

**GLASTONBURY TOWN COUNCIL AGENDA
WEDNESDAY, AUGUST 11, 2021 – SPECIAL MEETING
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL
2155 MAIN STREET, GLASTONBURY
WITH OPTION FOR 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 PROPOSED TEXT AMENDMENT – INSERTION OF SECTION 3.27 – BUILDING-ZONE REGULATIONS – CANNABIS ESTABLISHMENTS, TEMPORARY AND LIMITED MORATORIUM.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Action on Council Resolution concerning crimes by juveniles.
 - (b) Action to amend Town Code Article IV – “Tobacco-Free and Smoke-Free Recreation Areas” to include cannabis (set public hearing).
 - (c) Action on appropriation and transfer – parks and open space signs (refer to Board of Finance; set public hearing).
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
9. Communications.
10. Minutes.
11. Appointments and Resignations.
 - (a) Appointment of Daniel Horvath to the Water Pollution Control Authority (R-2023).
 - (b) Appointment of Neal Cavanaugh to the Fire Commission (R-2021).
 - (c) Resignation of Xabian Alarcon from the Commission on Racial Justice and Equity.
 - (d) Appointment of Amo-Mensah Amofa to the Commission on Racial Justice and Equity.
12. Executive Session.
 - (a) Draft Terms and Conditions – Sale of Town-owned land – Eastern Boulevard.

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.

THE SPECIAL TOWN COUNCIL MEETING OF WEDNESDY, AUGUST 11, 2021 WILL BE CONDUCTED IN PERSON IN THE COUNCIL CHAMBERS OF TOWN HALL AT 2155 MAIN STREET, GLASTONBURY WITH AN OPTION FOR ATTENDANCE 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://us06web.zoom.us/j/84259127096?pwd=a2FhWGtaVDZkQVBOZkpUblJkSTdyQT09>

Join by Phone: +1 646 558 8656

Webinar ID: 842 5912 7096

Password: 022650

- **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
- **Public Hearing Comment** may be submitted at the following link no later than 2:00 p.m. the day before the meeting: www.glastonburyct.gov/testimony
- There is also the opportunity to give live Public Comment and/or Public Hearing Comment by attending the meeting in person or through Zoom Video Conference.
- 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



Town of Glastonbury

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PUBLIC HEARING NO. 1
08-11-21 Meeting

Richard J. Johnson
Town Manager

August 6, 2021

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Public Act 21-1 – Cannabis Act

Dear Council Members:

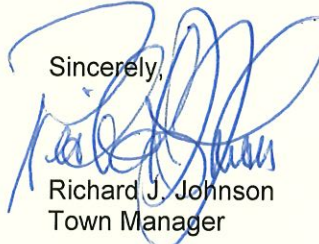
This topic involves a proposed amendment to the Building Zone Regulations (Regulations) to enact a moratorium concerning Public Act 21-1 (June 2021 Special Session) entitled "Responsible and Equitable Regulation of Adult-Use Cannabis Act (Cannabis Act)". The purpose of the moratorium is to provide time for a deliberate review of the Regulations as related to the subject Act. A moratorium typically is for a specific purpose (draft regulations) and a clearly defined timeframe (proposed at 18 months). The attached draft satisfies these requirements and has been reviewed with the Town Attorney.

Per action at the July 27th meeting, Council referred this matter to the Town Plan & Zoning Commission for a report and recommendation and scheduled a Special Council Meeting with public hearing and action for Wednesday evening. The TP&Z will consider this matter at its meeting of Tuesday, August 10th and its report will be forwarded separately. The following is provided for Council consideration on Wednesday evening.

"BE IT RESOLVED, the Glastonbury Town Council hereby approves amendment to the Building Zone Regulations by adding new section 3.27 – Temporary and Limited Moratorium on Cannabis Establishments with said amendment to be effective September 1, 2021, as recommended by the Town Plan and Zoning Commission and described in a report by the Town Manager dated August 6, 2021."

Additional information can be provided as may be requested.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/adg
Attachments

TEMPORARY AND LIMITED MORATORIUM ON CANNABIS ESTABLISHMENTS

The following amendment to the Glastonbury Building Zone Regulations is proposed to establish a temporary and limited moratorium on cannabis establishments, as defined by Public Act 21-1 (June 2021 Special Session), an Act Concerning Responsible and Equitable Regulation of Adult Use Cannabis (hereinafter referred to as "Act"), which took effect July 1, 2021. Section 148 of the Act authorizes municipalities to enact certain zoning regulations or ordinances for cannabis establishments. Without specific zoning regulations, such uses *must* be regulated as any similar uses would be.

Given limited time to review and update the Building Zone Regulations before state licensure of cannabis establishments is expected to begin, the Town of Glastonbury proposes a temporary and limited 18-month moratorium on cannabis establishments. The moratorium will provide time for the Town Council and Town Plan and Zoning Commission to consult with one another, other boards and commissions, and the community on the development of new regulations governing cannabis establishments or prohibiting the establishment of cannabis establishments.

Proposed Amendment to Section 3 of the Glastonbury Building Zone Regulations

New Section 3.27 Cannabis Establishments Temporary and Limited Moratorium

- a) Statement of Purpose. This section has been adopted to provide the Zoning Authority with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes and the Act. Said Public Act contains provisions allowing municipalities to prohibit or place reasonable restrictions on cannabis establishments.

This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for cannabis establishments that meet statutory requirements and promote the public's general health, safety and welfare or develop regulations prohibiting the establishing of cannabis establishments.

