wells could be maintained for irrigation use, but that would need health department approval. Mr. Niland asked about the \$500 per foot price, stating that the Minnechaug Mountain project came in at around \$400 per foot. Mr. Gallant stated that \$350 per foot is the number he would more accurately estimate, but they shot higher in the conceptual projection.

Mr. Gallant noted that MDC has two processes for expanding service: the petition process, which is a unique, lengthy process where the petition is initiated by homeowners and the actual cost reconciliation is paid by existing Glastonbury customers. The other process is the more traditional developers permit agreement, where the design, construction, and payment are footed by the developer. He then reviewed a new proposed Senate bill, which if passed, would require the state health department to study the issue of uranium and prepare a report to address issues like financing. In the interest of transparency, Ms. LaChance and Ms. Tanski both disclosed that they live in areas under concern.

Wendy Mis, Director of the Town Health Department, clarified that their data on the parcels is incomplete because there are property owners who have not submitted their results to the Town. She then made a call to people who have tested their water to share that information with the Town. This way, it could be included in the public health study and would be represented on their maps. Ms. Tanski asked that, at the next Council meeting, the Town Manager present information on the interplay between sewer and water because it seems that the areas for the water proposal are in areas that are not currently served by sewer. Therefore, there may be interplay between sewer projects and water projects. Mr. Johnson agreed to do so.

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

5. **New Business.**

a. **Action on amendment to Parks and Recreation Fee Schedule effective July 1, 2021.**

Mr. Johnson explained that they adjust the fees as their costs change, in order to retain the cost neutral basis. He noted that Ms. Zerio put together a nice report on the fee changes. He thinks that this is a very fair and reasonable adjustment, consistent with prior years.

Mr. Niland asked for an explanation on the reduction for softball. Lisa Zerio, Director of Parks and Recreation, explained that they lowered the softball fees because their numbers went down. They did not have a men's division or a women's league, so they wanted to be competitive with other programs across the state.

**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 2021-2022, as detailed in a report by the Town Manager dated April 23, 2021 and as recommended by the Recreation Commission.*

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

## **8:00 P.M. PUBLIC INFORMATION HEARING**

### **NO 1: REVIEW OF PROPOSED COMMUNICATION TOWER – SEQUIN DRIVE.**

Mr. Johnson stated that this is a proposal by ARX Wireless for a 115-foot monopole tower at an 11-acre site located off of Sequin Drive. They have forwarded notice of this hearing to 80 property owners located off of the proposed site.

Keith Coppins, Managing Director of ARX Wireless, which owns, manages, and develops cell phone towers, reviewed the access points on the site. ARX Wireless is a nationwide firm and currently has four carriers in the Connecticut market. AT&T would be located at the top of the tower, and Verizon, T Mobile, and Dish would collocate on the tower. The site is outside of the wetlands of the area, and it passes the FAA. He also noted that the site is neither lit, nor marked with red and white stripes, and it does not affect any of the historic area of Glastonbury.

Mr. Niland opened the public hearing. Ms. Carroll read the written comments received, as listed on the Town website.

*Vignesh Nagarajan Manickavasagam of 4 Dutton Place Way*, stated that, as residents, they will not support the tower because of lower property values, adverse health effects, and the ecological impact on important species.

*Vidya Chandran of 4 Dutton Place Way*, strongly discourages the tower construction because it is the home for many birds, and the radiations from the cell tower may bring major impact on the bird population, depreciation of their land value, and also put their kids and health at great risk.

Mr. Niland opened the floor for attendees to comment.



**Kristin Masood of 12 Dutton Place Way**, asked three questions: why this site was chosen in particular, what was the purpose/need driving the tower, and to provide any history on the assessment/value of properties once the tower has gone up.

Mr. Coppins stated that letters were sent to several properties in the area. The need was developed by AT&T, not ARX Wireless. They picked this particular site because they had a willing property owner and it worked as far as constructability, and it had the least impact on the environment from a construction and development point of view. They do not conduct property value assessments, and it is not required by the Connecticut Siting Council. However, based on his 20-year experience, anecdotally, a tower in an industrial area of town does not influence property values. He does not feel comfortable, though, answering the question without doing more research because a lot of factors go into property value assessments.

Mr. Coppins noted that they are in a commercial area, and their goal is to meet the requirements of the Connecticut Siting Council, the FCC, and the FAA. They will meet the radiation standard and the power density standards. David Ball, attorney at Cohen and Wolf, P.C., representing the applicant, clarified that a bird study was conducted, which concluded that there would be no impact on the birds.

