



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
12-07-2021 Meeting

December 3, 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. Cotton Hollow Mill Walls

I am pleased to advise the Hartford Foundation for Public Giving (HFPG) has awarded a \$35,000 grant through the Land Heritage Coalition in Town for work to restore the historic Cotton Hollow Mill Walls. Sincerest thanks and appreciation to the HFPG and all those involved with this successful grant process.

2. Historic Buildings – Main Street

Attached are the updated letters of objection to proposed demolition to the subject buildings along Main Street.

3. Newsletter

The December 2021 edition of Glastonbury at a Glance is attached.

4. Budget Schedule

For planning purposes, the following dates are anticipated for the start of the FY 23 budget process:

- Capital Improvement Workshop – 6:00 p.m. Thursday, January 20, 2022 – RCC – Community Room.
- Annual Town Meeting – 7:00 p.m. Wednesday, January 26th or Thursday, January 27th – Council Chambers.

5. Property Revaluation

The property revaluation process was last completed effective October 1, 2017. Per the state mandated five-year cycle, the next revaluation is effective October 1, 2022. The attached page outlines the general schedule. As noted, near term work involves photo and data collection. I will be happy to schedule Assessor Nicole Lintereur to brief Council at a future meeting.

6. Williams Memorial

The Williams Memorial wing of the Academy Complex is located immediately south of Town Hall. This space previously served as a school media center before 6th grade students relocated to Gideon Welles. As discussed when considering potential projects for ARPA funding, the upper level has potential to provide much needed meeting/public gathering space. Such use has been discussed in prior years and previous project scope and cost estimates being updated. Chairman Gullotta has suggested making this space available for public view. I can schedule for a Saturday in January as applicable.

7. Public Act 490 – Open Space

PA 490 establishes forest and farmland classifications which are mandatory on cities and towns. A PA 490 designation reduces the assessment on the land and related taxes. The underlying statute also provides a local option for open space. Glastonbury has not enacted this designation. Summary background information on the open space option as follows:

- POCD to designate areas of open space recommended for preservation and such designation requires approval by a majority vote of the legislative body.
- Open space identified for preservation generally supports the following:
 - Maintain and enhance conservation of natural or scenic resources.
 - Protect natural streams and water supply.
 - Promote conservation of soils, wetlands, beaches or tidal marshes.
 - Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other spaces.
 - Enhance public recreation opportunities.
 - Preserve historic sites.
 - Promote orderly, urban or suburban development.

Generally, the local ordinance would establish a minimum acreage (e.g. 5, 10 acres), open space assessment, etc. A preliminary review indicates the potential for 320 parcels of 5+ acres and 100 of 10+ acres that could be eligible. If all applied and approved, estimated annual tax loss \$450-480,000 and \$250-300,000. This is very preliminary.

I wanted to provide this basic information in response to public comment of the 23rd and can provide more detailed information as Council may find helpful.

8. Demolition Delay Ordinance – Policy & Ordinance Review Committee

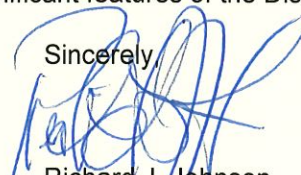
At a prior meeting, a suggestion was made to revisit the Demolition Delay Ordinance. To proceed a referral to the Policy & Ordinance Review Committee is suggested. Additional comments on the suggested changes would be appreciated to help guide the Subcommittee.

9. Meeting Format

Glastonbury like some 80% of the state has returned to the red zone - 15.5 for new cases per 100,000 population. Per previous discussion, the red zone was the general threshold for in person or zoom meeting format. Suggest you discuss Tuesday evening. I have attached the general protocol for close contact with an infected person.

10. State Review Board

In response to the application to demolish the Wright-Gaines building and the workhouse to the rear, the State Review Board of SHPO met on Friday, December 3rd. The purpose of the meeting was to confirm whether these structures continue to contribute to the National Historic Register District. After discussion, the SRB voted unanimously to support these structures as significant features of the District.