- b) Definitions. For the purposes of this section, the following terms are defined as:
1. "Cannabis" means marijuana as defined in Section 21a-240, C.G.S.
 2. "Cannabis Establishment" means " means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.
 3. "Cultivator" means a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.
 4. "Food and Beverage Manufacturer" means a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.

**Draft as Approved by Town Council 07/27/21 and
Referred to Town Plan & Zoning Commission**

5. "Grow space" means the portion of a premises owned and controlled by a producer, cultivator or micro-cultivator that is utilized for the cultivation, growing or propagation of the cannabis plant, and contains cannabis plants in an active stage of growth, measured starting from the outermost wall of the room containing cannabis plants and continuing around the outside of the room. "Grow space" does not include space used to cure, process, store harvested cannabis or manufacture cannabis once the cannabis has been harvested.
 6. "Hybrid Retailer" means a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
 7. "Micro-cultivator" means a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
 8. "Person" means an individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.
 9. "Product Manufacturer" means a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type.
 10. "Product Packager" means a person that is licensed to package and label cannabis.
 11. "Retailer" means a person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers to sell cannabis to consumers and research programs.
 12. "Sale" or "sell" has the same meaning as provided in section 21a-240 of the Connecticut General Statutes.
- c) Applicability. During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Glastonbury and no applications shall be received by the Town Plan and Zoning Commission or the Office of Community Development to establish a cannabis establishment.
- d) Effective Date/Term. This temporary and limited moratorium shall become effective on September 1, 2021 and shall remain in effect for a period of 18 months until March 1, 2023.



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ITEM #5(A)
08-11-21 Meeting

Richard J. Johnson
Town Manager

August 6, 2021

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Council Resolution – Crimes by Juveniles

Dear Council Members:

At the July 27th meeting, Council Member Tanski requested a formal Council Resolution calling for state legislative action to amend state laws concerning crimes by juveniles and to summarize actions by Glastonbury in response to this serious public safety issue. This topic is scheduled for discussion and action as applicable on Wednesday evening. A draft Resolution is attached.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

RESOLUTION IN SUPPORT OF ACTION CONCERNING CRIMES BY JUVENILES

WHEREAS, the frequency of crime by juveniles and young people has increased significantly in Glastonbury and communities across the State; and

WHEREAS, crimes by juveniles and young people include theft of motor vehicles, theft of valuables from motor vehicles, intrusion to private property (garages, driveways), display and use of handguns, motor vehicle accidents involving others when young people are fleeing in stolen vehicles, and other related crimes; and

WHEREAS, crimes by juveniles and young people present a threat of serious injury and death involving juveniles, property owners, and others and potential for significant property damage; and

WHEREAS, residents and property owners in Glastonbury and surrounding communities have expressed a range of emotions including fear, concern for safety of person, family and property, anger and frustration; and

WHEREAS, current state laws allow juveniles to commit crimes often as repeat offenders with little regard for police officers or concern for consequences; and

WHEREAS, the Glastonbury Police Department continues to effectively respond to these incidents with professionalism and dedication, however, the lack of consequences makes meaningful enforcement difficult; and

WHEREAS, on Thursday, July 22, 2021, the Glastonbury Town Council sponsored a public forum to bring awareness to this issue and other communities have similarly sponsored forums with the common goal of bringing this serious issue to the attention of Governor Lamont, State Representatives and Senators with a demand for meaningful legislative change; and

WHEREAS, the Town of Glastonbury continues to develop and implement actions and strategies in response to crimes by juveniles with examples including Community Outreach Officer assigned to work with Safe Streets Group, Police Task Force established to focus on street crimes, Glastonbury Police participating in Capitol Region Task Force, website continually updated to provide information and crime data, public education distributed through Town publications and businesses, training and equipment, additional staffing and equipment under review for possible budget funding, reverse 911 system to be implemented to provide important public safety updates, and other initiatives on an evolving basis; and

WHEREAS, the Town Council is prepared to provide the support and resources required as the Glastonbury community continues to respond to this serious public safety threat to personal well-being and property.

NOW, THEREFORE, be it resolved that the Glastonbury Town Council on behalf of the citizens of Glastonbury and communities across the State calls upon Governor Lamont and the State Legislature to convene a Special Session for the purpose of enacting meaningful and effective reform to juvenile laws to provide consequences, accountability and resources to support law enforcement and to protect the safety and well-being of citizens and property from serious and potentially life threatening crimes now being committed by juveniles and others and presenting a continuing public safety issue within communities across the State.



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ITEM #5(B)
08-11-21 Meeting

Richard J. Johnson
Town Manager

August 6, 2021

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Code – Tobacco-Free and Smoke-Free Recreation Areas

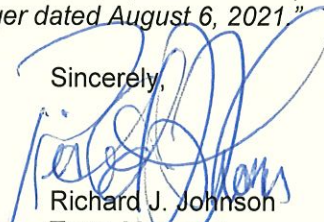
Dear Council Members:

By action in September 2017, the Council enacted Town Code Article IV entitled "Tobacco-Free and Smoke-Free Recreation Areas". This ordinance is now proposed for amendment in response to Public Act 21-1 entitled "An Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (RERACA)" adopted in the June 2021 State Legislative Special Session. The proposed amendments add cannabis products as prohibited from Town recreation areas. The attached pages show a redline and blackline of the amended ordinance.

Action to amend the Town Code requires a Council public hearing and action. This matter can be scheduled for the September 14th or September 28th Council meetings.

"BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday September 14, 2021 or Tuesday, September 28, 2021 in the Council Chambers of Town Hall at 2155 Main Street and/or through Zoom Video Conferencing to consider proposed amendment to Town Code Article IV - "Tobacco-Free and Smoke-Free Recreation Areas" to include cannabis products as a prohibited use in Town recreation areas as described in a report by the Town Manager dated August 6, 2021."

