

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, MAY 10, 2022**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. in the Council Chambers of Town Hall at 2155 Main Street with the option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

**1. Roll Call.**

***Council Members***

Mr. Thomas P. Gullotta, Chairman  
Mr. Lawrence Niland, Vice Chairman  
Ms. Deborah A. Carroll  
Mr. Kurt P. Cavanaugh  
Mr. John Cavanna  
Ms. Mary LaChance  
Mr. Jacob McChesney  
Mr. Whit Osgood  
Ms. Jennifer Wang

**a. Pledge of Allegiance.           *Led by Mr. Gullotta***

**2. Public Comment.**

***Roger Emerick of 580 Hopewell Road***, stated that in 1980, Glastonbury conducted a drainage report which assessed all the streams in town. His section of Roaring Brook was the only one that repeatedly received an attractive rating. He is against the proposed installation of a railroad track within sight of the brook. He asked the Town to address this issue to preserve the brook's beauty.

***Ginny Kim of 169 Lakewood Road***, spoke as a board member of the Friends of Glastonbury Aquatics, Inc. They are passionate about building an aquatics facility to improve the quality of life for all residents. They strongly support a proposal that might include the YMCA building such a facility in town.

***Henning Kerger of 485 Great Pond Road***, owns a CrossFit business that was hit hard during the pandemic. They did not qualify for the second round of PPP loans because it was poorly designed, based on profit not revenue. He supports a potential allocation of ARPA funds to assist small businesses in town.

***Nicholas Korns of 73 Shagbark Road***, spoke as a private citizen, not as a member of the Zoning Board of Appeals. He is opposed to the proposed 74-unit apartment building at 1199 Manchester Road. While the application is in the purview of the TPZ, he is speaking tonight in case the

Council becomes involved at some point. The proposed application invokes the set-aside development pursuant to Connecticut General Statutes (CGS) Section 8-30g, which would be a radical departure from how the town has operated for many years. He urged the TPZ to decline this application and prepare for legal challenges. His reasons were the following:

- Multi-family housing is not a permitted use in the two zones where the development will be located.
- Excavation will generate a large volume of truck traffic, noise, and dust in the area, causing increased traffic and safety issues.
- The number of proposed parking spaces is insufficient.
- The proposed height of five stories is incompatible with Town regulations and is completely out of character with the neighborhood.
- The apartment features are urban, which does not fit the rural residence zone. This could also lower the values of nearby homes.

***Meghan Hayden of 24 Lakewood Road***, is the owner of River Bend Book Shop on Main Street. Due to the pandemic, they had to assume many operating costs to sustain themselves, and most of those changes will not go away. They require additional funding and resources in order to meet services long-term. Additional grants will help small businesses develop sustainable systems to stay competitive. She supports allocating ARPA funds to small businesses.

***Wendy Cusano of 117 Three Mile Road***, co-owns a gym in town. She also spoke in support of ARPA funds to support small businesses. Her business is still operating at half capacity and, unfortunately, will be sold at a loss. She would hate to see that happen to other small businesses in town.

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

***Charles Mozzochi of 227 Hebron Avenue***, is frightened and disgusted that Police Lieutenant Kevin Troy was an officer in the GPD force for 17 years. He asked why Mr. Troy was not summarily fired, instead of being allowed to resign/retire. He also asked why the previous Chief of Police was not summarily fired when it was discovered that he was sending nude photographs of women to friends from his GPD office computer. He warned the Council of a great tragedy at the hands of a GPD police officer unless swift action is taken. He demands that the Police Commission be reestablished in Glastonbury.

***Edward Budd at 270 Chestnut Hill Road***, finds the facilities for year-round swimming in town to be inadequate. He supports this special opportunity with the YMCA to create a highly valued facility and suggested the recently acquired property from St. Paul Church as a good area for it.

Mr. Niland opened the floor for comments via Zoom:

***Anne Bowman of 62 Morgan Drive***, continues to support the use of ARPA funds to help increase affordable housing in Glastonbury. She also asked that the funding for the Welles Park playground not be reduced to balance the capital projects budget.