With no further comments, Mr. Niland closed the public hearing.

**b. Action on amendments to fees and charges for Transfer Station operations effective July 1, 2021.**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendments to the fees and charges for disposal of municipal solid waste at the Town Transfer Station effective July 1, 2021 and confirms the \$107 per ton rate for landfilled items at the Bulky Waste Facility effective July 1, 2021, as described in a report by the Town Manager dated April 23, 2021.*

**Disc:** Mr. Niland proposed that they give their seniors a break at the transfer station because seniors consume far less in services than families do. The more they raise prices on people with limited income, the more likely they are to search elsewhere for those services. He would like to propose an amendment to the motion to increase the senior discount at the transfer station from 10% to 25% effective July 1, 2021.

**Amendment by:** Mr. Niland

**Seconded by:** Ms. Carroll

*BE IT RESOLVED, that the Glastonbury Town Council hereby increases the senior discount from 10% to 25%.*

**Disc:** Mr. Gullotta noted that he will abstain from voting on this because he would qualify for the potential reduction, as would Mr. Osgood. Ms. Carroll requested that Mr. Gullotta continue leading the discussion. Ms. Tanski agreed that both members should continue to be involved in the discussion. Mr. Osgood asked Mr. Niland to go over the economic impact of his proposed action.

*Glastonbury Town Council  
Regular Meeting of April 27, 2021  
Recording Clerk - LT  
Minutes Page 5 of 10*

Ms. Tanski asked how the \$16,000 reduction would impact their ongoing policy goal to have revenues make up 75% of costs. Mr. Niland explained his process for staying neutral, with \$101.25 for seniors and \$142.50 on the pickups. He noted that about 42% of the users who purchased passes are seniors. Mr. Osgood countered that they would have to offset the cost by increasing the fees on non-senior users, which he does not support. Mr. Niland explained that the modest increase in the tipping fees on the bulky waste facility, from \$105 to \$110, would eliminate the difference in the loss of revenue. Ms. Carroll agrees that seniors in Town use up less resources and she disagreed with the suggestion from Mr. Osgood and Dr. Beckett that reducing the fee for them would result in increased use of the facility. She supports this amendment. Mr. Johnson explained his calculations to close the \$18,000 gap that would arise from this action.

Mr. Osgood motioned to table the discussion until all of the calculations are squared away.

**Motion by:** Mr. Osgood

**Seconded by:** Ms. Tanski

*BE IT RESOLVED, the Glastonbury Town Council hereby tables the discussion.*

**Result:** Motion failed {4-5-0}, with Ms. Carroll, Ms. LaChance, Mr. McChesney, Mr. Niland, and Mr. Gullotta voting against.

**Disc:** Mr. Johnson stated that, as originally proposed, they would reimburse 71% of the cost at the transfer station. If they pull out \$18,000, they would be at about 68% reimbursement. Mr. Osgood and Dr. Beckett believe that they are moving in the wrong direction on this. Ms. Tanski asked how the offset would work on paper. Mr. Johnson explained that the fee would be \$107 for everything that is landfilled effective this July. The base difference between the \$72 and the \$107 goes into the closure fund. They would keep that relationship of the difference but with new numbers, \$80 and \$115 respectively. This means that, in a way, the bulky waste facility would be reimbursing part of the cost of the transfer station.

Ms. Tanski believes that this would make it harder to track year-to-year what the true costs of operating these two entities are. She would rather they had clear numbers on their stated goals. Mr. Gullotta countered that the transfer station and bulky waste are interchangeable, and the differences are arbitrary. He supports Mr. Niland's amendment. Mr. Johnson noted that, in order to come up with the pay-as-you-throw concept mentioned by Dr. Beckett, they would have to take a closer look at the revenue projections. Ms. Carroll added, they cannot put together those calculations by July 1, but in the meantime, they can agree on some numbers to propose for a discount on seniors and a new tipping fee.

**Amendment by:** Mr. Osgood

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, the Glastonbury Town Council hereby increases the senior discount from 10% to 15%.*

**Disc:** Mr. Cavanaugh asked what the average senior discount is for other towns in Connecticut. Mr. Johnson stated that he does not know off the top of his head, but he cannot think of any examples that go beyond 10%. Mr. Cavanaugh stated that the Town was sued by trash haulers because their fees were a lot cheaper than others. The Council's goal at that time was for revenues to make up 50% of the cost, which they raised to 75%, with the eventual goal to reach 100%. He does not support moving backwards. He also stated that their residents cannot go to other towns' bulky waste facilities, so the comparison to other towns is not fair.