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal
Attachments

ARTICLE IV. - TOBACCO AND CANNABIS-FREE AND SMOKE-FREE RECREATION AREAS

Sec. 14-84. - Purpose; legislative authority.

The purpose of this article is to promote the health, safety, and welfare of all persons using town-owned or town-operated recreation areas by prohibiting smoking and the use of any tobacco or cannabis products at all town-owned and town-operated recreation areas.

This article is adopted in accordance with the provisions of G.S. § 7-148(c)(7)(H)(xvi), as amended.

(Ord. No. 335, 9-12-17)

Sec. 14-85. - Definitions.

As used in this article, the following terms shall have the meanings indicated:

Cannabis products or marijuana shall mean all parts of any plant, or species of the genus cannabis, or any infra specific taxon thereof, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds or resin. Marijuana does not include the mature stalks of such plant, fiber produced from such stalks, oil or cake made from the seeds of such plant, any other compound, manufacture, salt, derivative, mixture or preparation of such mature stalks, except the resin extracted therefrom, fiber, oil, or cake, the sterilized seed of such plant which is incapable of germination, or hemp, as defined in 7 USC 1639o, as amended from time to time. Included are cannabinon, cannabiniol or cannabidiol and chemical compounds which are similar to cannabinon, cannabiniol or cannabidiol in chemical structure or which are similar thereto in physiological effect, and which show a like potential for abuse, which are controlled substances under this chapter unless derived from hemp, as defined in section 22-61/ of the General Statutes.

Recreation areas shall mean any outdoor area owned and operated by the town and open to the general public and where the public generally assembles for recreational purposes, including, but not limited to, beaches, pools, picnic areas, playgrounds, gardens, athletic fields, athletic facilities, bleachers, dog parks, skate parks, fairgrounds, tennis courts, basketball courts, concession areas, pavilions, parking areas, greens, Addison Bog multi-use trail, and other such recreation areas and support facilities and structures. "Recreation areas" shall not include open space properties and natural areas owned and operated by the town where the public generally does not assemble for recreation activities.

Smoking shall mean the acts of inhaling, ~~or burning or carrying~~ any lighted or heated cigar, cigarette, ~~or pipe or similar device~~, or any other lighted or heated tobacco or cannabis product intended for inhalation, whether natural or synthetic, in any manner or in any form. For the purposes of this subsection, "smoking" shall also include the use of an electronic ~~smoking device which creates an aerosol or vapor, in any manner or in any form, and marijuana use for medicinal or any other purposes; nicotine delivery system or electronic cannabis delivery system which shall include an electronic device used in the delivery of nicotine, cannabis or other substances to a person inhaling from the device, and includes, but is not limited to, an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or electronic hookah and any related device and any cartridge or other component of such device, including, but not limited to, electronic cigarette liquid. For the purposes of this subsection, "smoking" shall also include vapor products which means means any product that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, to produce a vapor that may include nicotine or cannabis and is inhaled by the user of such product.~~

Tobacco products shall mean any product containing, made or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, dissolved, inhaled, snorted, sniffed, or ingested by other means, including, but not limited to, cigarettes, cigars, piped tobacco, chewing tobacco, and snuff. "Tobacco products" also includes any electronic device that delivers nicotine or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar or pipe.

(Ord. No. 335, 9-12-17)

Sec. 14-86. - Prohibition against using tobacco products [or cannabis products](#) or smoking in recreation areas.

No person shall engage in the act of smoking or use any tobacco [or cannabis](#) products in any town-owned or town-operated recreation area.

(Ord. No. [335](#), 9-12-17)

Sec. 14-87. - Penalties for offenses.

Any person who violates any provision of this article shall be subject to a fine of fifty dollars (\$50.00) for each separate offense or violation.

(Ord. No. [335](#), 9-12-17)

Sec. 14-88. - Posting of signs.

Every recreation area shall have at least one (1) conspicuously displayed sign which indicates that smoking and the use of any tobacco [or cannabis](#) products are prohibited and that any person who violates the town's prohibition on smoking or using any tobacco [or cannabis](#) products in a recreation area may be fined.

(Ord. No. [335](#), 9-12-17)

Sec. 14-89. - Designation of smoking and tobacco use areas for certain events.

Upon the approval of the town manager or town manager's designee, certain spaces within recreation areas may be designated as temporary or permanent smoking and tobacco products use areas. This section shall also apply to recreation areas reserved for exclusive use or leased by the town.

[The use of cannabis products is prohibited at all town-owned and town-operated recreation areas.](#)

(Ord. No. [335](#), 9-12-17)

ARTICLE IV. - TOBACCO AND CANNABIS-FREE AND SMOKE-FREE RECREATION AREAS

Sec. 14-84. - Purpose; legislative authority.

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Smoking shall mean the acts of inhaling or burning any lighted or heated cigar, cigarette, pipe or similar device, or any other lighted or heated tobacco or cannabis product intended for inhalation, whether natural or synthetic, in any manner or in any form. For the purposes of this subsection, "smoking" shall also include the use of an electronic nicotine delivery system or electronic cannabis delivery system which shall include an electronic device used in the delivery of nicotine, cannabis or other substances to a person inhaling from the device, and includes, but is not limited to, an electronic cigarette, electronic cigar, electronic cigarillo, electronic pipe or electronic hookah and any related device and any cartridge or other component of such device, including, but not limited to, electronic cigarette liquid. For the purposes of this subsection, "smoking" shall also include vapor products which means means any product that employs a heating element, power source, electronic circuit or other electronic, chemical or mechanical means, regardless of shape or size, to produce a vapor that may include nicotine or cannabis and is inhaled by the user of such product.