*Joe Muro of 151 Riverview Road*, strongly supports the allocated ARPA monies for 1361 Main Street. However, he is against funding the Williams Memorial Academy, which he has not heard a lot of people ask for or think is needed. He then spoke about the Phase 3 Main Street sidewalks project. While he feels for the residents on the east side of the road, forgoing the construction of a sidewalk would be very dangerous because the road is busy and tough to walk. He urged the Council to find a way to address the concerns posed by the road shift, while still proceeding with a plan to install sidewalks.

**3. Special Reports.**      *None*

**4. Old Business.**        *None*

**5. New Business.**

**a. Discussion and possible action concerning proposed Aquatic Facility.**

Mr. Harold Sparrow, CEO of the YMCA Greater Hartford, would like to begin a conversation about how to partner with Glastonbury to build a YMCA aquatics facility in town. He noted that they recently completed their largest facility to date in Putnam by partnering with city and state officials. He provided background on the Greater Hartford YMCA, which is the second oldest YMCA chapter in the country and has a consistent track record of partnering with cities and towns to thoughtfully invest in local communities. Soon, they will be presented with a marketing study for Glastonbury.

Mr. Cavanaugh asked how the fundraising worked in Putnam and how it is expected to work in Glastonbury. Mr. Sparrow stated that the total cost of that project was \$16 million. There was strong community support and a lead gift of \$3 million. An additional \$4 million was raised by residents in town, and the Town of Putnam donated the land. \$5 million was allocated by the State, and \$4 million was provided by the YMCA. The whole process took ten years. If any council members would like to visit the Putnam YMCA, they could arrange a tour.

Ms. Carroll asked whether the amount of input a community has on the design of the facility depends on their stake in the cost. Mr. Sparrow explained that the first thing they do is a community needs assessment. All YMCA facilities are different, depending on the community. Their job is to partner with the community to meet their needs. To this end, they would hold a series of community conversations and conduct research.

Ms. Wang is really interested in this partnership. She believes that the ten-year timeline for Putnam puts the proposed project in perspective. She is concerned about operating expenses and how that typically works in this type of cost-sharing collaboration. Mr. Sparrow explained that there are 11 other YMCAs in the Greater Hartford community, and they all pool together their resources. All the costs and expenses are shared. Operational costs would be covered by the YMCA, not the Town of Glastonbury.

Mr. Gullotta explained that the Council hopes to direct the Town Manager to explore the feasibility of this project and invite other organizations to present an offer, as well. Mr. Osgood would also like to appoint a council member to work with Mr. Johnson on this.

**Motion by:** Mr. Osgood

**Seconded by:** Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby directs the Town Manager to work with the YMCA, and any other group that might come forward, to explore a public-private partnership for an aquatics facility and appoints two councilmembers - one from each party - to serve on a subcommittee to assist in the process.

**Disc:** Ms. Carroll worries that including a couple of council members at this stage would only stall efforts. She proposed an amendment to eliminate the appointment of council members in the preliminary process of deliberations between the Town Manager and the YMCA. Mr. Niland seconded the amendment, but it failed to proceed. Mr. Osgood explained that having council members involved in a subcommittee would be very helpful. Mr. Cavanaugh added that involving council members would encourage the public to contact that council member to converse with Mr. Johnson. Ms. LaChance does not mind having input upfront because it might help them move faster.

Mr. Cavanaugh would like to see the community assessment. Mr. Sparrow stated that the assessment will be presented to the YMCA board by June. Mr. Gullotta stated that the Town conducted a substantial study on an aquatics facility and came up with a price tag of \$13 million, without factoring in the purchasing of property. However, one of the supporters of this project referenced \$20 million for this project. Mr. Sparrow stated that it is difficult right now to get a fair estimate of what the cost will be because of supply chain issues. Mr. Gullotta would like those answers before the Council decides how to proceed.

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

**b. Discussion and possible action – American Rescue Plan Act (ARPA).**

Mr. Johnson explained that one of the projects that was identified early on was fiber optics. A federal affordable connectivity program will fund \$30 monthly of the service charge for those who meet certain eligibility requirements. Both Frontier and Cox have agreed to the terms. Mr. Johnson has spoken with the Housing Authority, and they feel comfortable that the fiber optic potential has been satisfied. Renovations will be made to the main building of the Housing Authority to provide a counseling center and make improvements to the kitchen. Regarding small business assistance, the Town would need to identify the grant amount per eligible business. Ms. Wang had mentioned public artwork, and Mr. Osgood referenced additional capital programs. Mr. Johnson attached a list of what some of those could be.