Sincerely,

Richard J. Johnson
Town Manager



Together for good.⁴

November 12, 2021

Land Heritage Coalition of Glastonbury, Inc.
236 Olde Stage Road
Glastonbury, CT 06033

Board of Directors

Theodore S. Sergi, Chair
Rodney O. Powell, Vice Chair
Andrew R. Worthington, Treasurer
Nancy P. Bernstein
Marlene M. Ibsen
Min Jung Kim
Estela R. López
Mark Overmeyer-Velásquez
Richard N. Palmer
Nicole Porter
David M. Roth

President

Jay Williams

Grant Number: 69121

Dear Grantee:

I am pleased to inform you that the Hartford Foundation for Public Giving has approved a grant of \$35,000.00 to Land Heritage Coalition of Glastonbury, Inc., through your fiscal agent Town of Glastonbury, for project: *Cotton Hollow Mill Walls' stabilization and site improvements*. This grant is made possible by the generosity of the Norma and Natale Sestero Fund serving Glastonbury residents.

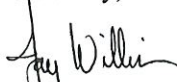
In an effort to expedite our grant payment process, the payment for this grant will be sent to your fiscal agent Town of Glastonbury, directly from Bank of America; the grant number is referenced on the check. By depositing the check, you agree to the terms and conditions of this grant award letter and to report on this grant by December 1, 2022.

The report is available and is to be completed through the Grant Portal through the account that was used to submit the application. You will receive a reminder with instructions prior to the deadline. The Foundation requests this information to assess the benefits of its grants to the community, as well as for our records of disbursements and public reports. Please contact us if the follow up report should be assigned to another person in your organization, other than the staff member who originally submitted the application. If you have any questions pertaining to this grant, please reach out to Cierra Stancil, Community Impact Officer at CStancil@hfpg.org.

You are welcome to, but we do not require efforts to communicate the good news about your grant. If you do decide to publicize the grant in any form, the text must be reviewed in advance by our Communications Department. To assist, guidelines for various forms of communications and a sample news release/newsletter story are available at <http://hfpg.org/GrantCommunication>.

We wish you the best on this important effort.

Sincerely,


Jay Williams
President
JW/db

c: Mr. Richard J. Johnson, Town Manager, Town of Glastonbury

RECEIVED
2021 NOV 22 PM 3:29
TOWN MANAGER

10 Columbus Boulevard, 8th Floor
Hartford, CT 06106

⁴Related party, as defined by the IRS, includes (i) a donor's or fund advisor's spouse, ancestors, children, grandchildren, great grandchildren, brothers, and sisters (whether by the whole or half-blood), and the spouses of children, grandchildren, great grandchildren, brothers and sisters, and (ii) entities in which donors, donor advisors or their respective family members described above own more than 35 percent of the (x) combined voting power if the entity is a corporation, (y) profits interest if the entity is a partnership, or (z) beneficial interest if the entity is a trust or estate.

860-548-1888
fax 860-249-3561
www.hfpg.org



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Richard J. Johnson
Town Manager

November 24, 2021

Mr. Peter Carey
Building Official/Zoning Enforcement Officer
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Formal Objection to Demolition Permit – 2277-2289 Main Street

Dear Mr. Carey:

In accordance with Section 5-64 of the Glastonbury Town Code of Ordinances, please consider this a formal objection to the issuance of a demolition permit for the structures at 2277-2289 Main Street. By action at its meeting of Tuesday, September 28, 2021, the Town Council voted unanimously to support this formal objection. When taking this action, the Council expressed its strong preference that demolition be avoided and the 121+ year-old structures be preserved. Ongoing efforts will focus on achieving this goal.

On Friday, November 12, 2021 the Applicant re-filed for a demolition permit and the notice of the application was published Thursday, November 18, 2021. By unanimous vote at its meeting of Tuesday, November 23, 2021, the Council reaffirmed its previous action to object to the issuance of a demolition permit for the subject property.

Should you have any questions, please let me know. This letter is copied as noted below. Should additional notifications be required, please so notify me accordingly.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal

cc: Glastonbury Town Council
2277-2289 Main Street LLC (owner of record) c/o The HB Nitkin Group
Attorney Meghan Alter Hope, Alter & Pearson, LLC (Applicant)



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Richard J. Johnson
Town Manager

November 24, 2021

Mr. Peter Carey
Building Official/Zoning Enforcement Officer
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Formal Objection to Demolition Permit – 2341-2345 Main Street

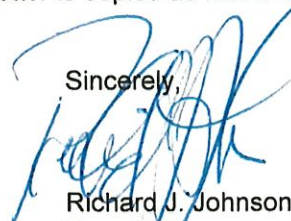
Dear Mr. Carey:

In accordance with Section 5-64 of the Glastonbury Town Code of Ordinances, please consider this a formal objection to the issuance of a demolition permit for the structures at 2341-2345 Main Street. By action at its meeting of Tuesday, September 28, 2021, the Town Council voted unanimously to support this formal objection. When taking this action, the Council expressed its strong preference that demolition be avoided and the 121+ year-old structures be preserved. Ongoing efforts will focus on achieving this goal.