Tobacco products shall mean any product containing, made or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, dissolved, inhaled, snorted, sniffed, or ingested by other means, including, but not limited to, cigarettes, cigars, piped tobacco, chewing tobacco, and snuff. "Tobacco products" also includes any electronic device that delivers nicotine or other substances to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar or pipe.

(Ord. No. 335 , 9-12-17)

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No person shall engage in the act of smoking or use any tobacco or cannabis products in any town-owned or town-operated recreation area.

(Ord. No. 335 , 9-12-17)

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The use of cannabis products is prohibited at all town-owned and town-operated recreation areas.

(Ord. No. 335 , 9-12-17)



Town of Glastonbury

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ITEM #5(C)
08-11-21 Meeting

Richard J. Johnson
Town Manager

August 6, 2021

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Parks and Open Space Signs

Dear Council Members:

As requested, this is a project to add "Welcome to All" signs at Town parks and open spaces. The plan is to develop a sign/logo reading "Glastonbury Parks and Open Space – Open to All Who Enjoy the Outdoors". The logo will include four quadrants showing hiking, swimming, fishing, and biking. The signs will be appended to existing park signs or free standing. Configurations will differ based on the specific location with consistent wording and graphics. A budget of \$15,000 is estimated for some 25± locations. Since this is not a formally budgeted item, a supplemental appropriation is required to fund fabrication over coming months. I would expect installation by town staff.

The following is provided for Council consideration on Wednesday evening:

"BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance to request for a \$15,000 appropriation and transfer for new signs at town parks and open spaces and schedule a public hearing for 8 p.m. on Tuesday, September 28, 2021 in the Council Chambers of Town Hall at 2155 Main Street and/or through Zoom Video Conferencing as described in a report by the Town Manager dated August 6, 2021."

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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ITEM #7
08-11-2021 Meeting

Richard J. Johnson
Town Manager

August 6, 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. Town Center- Design Guidelines

The RFQ is complete and I have attached an excerpt concerning the general criteria, scope and desired background and experience of the selected consultant. I would expect interviews to be held in early to mid-September and will appreciate a Council designee to the Selection Committee. The TP&Z will be asked to appoint a designee as well.

2. Capital Improvement Program

The August 2021 Status Report on Capital Projects is attached. This includes projects in final stages, under way, and to begin with funding approved July 1st.

3. Building Zone Regulations

I will appreciate Council designees (2-3) to work with TP&Z on a subcommittee to review proposed amendment(s) to the Building Zone Regulations in response to recent state legislation and other potential changes.

4. Well Water – Uranium Test Results

The attached page shows the updated map with test results for uranium in residential wells in the Minnechaug Mountain and Chestnut Hill areas. The map shows ug/l concentrations of < 30, 30 to 900, and above 900. Generally, levels between 30 ug/l and 900 ug/l should not be consumed and above 900 ug/l not used for bathing, drinking and related human purposes. The Health Department will not further delineate test results.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

**CAPITAL IMPROVEMENT PROGRAM
STATUS REPORT
AUGUST 2021**

IN PROGRESS

Academy Improvements

Improvements for Recreation administrative offices, Information Technology, Probate Court, Facilities Maintenance, cafeteria upgrades and various recreation spaces complete and successfully operating. Pending improvements include gymnasium (floor, bleachers, finishes and HVAC), kitchen and Williams Memorial.

Building Security

Facility related work as suggested by independent security audit by HD Segur largely complete with some additional work continuing as identified through further analysis. Installed CCTV at the Riverfront Boathouse.

Facilities Study

This project was funded through \$70,000 allocated effective July 1, 2020. The proposed scope was to review use of space at selected Town and School facilities. Per discussions during the recent budget process, these funds will be reallocated to an open space management plan.

Disaster Preparedness and Recovery

Improvements made possible through multi-year capital funding include.

- Emergency Operating Center (EOC) relocated to the Academy complex.
- Update to Police Department backup EOC complete.
- New generators and circuits (as applicable) at Town Hall, Gideon Welles, SMS, GHS, Parks Maintenance, Boathouse, RCC, Police Department, Fire Company No 1, and CNG Fueling Station, all complete. (Former Police Dept. generator installed at Company 1).
- Portable generator units purchased and available.
- Portable lights purchased and available.
- Solar powered mobile messaging boards received and available.
- Additional smaller portable generators purchased and available.
- Replacement generator at Fire Company 2.
- Addition additional mobile generator and emergency power at Transfer Station and Bulky Waste.

Additional equipment has been identified through recent tropical storm. Multi-year funding approved in FY22 and to be proposed for FY23.

Fire Stations Updates and renovations

This is a multi-year capital project to fund upgrades, code compliance, and improvements at fire companies. . Fire Company 1 kitchen, men's room and women's room complete and Fire Company 2 men's room complete. Company 3 and 4 work in progress. Remaining funds are not sufficient to complete the required work. An introductory meeting with on-call architects held on 7/28/21. Waiting for Facilities to schedule a walk-through of the buildings. Additional funding to be considered for FY23 Capital Program.

Police Communications

Recent upgrades and improvements include:

- Dispatch console and CAD/RMS updates complete to include NEXGEN Public Safety Solutions. COMPLETE.
- New microwave link installations. COMPLETE.
- Independent analysis of future public safety system requirements COMPLETE and helping to guide future decisions on system maintenance and upgrades.
- Lease with AT&T finalized for use of communication tower located at PD. Revenues to offset communications system ongoing maintenance/replacement. COMPLETE.
- RFQ for ongoing public safety service contract complete. Achieved annual operating savings.
- Continue to consult with our vendor in determining appropriate next steps to replace aging and obsolete components. ONGOING.