Ms. Tanski supports this amendment because it creates a much smaller distortion in their budgeting. If they pass a 25% discount for seniors on permits, it will make it nearly impossible to pursue a pay-as-you-throw process in the future because no one will pay more for pay-as-you-throw if they could purchase a permit. They are wrong to rush through this action tonight. Mr. Niland does not believe that this would preclude them from pay-as-you-throw, and he is open to hearing what Dr. Beckett will report on that option.

**Result:** Amendment for 15% senior reduction failed {3-6-0}, with Ms. Carroll, Mr. Cavanaugh, Ms. LaChance, Mr. McChesney, Mr. Niland, and Mr. Gullotta voting against.

**Result:** Amendment for 25% senior reduction passed {5-4-0}, with Dr. Beckett, Mr. Cavanaugh, Mr. Osgood, and Ms. Tanski voting against.

**Motion by:** Mr. Niland

**Seconded by:** Ms. Carroll

*BE IT RESOLVED, the Glastonbury Town Council hereby increases the tipping fees at bulky waste by \$8.*

**Result:** Motion passed {5-4-0}, with Dr. Beckett, Mr. Cavanaugh, Mr. Osgood, and Ms. Tanski voting against.

**c. Action on waiver of competitive bid process – road resurfacing program.**

Mr. Johnson explained that, this year, the state did not include pavement reclamation in their contract, and the notice to towns and municipalities was short. He noted that they very rarely pursue bid waivers, unless a recommendation is made that it is in the best interest of the town. In this case, it is in the Town's best interest because there would be an estimated \$120,000 savings, and it is better to have one company do both the overlay and the paving, rather than two disparate firms. He noted that the Board of Finance unanimously approved a favorable recommendation last week.

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, the Glastonbury Town Council hereby approves a waiver of the competitive bidding process for pavement reclamation services over the 2021 construction season, as described in a report by the Town Manager dated April 23, 2021 and as recommended by the Board of Finance.*

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

**d. Action on proposed Town purchase of State-owned land – .2 acres off Birch Mountain Road (refer to Town Plan and Zoning Commission per CGS Section 8-24).**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, the Glastonbury Town Council hereby refers Town acquisition of the .2-acre parcel located off Birch Mountain Road to the Town Plan and Zoning Commission for a report and recommendation per CGS Section 8-24, as described in a report by the Town Manager dated April 23, 2021.*

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

**e. Action on general wage adjustment – non-affiliated full-time staff – July 1, 2021.            *Tabled***

**f. Action on amendment to Pension Plan.**

Mr. Johnson explained that this was an oversight that they needed to correct.

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, the Glastonbury Town Council hereby approves Pension Amendment 20 to correct the effective date previously incorrectly stated in Pension Amendment 20, as described in a report by the Town Manager dated April 23, 2020.*

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

**6. Consent Calendar.**

**a. Action to Appoint of Auditors for the fiscal year ending June 30, 2021.**

**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, 2021, in accordance with applicable Town policies, as described in a report by the Town Manager dated April 23, 2021 and as recommended by the Board of Finance.*

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

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

Mr. Johnson explained that the state would not consider traffic calming along Route 17 but will work with the Town to construct two crosswalks. The pickleball courts were approved during the budget process. He addressed a prior Council concern that the courts will not negatively affect the Apple Harvest Festival. In fact, they would actually provide benefits by increasing advertising and integrating the courts into the festival. They would like to move forward with the design to have the courts in place this fall. In regard to a concern that was posed during the public comment session, Mr. Johnson explained that they will discontinue the wastewater testing process at this time and resume it on an as-needed basis. The Manchester Land Trust has asked if



Glastonbury would contribute two acres to the Lombardo Farm. He can schedule that discussion for an upcoming Council meeting.

Mr. Johnson noted that when the Council considered new sidewalks along Spring Street, they also thought about extending the design to Bantle Road. The estimated cost to complete both preliminary designs next year is \$160,000. Mr. Cavanaugh asked why Spring Street and Bantle Road are the same cost. Mr. Johnson stated that they are relatively comparable in length, so the estimates are pretty close to each other. Mr. Cavanaugh believes that if they are to pursue Spring Street, they should do Bantle Road, as well. Mr. Gullotta stated that the approach to close the Putnam Bridge with the first snowstorm and reopen it in the spring makes sense. Mr. Cavanaugh agreed. Mr. Johnson then spoke to the extension of the 50% reduction in rental to Emmy Lou's Ltd. and the second tenant through the month of August, in order to give them an opportunity to build back their business. No one on the Council objected to that action.