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Should you have any questions, please let me know. This letter is copied as noted below. Should additional notifications be required, please so notify me accordingly.

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal

cc: Glastonbury Town Council
Main Street Glastonbury 2341 LLC (owner of record) c/o The HB Nitkin Group
Attorney Meghan Alter Hope, Alter & Pearson, LLC (Applicant)



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Richard J. Johnson
Town Manager

November 24, 2021

Mr. Peter Carey
Building Official/Zoning Enforcement Officer
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Formal Objection to Demolition Permit – 2389 Main Street

Dear Mr. Carey:

In accordance with Section 5-64 of the Glastonbury Town Code of Ordinances, please consider this a formal objection to the issuance of a demolition permit for the structures at 2389 Main Street. By action at its meeting of Tuesday, September 28, 2021, the Town Council voted unanimously to support this formal objection. When taking this action, the Council expressed its strong preference that demolition be avoided and the 121+ year-old structures be preserved. Ongoing efforts will focus on achieving this goal.

On Friday, November 12, 2021 the Applicant re-filed for a demolition permit and the notice of the application was published Thursday, November 18, 2021. By unanimous vote at its meeting of Tuesday, November 23, 2021, the Council reaffirmed its previous action to object to the issuance of a demolition permit for the subject property.

Should you have any questions, please let me know. This letter is copied as noted below. Should additional notifications be required, please so notify me accordingly.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal

cc: Glastonbury Town Council
238 Main Street LLC (owner of record) c/o The HB Nitkin Group
Attorney Meghan Alter Hope, Alter & Pearson, LLC (Applicant)



GLASTONBURY AT A GLANCE

DECEMBER 2021

HOLIDAY OFFICE CLOSINGS

Town facilities will be CLOSED on Friday, December 24th - Christmas Eve, (Christmas Day Observed), and Friday, December 31st - New Year's Eve, (New Year's Day Observed). This includes Town Hall, Academy, WTML, RCC, Youth & Family Services, the Transfer Station, and the Bulky Waste Facility. Town facilities will resume standard operating hours following each holiday. Wishing you and yours a joyous holiday season and a Happy New Year!

2022 PROPERTY REVALUATION

The Town has contracted with Vision Government Solutions Inc. to perform the property revaluation for the 2022 Grand List. A revaluation will determine the current fair market value of every property in town, and equalizes the values of all properties to ensure a fair distribution of the tax burden.

In the coming weeks, Vision personnel will be driving through town to review properties, take photos, and update property characteristics. Their registered vehicles will have "Assessor's Office" signs posted in their windows for identification.

Project updates will be posted to the Town website as applicable. Please contact the Assessor's office at (860) 652-7600 or visit www.glastonburyct.gov/reval for more information.

UPCOMING EVENTS AND DEADLINES

The list below is a SAMPLING of upcoming events and important dates. Please visit the Town website, www.glastonburyct.gov/events, the Sharing Tree (Senior) Newsletter, www.glastonburyct.gov/sharingtree, or the WTML Library website, www.wtmlib.com to view a FULL listing of upcoming events/programs and related details and registration requirements.

- **12/2 - Rentschler Field's Magic of Lights Trip** - Leaves from RCC at 5:00 PM
- **12/5 - Annual Santa's Run Road Race** - To register or learn more, please visit www.glastonburyct.gov/santasrun
- **12/6 and 12/8 - Holiday Crafts at the RCC**
- **12/7 - Parks & Recreation Winter/Spring program registration opens**
- **12/14 - Glastonbury Senior Center's Jingle Bell Rock Holiday Luncheon** - To be held at 12:00 PM (noon) at the RCC and Fairgrounds
- **12/15 - FREE Situational Awareness Workshop** - 6:00 PM - 8:00 PM - Join the Glastonbury Police Department to learn about criminal behavior/trends, how to increase your personal safety, and more. Space is limited. To reserve your spot, please contact Officer Magrey at (860) 652-4286 or michael.magrey@glastonbury-ct.gov.
- **Monday Movies at the Senior Center** - 1:00 PM every Monday in December

SEASONAL VOLUNTEER OPPORTUNITIES

Glastonbury Gives & Cares Chores Program - Assist community members in need with general yard work this season. Please contact Matt Snyder at (860) 652-7645 or matthew.snyder@glastonbury-ct.gov to sign-up, or for more information.