Police Facility Window Replacement

Bid process complete. Windows and interior trim installed. Additional work to be completed: outside trim (backordered); interior finish work (dry wall repair, painting). Project COMPLETE.

Police Building Renovations

Ongoing project to renovate interior Police Department. Transition to full service police use in January 1983, Projects completed to date include renovations to restrooms and locker rooms. Work to continue to reconfigure space to improve efficiency and replace outdated carpets and finishes. ONGOING.

Fiber Optic Connections

Additional phases in FY 2020-2021 include connections to Addison Pool and Grange Pool. Construction is expected to occur in November/December 2021, pending completion of utility pole updates from the Single Pole Administrator.

Land Acquisition

Capital project funding for land acquisition as opportunities present.

Revaluation

The next revaluation under state statute is scheduled for the October 1, 2022 Grand List. The 2022 Revaluation contract is awarded and work is expected to commence in the fall of 2021 and be completed in January 2023. This is funded through a multi-year capital appropriation.

Document Management

Multi-year project to scan and electronically file documents for all town operating departments and divisions. Some 950,000 documents scanned and imported to date. Some delays result from continuing pandemic. Work will continue over coming months to implement electronic purchase order processing for all departments.

Town Hall Improvements

This is continuing effort to improve operating efficiency at Town Hall within significant space limitations. Work completed includes renovations to the main level in Town Hall and upgrade to the Revenue Collector's counter and former customer reception area. Fire Marshal, Building Official and Health Department Office construction under way.

System-Wide Town Building Roof Replacement

This is an ongoing process to replace roofs on Town buildings as applicable. Recently completed projects include Town-owned barns on Old Maids Lane. Examples of previous projects include: Winter Hill Farm, Historical Society, Highway Garage Truck Shed, Fire Company 3 and 4, Police Sally Port, Animal Control Shelter, Fire Company 2, etc. Future work to include the Williams Memorial Wing of the Academy Complex, Glastonbury Emergency Medical Services building, structures at the Transfer Station and other municipal buildings. NOTE a roof leak (during heavy periods of rain) has developed under the solar panels at Station 2. Facilities is aware of the situation and advises that the solar panels will need to be removed in order to repair the leak. No timeframe has been given when the work will be completed.

Clean Renewable Energy Initiative

Energy audit complete. Recommended actions implemented. Recent improvements include:

- Relamping at Town Hall, Police Department and Library. (COMPLETE)
- Energy saving computer software. (COMPLETE)
- Vending misers installed on vending machines. (COMPLETE)
- Replacement of Town Hall air conditioning condensers. (COMPLETE)
- Install gas fired radiant heaters in fire department apparatus bays and replace boilers with smaller, more efficient units. (COMPLETE)
- Upgrade HVAC direct digital control system in Town Hall, Riverfront Community Center, Police, and Welles-Turner Library. (COMPLETE)
- Construct fast-fill natural gas filling station. (COMPLETE)
- LED Parking lights for Welles-Turner Library. (COMPLETE)
- New windows installed in PD Range building. (COMPLETE)
- LED Parking lot lights installed at Riverfront Community Center. (COMPLETE)
- Received Power State Grants of Change Awards for Town Hall, Wastewater and Button ball Lane Schools.
- Received proposals for Renewable Energy Certificates to be purchased through 2019 to support the Sustainable CT Program. Town and school projects approved. Details pending.
- Study for relamping Police Facility exterior lighting underway. (COMPLETE)
- Installed new energy efficient windows in various areas of Academy. (COMPLETE)
- Retro-commissioning Project at Town Hall, Welles-Turner Library, RCC and Police Station. (COMPLETE)
- LED lighting for exterior lights at four Fire Houses and Youth & Family Services and Parking lot at 17 Hebron Ave. (COMPLETE)
- Replacement of interior lights with LED in Purchasing and Payroll. (COMPLETE)
- Proposals for LED installations at Center Green under review with Parks Maintenance Facility and Highway Garage to follow. (IN PROGRESS)
- New heating system designed and installed at Fire Company 2 to achieve energy efficiency (COMPLETE).
- Town Hall qualifies for EnergyStar award designation. Renovated offices received LED fixtures to provide high quality, controllable lighting.
- LED Retrofit for Riverfront Park Phase I and Town Hall parking. (COMPLETE)
- LED Lighting Retrofit at Water Pollution Control Facility. (COMPLETE)
- Installation of interior LED lights in various areas of the Police Facility (COMPLETE) and Town Hall (COMPLETE) , RCC and Center Green (under way).

Photovoltaic: Current systems at Town and School facilities generate 1.6 MV annually. ZREC projects at Hopewell, Buttonball and Naubuc schools and Town Hall are COMPLETE. Buttonball School and carpools at the Police Facility. Prep work complete at pd solar panel/car port site. anticipate construction to begin September. steel shortage delay. Solar PV installed at new Facilities Barn (100% grant funded) with the Town achieving energy savings and retaining the Renewable Energy Certificates.

Ongoing CIP appropriation for energy projects allows Glastonbury to sustain important initiatives to achieve significant annual cost savings and environmental benefits.

Slocomb Dam

The concrete spillway portion of the dam has been removed and the Roaring Brook stream channel has been restored. Work was completed in late October. Subsequent intense storm events have caused some erosion of the stream bank and retaining wall scour. State and Local Environmental Regulatory permissions to address these conditions have been obtained and appropriate corrective actions will be initiated in the coming days.