Mr. Niland asked for data on tailgating. Mr. Johnson agreed to look into it. Ms. Tanski asked if any progress has been made in the request for proposals on an open space management plan and whether or not they had any criteria in mind. Mr. Johnson stated that it is in the queue to be addressed. They would provide an outline to the Council about what such an analysis would entail. Mr. Cavanaugh asked about updates on the fundraising efforts for the property at the Cotton Hollow Mill. Mr. Johnson stated that the Historical Society has partnered with the Land Heritage Coalition and fundraising efforts are in progress and will hopefully pick up speed shortly. Mr. Cavanaugh asked about the Memorial Day Parade. Mr. Johnson stated that it is currently cancelled, with the ceremony to be held at the Green. However, they may resume the parade. He will know more information soon.

Mr. Cavanaugh asked about the possibility of continuing virtual meetings after the Governor's Executive Order expires next month. Mr. Johnson stated that he does not know yet, but the interpretation he has heard is that they will return to in-person hearings. He will provide clarification at their next Council meeting. Mr. Cavanaugh asked about updates on Dairy Queen. Mr. Johnson stated that the TPZ signed off on the special permit for Dairy Queen, and the escrow arrangement has been executed. All approvals are in place for that project to go forward. Mr. Cavanaugh noted that there was an article in the Hartford Courant, stating that cities will be given more leniency than towns in how to spend their recovery money. Mr. Johnson has not heard that there will be differences based on population size.

*Motion by:* Dr. Beckett

*Seconded by:* Ms. Carroll

*BE IT RESOLVED, that the Glastonbury Town Council accepts the Town Manager's Expense Report for January-March 2021.*

*Glastonbury Town Council  
Regular Meeting of April 27, 2021  
Recording Clerk - LT  
Minutes Page 9 of 10*

**Result:** Expense report was accepted unanimously {9-0-0}.

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

Mr. Gullotta stated that business in town is beginning to reopen. He encouraged everyone to patron River Run Book Shop and buy a book.

**b. MDC.**

There is no MDC update. However, Dr. Beckett noted that he has changed to the independent party, so this is his last meeting as Minority Leader. Mr. Osgood will be the new Republican representative.

**c. CRCOG. None**

**9. Communications. None**

**10. Minutes.**

**a. Minutes of March 23, 2021 Regular Meeting and Final Budget Hearing.**

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

**Result:** Minutes were accepted unanimously {9-0-0}.

**11. Appointments and Resignations. None**

**12. Executive Session. None**

**13. Adjournment.**

Meeting adjourned at 9:50 p.m.

Respectfully submitted,

**Lilly Torosyan**

Lilly Torosyan  
Recording Clerk

Thomas Gullotta  
Chairman





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**GLASTONBURY TOWN COUNCIL  
SPECIAL MEETING MINUTES  
TUESDAY, APRIL 27, 2021**

The Glastonbury Town Council with Town Manager, Richard J. Johnson in attendance, held a Special Meeting at 6:30 p.m. by Zoom Video Conferencing.

**Roll Call:**

***Council Members***

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

***Others present***

Richard J. Johnson, Town Manager

1. Special Business as contained in the Call.

(a) Executive Session

1. Potential land acquisition.
2. Executive Session – Draft terms and conditions for sale of town owned land – Gateway area.

Discussion was held regarding the potential land acquisition and draft terms and conditions for sale of the Town owned land – Gateway area. There were no votes taken following Executive Session.

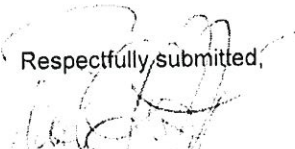
2. Adjournment.

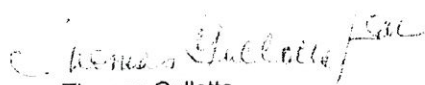
With no further business to discuss, the Special Meeting adjourned at 6:45 p.m.

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.

Following the adjournment of the Executive Session Special Meeting, the Council discussed in private collective bargaining negotiations. Attendees for the private session included the Town Council members and the Town Manager.

Respectfully submitted,

  
Richard J. Johnson  
Town Manager

  
Thomas Gullotta  
Chairman