Pitch In and Help Keep Glastonbury Beautiful! - Individuals, families, businesses, and community groups are welcome to sign up and 'Pitch In!' to help keep Glastonbury's parks and open spaces clean and free of litter. Town staff will provide trash bags, gloves, and trash picker tools. (For larger groups, the Town encourages folks to please bring their own pickers.) To volunteer for this ongoing effort, please visit <https://glastonbury.seamlessdocs.com/f/iteuayv6u4h8>.

HOLIDAY PROGRAMS

To register, or learn more about any of the programs listed below, please visit www.glastonburyct.gov/holidays.

HOUSE DECORATING CONTEST!

The Glastonbury Parks and Recreation Department is hosting its 2nd annual Holiday House Decorating Contest this December. Community members are encouraged to decorate the exterior of their homes and sign up for this friendly competition! A map will be posted to the Town website to highlight all participating locations so that residents can create their own festive driving tours and participate in a scavenger hunt. Registration details and more information are available online. To participate, please register online between Nov. 9th and Dec. 3rd. (Pictured at right: A few of the 2020 contest winners.)



WISH LETTERS PROGRAM

Glastonbury children are invited to write a letter with their holiday wishes to Santa, the Reindeer, the Mensch on the Bench, Frosty the Snowman, or any holiday figure they choose! Beginning on November 25th, letters can be dropped off in the holiday box at the Parks & Recreation entrance of the Academy building (2143 Main St.), the main entrance of the Riverfront Community Center, (300 Welles St.) or mailed to the Parks & Recreation Department at 2143 Main Street. Please be sure to include a return address on all letters to ensure all children receive a letter back via U.S. Postal Service!

FAMILY JUKEBOX BINGO

Get your groove on while playing Bingo from the comfort of your own home! Play a few rounds of Bingo AND listen to some of the greatest hits! Holiday music is incorporated into this event to make it even more festive, and prizes will be awarded to BINGO winners! This event is FREE and will be held on December 17th from 5:30 PM – 6:30 PM.

PET PHOTO CONTEST

Send us a photo of your pet dressed in the holiday spirit for a chance to win some cool prizes! Submission period is Nov. 30th through Dec. 13th.

FREE POST-HOLIDAY TREE DISPOSAL

Residents in any type of vehicle will be allowed free disposal of their holiday tree at the Bulky Waste facility on Tryon Street from December 27, 2021 through January 31, 2022. One tree per vehicle permitted. While trees may also be disposed of at the Transfer Station during this time, residents are strongly encouraged to use the Bulky Waste Facility as this is the final disposal area for all trees and will therefore reduce town transportation costs (tax dollars).

Waste disposal permits are NOT needed but proof of residency is required.

Operating hours for these facilities are:
Bulky Waste Facility:

Monday - Saturday; 7:00 AM - 3:00 PM

Transfer Station:

Tuesday - Saturday; 7:00 AM - 3:00 PM

Questions may be directed to Refuse Disposal Division at **(860) 652-7772**.

SUPPORT GROUPS

Glastonbury Youth & Family Services (Y&FS) is facilitating the following community support groups.

Parent/Guardian Support Group for Children experimenting with Substance Abuse

Group meets the second Tuesday of every month. Contact Mirela or Madison at (860) 652-7531 for more details.

LGBTQ+ Support Group

Bi-weekly support group for LGBTQ+ middle and high school students.
GHS students: Jan 6th; 2:15 - 3:15 PM
GWS and SMS students: January 13; 3:30 - 4:30 PM

To register or get more info, please contact (860) 652-7668 or jeanne.theleen@glastonbury-ct.gov.

RESIDENTS URGED TO RESPECT SATELLITE RECYCLING LOCATION

The Town's satellite recycling site, (located in the rear parking lot of Town Hall), is intended ONLY for recyclables as defined on the container signage. Unfortunately, UNACCEPTABLE materials such as household trash, furniture, electronics, plastic bags, and carpeting continue to be discarded at this site. Such abuse results in the rejection and/or contamination of acceptable recyclables, and leads to additional staff labor (tax dollars) to sort and/or discard inappropriate materials.

The following items are ACCEPTABLE for disposal at the satellite site:

Glass & metal food containers; plastic food & beverage containers #1 thru #7; aseptic packaging; newspapers/mail/magazines; and boxboard (e.g. cereal/pasta boxes). Items NOT permissible for disposal at the satellite site, (including Corrugated cardboard), should be disposed of at the Transfer Station or Bulky Waste Facilities.