Bridge Replacement /Rehabilitation

Grant applications have been approved by the CT Department of Transportation for replacement or rehabilitation of 3 Town-owned bridges. The grants will provide 80% reimbursement funding for design and construction on bridges located on Eastern Boulevard and Fisher Hill Road and Mill Street.

- Eastern Boulevard – project complete 2017.
- Fisher Hill Bridge – substantial completion for this bridge replacement project was achieved in November 2020.
- Mill St Bridge – this structure has been deemed eligible for funding under the Federal Local Bridge Program and the State Department of Transportation has recently informed the Town of grant application approval for this project. Grant program revisions will allow for 100% State funding of the design phase. and continued 80% reimbursement of the construction phase. Initial survey and environmental investigations have been initiated.

Bulky Waste Closure Fund

This is an ongoing capital allocation to the Bulky Waste Closure Fund. First capital allocation of \$50,000 effective July 2020.

Intersection Realignment

This involves preliminary concept design for potential realignment of the Douglas Road, Sycamore Street and New London Turnpike intersection. Consultant selected and has identified options. Additional discussions with State DOT staff necessary to determine scope and specific funding formulas. CONNDOT staff has indicated a willingness to further investigate the feasibility of roundabout construction on New London Turnpike in lieu of traffic signal installation at a newly realigned Rt 17 off ramp intersection with NLT.

Parking and Access Drives

Multi-year capital appropriation for repaving of parking and access drives at Town and School facilities. 2019 work addressed a portion of the Smith Middle School site and the Welles Chapman House property at the corner of Main St and Hebron Ave. Fire Company No. 3 complete. Hopewell School site was addressed in its entirety earlier in the 2020 Construction season. Multi-year capital appropriation for repaving of parking and access drives at Town and School facilities. Hopewell School site was addressed in its entirety in the 2020 Construction season. 2021 projects are expected to focus on Addison Park and Fire Company # 4.

Sidewalk Construction

Contract award was made for sidewalk construction on Main Street (Route 17) for sections between Stockade Rd and Red Hill Dr along with the section between Mallard Drive and the Cider Mill. Substantial completion was achieved in November 2020. \$300,000 state grant awarded through Community Connectivity Program. Other sidewalk construction at four separate locations was completed in spring 2020 on Addison Road, Bell Street, New London Turnpike and Neipsic Road. Design efforts are ongoing for FY 22 construction at several locations including Spring St, Bantle Rd, House St.

Sidewalk Construction – Main Street/Route 17

This is Phase III of the project to construct sidewalks along Route 17/Main Street. Specifically, the area generally between the Cider Mill and Red Hill Drive. A number of options have been reviewed and consensus supports the concept that provides a raised sidewalk along the area of steep slopes on the west side of Main Street with some shifting of Route 17/Main Street easterly. Design in progress and to be scheduled for further review and public hearing over coming months.

Cedar Ridge Public Water

Close out complete, including payment to Manchester and return of excess deposit to property owners.

Sidewalk Repair and Maintenance

Second year of a multi-year capital appropriation to support annual operating budget for repair and replacement of sidewalks throughout community. Inspection and priority ratings developed. Repairs to high pedestrian volume locations completed summer 2020. 2021 priority locations include Buttonball School area and residential areas near Addison Road.

Town-wide Drainage

This project allocates \$100,000 effective July 2019 and July 2020 as the first in a continuing capital allocation to resolve smaller scale drainage projects throughout the community. Work to extend drain pipe and rectify an erosion problem adjacent to Gilmore Manor was accomplished in conjunction with the Main Street Sidewalk project.

Town Center Improvements

Continuing project to improve Town Center area. Improvements completed include updates to the Building Zone Regulations, new bus shelters, pavement rehabilitation along Hebron Avenue corridor, intersection realignment (roundabouts) at Hebron and NLT and Hebron and House Street and related improvements. Most recently, a raised traffic island was installed at the Hebron Avenue/Main Street /Daybreak Coffee driveway intersection to reduce pedestrian crossing distance and improve safety for vehicles egressing the driveway. Grant application approved for additional improvements to brick snowshelf areas and resurfacing of Main Street between Ripley Road and New London Turnpike which will pay for all construction costs if approved as submitted.

Annual Paving Program

Milling and paving by contractor was completed on numerous Town roads per the list developed and posted to the website. Additional thin shim layer application continued throughout the month of October 2020 such that the entire list was addressed. As in past years, Highway Division staff completed both preparatory and restoration work with actual paving operations performed by a private contractor. 2021 program includes both Pavement Reclamation and traditional Mill/Pave treatments. Early Fall completion anticipated.

Gen Bicycle/Pedestrian Imprvmt

Funds allocated through the July 2021 Capital Program for initial improvements identified through the BikeWalk Plan.

Highway Division - Heavy Equipment

This Capital Improvement category was established to fund annual or periodic replacement of Highway Division heavy equipment. Past purchases include a paving box, front end loader, street sweeper, skid steer loader, roadside mower, mini excavator, etc. FY 2019 budget approval allowed for replacement of the Division's aging skid steer loader. Funding approval in place for purchase of a new Street Sweeper in the current fiscal year.

Traffic Calming

A multi-year project to improve pedestrian circulation along Main Street corridor and identify traffic calming options throughout the community. Solar speed/radar sign permanently installed on Main Street approaching center north bound. COMPLETE

Reviewing feasibility of installing raised center median along sections of Main Street approaching the center north bound. IN PROGRESS

Rerouted pedestrian bus route from residential connector road (Ripley) to commercial road COMPLETE

Painting shoulder lines on residential connector road (Ripley) in response to speed complaints (IN PROGRESS)

See "Town Center Improvements" above re sidewalk/intersection improvements on Main at Hebron (COMPLETE)

Evaluating cost sharing options with CONNDOT for pedestrian crosswalk at Route 17 – Main and Buttonball.

Town Center Traffic/Street Imp

Roundabout construction at House Street and Hebron Avenue and Hebron Avenue and New London Turnpike complete. Resurfacing of Hebron Avenue, Sycamore to Main complete. Grant approved for improvements to Main Street corridor between Ripley Road and New London Turnpike.

Public Water Service – Uranium

MDC has identified potential water service and costs. Consultant selection complete and working through State Clean Water Fund. Some delays as all regrouped during initial stage of pandemic. Process now under way to include District and Manchester Water.

Addison Park Renovations

Park is in its 27th year of operation. This is a multi-year project to renovate and update facilities to include improvements to the bath house, tennis and basketball courts, and pool repairs. Pool repairs in progress include replacement of pool filters, pumps, motor, coping and skimmers.

Aquatics Facility

Preliminary analysis of project scope and preliminary cost scenarios complete. Next steps TBD.

Minnechaug Golf Course Improvements

Removal of sediment and restoration of the primary irrigation pond next to Hole #9 is complete. Kitchen hood modifications are complete. Building improvements completed in August 2020 included renovation of the pro shop, partial window replacements, and kitchen repairs. 2021 improvements to include upgrades to irrigation system, roof repairs and completing window replacement project. The golf course and restaurant continue to be successful.

Main Street Reconstruction

The State Department of Transportation has issued a formal commitment to fund 100% of construction costs associated with pavement structure and snowshelf improvements between Ripley Road and New London Turnpike . Primary project components to consist of mill/pave, decorative pedestrian crossings, replacement of existing brick snow shelf material and implementation of limited traffic calming devices. In house design efforts are in process with Public Information meeting anticipated in Fall 2021 .

Gateway Corporate Park Bicycle and Pedestrian Improvements

State Grant funding approval for 100% of construction costs is anticipated in the coming weeks. If formally approved, improvements would include completion of the sidewalk network throughout the Corporate Park and Road lane reconfiguration to allow for wider shoulders which benefit cyclists.

Glastonbury Multi-Use Trail

The second off road multi-use trail section between Western Boulevard and House Street began in May 2020 and substantial completion of the work and subsequent opening to the general public was achieved by the end of November 2020. The construction phase of this project is 100% funded through the State Local Transportation Capital Improvement Program (LOTCIP).

Splash Pad

This is a cooperative project with the Rotary Club for a cost of \$550,000. The Rotary Club has committed to contributing \$250,000 towards the project. The splash pad equipment was ordered in December 2020, and was received in March 2021. The project has been awarded and work is scheduled for September 2021, and will be completed for the 2022 swim season.

Park Maintenance Garage

The project is complete, work included the construction of a new cold storage garage, site improvements, an addition and renovation of the garage, electrical upgrades and the installations of a new chemical storage building.

Welles-Turner Memorial Library

Renovation and addition project approved at referendum November of 2018. Project budget of \$6.5M with \$2.1M in grants and community support. State Bond Commission has approved \$1M grant and all requirements of State Library finalized. Construction underway on Addition and Renovations. Addition completion expected Sept 2021 and renovations complete December 2021. Interior renovation in progress.

Salmon Brook Park

Preliminary indications are that sediment removal and pond restoration work would be very costly and require extensive federal, state and local permitting. Site constraints pose a challenge with respect to the amount of available working area adjacent to the pond. The amount of area on site available for the placement of removed sediments is extremely limited. At this point, there are no plans to move forward with this work.

Outdoor Pool/Park Development

Conceptual design options for a new outdoor pool, complete and presented. Repairs to Grange Pool complete and expected to meaningfully extend useful life.

Street Trees

This is a multi-year capital appropriation with initial funding of \$125,000 effective July 1, 2019. An additional \$125,000 was received effective July 1, 2020, and expended. An additional \$125,000 was received effective July 1, 2021. Goal is to identify and complete tree trimming and removal necessitated by prior year drought and invasive insects. Link on website being developed showing phased approach, explaining rights of way, use of GIS, priorities and plan of approach to address timing and phases. Launched February 2021. The Town was awarded \$128,200 in the Small Town Economic Assistance Program (STEAP) grant funding for the tree management program.

Cider Mill

Future improvements would include removal of existing residential structure and construction of a new barn-like facility to support ongoing lessee and overall park use. Potential for grant funding continually evaluated.

Open Space Access

This is an ongoing process to improve access to the Town's various open space acquisitions. The Town has been awarded a STEAP grant in the amount of \$250,000 to offset previous construction costs. Projects completed include:

- Blackledge Falls
- Longo Farm Open Space
- Slocomb Mill
- Arbor Acres/Greyledge Open Space

Preliminary design completed for new parking area and access drive at J.B. Williams Park, which includes energy efficient site lighting, widening the access drive, fence replacement, and other amenities. Local regulatory application pending final lighting choices for fixtures and poles. Work to commence after permits are granted.

HVAC-Gideon Welles School

Air Conditioning project complete. Boiler in future year.

Energy Audit for All Schools

Energy Audit at all schools complete. Exterior lights at SMS received LED lighting retrofit. GHS exterior lights retrofit complete. Study of auxiliary gym heating at SMS complete.

GHS Fieldhouse

Design complete and bids are in. Funding addressed in CIP. Current configuration includes 6 locker rooms and a restroom facility. Delays to project schedule due to unsuitable soils and changed underground condition pushed due date to November 4th.