If satellite bins are full, do NOT discard items around the outside of the bin. Instead, bring them to the Transfer Station or Bulky Waste Facility, or return at another time/day after the bin has been emptied.

Additional information may be obtained through the Refuse Disposal information line: (860) 652-7790, Refuse Division office: (860) 652-7772, or online at www.glastonburyct.gov/recycle.

Community cooperation is appreciated.

STAY 'IN THE KNOW' ON ALL THINGS GLASTONBURY!



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PREVENT VEHICLE THEFT



Scan for more information on auto theft in Glastonbury

LOCK cars and windows,



PARK in well-lit areas,

STOW away valuables,



DO NOT leave keys in car,

and

NEVER leave your vehicle while it's running.



NHTSA.gov/theft

www.glastonburyct.gov/crimedata

GLASTONBURY POLICE 860-633-8301

VEHICLE THEFTS AND REAL-TIME CRIME DATA

The Glastonbury Police Department reminds residents to lock their cars and to refrain from leaving valuables in their vehicles. Although the total number of stolen vehicles in Glastonbury are trending below 2020 numbers, we are still experiencing a significant number of incidents in town, including several vehicles that have been stolen from unlocked garages or while left running at gas stations and other local businesses. Please remember NOT to leave your keys in your vehicle and never leave your vehicle unsecured and running, even if you are just running into a business for a moment. The best way to prevent yourself from becoming a victim is to take these precautionary measures to protect yourself. Our patrol officers continue to proactively patrol your neighborhoods looking for suspicious activity and our newly formed Auto Theft Team has been aggressively investigating stolen vehicle incidents this year. Please remember to call the police to report any suspicious activity in your community. Together we can continue to suppress these criminal activities.

A new, interactive "police activity dashboard" is now available on the Town website to better inform residents of crime trends in their community. Using the dashboard, residents can filter police activity by street, view reported crimes on an interactive map, and follow criminal activity in town in near real time. To access the dashboard please visit www.glastonburyct.gov/crimedata.

Approved Schedule

TASK	FROM	TO
Project Startup	8/16/2021	
Database Management	On Going	
Public Relations	On Going	
Photo Collection	12/1/2021	8/1/2022
Data Collection <i>Excluding BP's and Sales</i>	1/10/2022	8/1/2022
Data Mailers	01/10/2022	6/1/2022
Analysis and Valuation	3/1/2022	8/1/2022
Field Review	5/2/2022	9/15/2022
Assessor's Office to Enter Final Deeds	10/4/2022	
Final Sales Analysis	10/5/2022	10/11/2022
Proposed Values to Assessor	10/14/2022	
Assessor's Review	10/14/2022	11/11/2022
Assessment Notices Mailed	11/14/2022	11/17/2022
Informal Hearings	11/28/2022	12/16/2022
Second Notice & Valuation Reconciliation	12/19/2022	12/29/2022
Project Completion	12/30/2022	

EXPOSED AS A CLOSE CONTACT TO COVID-19 INFECTED PERSON? (less than 6 feet for 15 minutes or more over 24 hour period)

Unvaccinated:

- [Quarantine](#).
- Stay home 14 days after last exposure to person infected with COVID-19
- Monitor for fever of 100.4°F, shortness of breath or other symptoms
- If possible, stay away from people you live with, especially people who may be at high risk for COVID-19

CDC/DPH-Acceptable shortened quarantine-

- stop quarantine after day 10, monitor symptoms for next 4 days
- stop quarantine after day 7 after receiving a negative test which was taken on day 5 or later, monitor symptoms for remaining days until 14 days from exposure

If you develop symptoms:

- immediately self-isolate. Seek out a testing location, get rapid (antigen) tested as soon as possible.
- inform employer of test results
- monitor your symptoms
- stay in a separate room from other household members
- use a separate bathroom if possible
- don't share personal items such as cups, towels or utensils
- wear a mask when around other people if possible
- isolate for at least 10 days after symptoms start (or positive test results if asymptomatic) AND at least 24 hours without fever (no fever-reducing meds)

Vaccinated:

- If you came into [close contact](#) with someone with COVID-19 get RT-PCR tested 5 - 7 days after the date of your exposure and wear a mask in public indoor settings for 14 days after exposure or until a negative test result.
- If you are experiencing [COVID-19 symptoms](#) get rapid (antigen) tested as soon as possible
- Isolate if you have tested positive for COVID-19 in the prior 10 days or are experiencing [COVID-19 symptoms](#).