School Code Compliance

Major tasks involving sprinkler and electrical work are complete. Housekeeping items will be ongoing through completion.

Smith Middle School Floor

Former flooring removed. New product being installed week of August 9th .

School Roofs

Condition analysis of school roofs complete. BOE staff has identified general schedule for roof work to be presented through capital program. Some significant re-roofing costs identified in future years. Best funding option requires review including possible bond authorization.

Water Pollution (WPC) Energy Conservation Prog

Priorities being confirmed with work to proceed with available and new project funding as cost benefit supports.

Tryon Street/Dug Road Drainage

Prior design, permitting and construction efforts on Tryon Street have been expanded to include drainage system expansion on Dug Road . Work on this phase was completed in spring of 2020 by Highway Division staff . Work completed addresses a long-standing drainage issue in the vicinity of the Tryon Street/Dug Road intersection.

Self-Contained Breathing Apparatus

Funding approved to achieve purchasing efficiency. SCBA ordered with delivery over coming weeks.

Riverfront Park and Boathouse

This project funds a number of improvements to the Riverfront Park and Boathouse to include additional barrier to prevent access to the Boathouse roof from the observation deck, realignment of the Riverfront docking system, and changes to the internal fire suppression system and sprinklers, additional interior boat storage capacity, and other such improvements. Temporary roof barriers and signage have been put in place and a permanent solution expected to be installed late Fall 2021. Engineer is finalizing sprinkler design for boat storage and work estimated to be completed in early 2022.

Winter Hill

2021 funds were used to hire a concrete consultant to assess the foundations. Based on the results the designer recommended a remedy and project to be bid Fall 2021. Work estimated to be completed end of 2021 Current funds include concrete remediation, LED light replacements, insulation replacement, restoration of electrical distribution to the barn, and other site improvements.

Pickleball

Funding approved to install four pickleball courts on the grounds of the Riverfront Community Center. Local regulatory permits were approved. The project is currently out to bid, with a bid opening date of August 13, 2021. Work estimated to be completed by Fall of 2021.

Underground Storage Tank

Project to remove 10,000± gallon underground storage tank for unleaded fuel at the Police Department and replace with an above-grade similarly sized tank. Work funded effective July 1, 2021 and to proceed over coming months.

School Lockers

This project is funded effective July 1, 2022 to replace student lockers at various schools. Product selection in progress for installation by 2nd quarter of 2022.

Gideon Welles School Roof

Design funding in place effective this fiscal year. Consultant selection and design work to proceed accordingly over coming months.

RECENTLY COMPLETED PROJECTS

The following projects are recently completed on time and within budget:

- Showmobile
- GHS Generators
- Electrical Outlets at Elementary Schools
- Security Equipment at Schools
- Security Window Film Installation All Schools
- GHS Security Cameras
- Addison Road Bridge
- Main Street Traffic Signals
- Winter Hill Farm
- Nutmeg Pump Station
- Main Street Pavement Rehabilitation
- Fire Apparatus - Ladder Truck
- Police Firing Range - Backstop System
- Griswold/Harris/House Street Intersection
- Naubuc Avenue Bridge Reconstruction
- Smith Middle School Gym Floor Replacement
- School PA Phone Systems - Elementary Schools
- Elementary School HVAC/Boiler - Complete at Buttonball, Hebron Avenue and Hopewell Schools
- Articulating Loader
- GHS Practice Football Field
- Planimetric/Topographic Mapping
- Smith Middle School A/C Replacement
- Roll-Off Truck
- Fire Company 3 and 4 roofs
- Riverfront Community Center Community Room floor
- BoE Energy Audit
- Generator Replacement- Town Hall, Parks Maintenance Facility, Highway Garage Transfer Station Electrical Service Entrance Replacement
- Boathouse Transfer Switch Installation
- Riverfront Community Center Transfer Switch Upgrade
- Sally Port Roof
- GHS Pool Improvements
- New generator for Boathouse/RCC
- RCC Community Room Flooring
- Hopewell Gym Floor Replacement
- Welles-Turner Library Windows
- Arts and Crafts Room - Youth & Family Services
- Naubuc School phone and PA upgrades
- Town Hall boiler replacement
- PD boiler replacement
- GHS Turf Field and track improvements
- Highway Division Paving Box
- Multi-Town Dispatch Project
- Welles-Turner Library Phase 1 renovation
- Gideon Welles School Window Replacement
- Boiler Replacement Design-Town Hall and Police Department
- New Carpeting-Elementary Schools
- Town Wide Phone System Upgrade
- Police Locker Room Upgrades
- Town Hall Site Lighting Upgrade
- Youth and Family Annex Addition
- Fire Company #4 Boiler Upgrade
- Riverfront Park – Phase II
- Backup Generator – Riverfront Boathouse
- Master Sewer Study
- Hebron Avenue Trail Fencing
- Bulky Waste Vehicle Scale
- Blackledge Dam Restoration
- GHS Auditorium Acoustics
- Town Phone System Upgrade
- Upgrade Police Surveillance System
- Refuse Wheel Loader
- Grange Pool
- Hebron Avenue Resurfacing
- House Street/Hebron Avenue
- School Code Compliance
- Library Windows
- Fire Rescue Boat
- Fire Apparatus
- 16' Mower – Replacement
- GHS Kitchen Upgrade
- PD Window Replacement
- ADA improvements at CO 1 and CO 2
- Facilities Maintenance Barn
- Old Maids Lane Water Line
- Glastonbury Boulevard Pavement Rehabilitation
- Elementary School Air-Conditioning
- GHS Kitchen Upgrades
- Water Pollution (WPC) Emergency Power
- Cider Mill Pump Station Replacement