Mr. McChesney spoke in favor of the small business assistance program. He thanked Mr. Johnson for putting together this layout and thanked small business owners for speaking tonight about what they have been going through. Small businesses are still struggling and could still use some help. This action would invest in Glastonbury's business community. He asked if there are big things that the Town would have to resolve before moving ahead with such a program. Mr. Johnson stated that they would need to fine-tune the application form with its eligibility and uses. He asked the Council to determine what a grant amount and protocol would be.

Mr. Osgood noted that the Council has until December 2024 to allocate ARPA monies. He suggests waiting to see if there are any major priorities to address, and then allocating whatever is left in the future to this program. Ms. Carroll supports figuring out the best parameters for helping local businesses. While the Council does not have to decide how to spend it all at once, local businesses need help now, so she is comfortable allocating funds sooner rather than later. Mr. Cavanna agreed. He would like to allocate most of the money now to businesses in town that need it.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public information hearing for 8:00 p.m. on Tuesday, May 24 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing to hear public comment on potential uses of monies allocated to Glastonbury through the American Rescue Plan Act, as described in a report by the Town Manager dated May 6, 2022.*

**Disc:** Ms. LaChance thanked Mr. McChesney for advocating this for a long time. She hopes that the Council can prevent more businesses from closing, so she is glad that they are not delaying action any longer. Mr. Cavanaugh does not think that it is fair to say that businesses closed because of a lack of action by the Council. He asked what amount Mr. McChesney hopes to allocate to this program. Mr. McChesney responded that East Hartford worked with the Chamber of Commerce to come up with their figure. That could be helpful to see what the need for Glastonbury could be.

Ms. Carroll will recuse herself from further discussion regarding the allocation of funding for small businesses because she works for a small business in town. Mr. Osgood asked if a sole proprietor was eligible under this. Mr. Gullotta stated that those questions will be addressed at the public hearing.

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

## **PUBLIC HEARINGS**

### **NO 1: ACTION ON PROPOSED AMENDMENTS TO TOWN CODE ARTICLE IV, DEMOLITION OF BUILDINGS, SECTIONS 5-63 AND 5-64.**

Mr. Johnson explained that there are three proposed changes: to extend the 90-day delay period to 120 days, if an objection is received; to require a sign to be prominently located at the site of the proposed demolition; and the sign would be at least 24 inches x 36 inches. There is also a protocol whereby those interested can be notified when an application is received to demolish a structure 75 years or older.

There were no comments from the public.

Mr. Cavanaugh asked when the 120 days begins. Mr. Johnson replied, from the receipt of the application. Mr. Cavanaugh wonders if the period could start with the objection instead. Mr. Johnson would like to make certain that there is nothing in the statutes precluding the Council from doing that, so this action would be delayed. Mr. Niland thanked Mr. Johnson for putting this together and supports continuing it to another public hearing. Mr. Osgood appreciates the work that went into this. He is in favor of two of the three amendments. He finds the 120 days excessive for a structure that is only 75 years old and thinks that 60 days for the Council to take action is more than adequate.

The Council agreed by consensus to continue the public hearing.

## **NO 2: ACTION ON PROPERTY TAX EXEMPTION – GOLD STAR PARENTS AND SPOUSES.**

Mr. Johnson explained that right now, the assessment exemption is proposed at \$20,000. The statute reads as either \$20,000 or 10% of the assessed value, which could potentially result in an assessment larger than \$20,000. However, the Office of Legislative Research has concluded that it really means 10% but not more than \$20,000. Therefore, the recommendation is to simply establish it at \$20,000. Additionally, the statutes allow for the local option to increase the base income limits by up to \$25,000. The Council could either do that or link the income tax limits to the elderly tax relief program which adjusts every year. Mr. Johnson and Ms. Lintereur recommend the latter. Mr. Cavanaugh asked if this is retroactive. Mr. Johnson stated yes. Mr. Osgood asked what this will cost in terms of lost tax revenue. Mr. Johnson stated that each \$10,000 assessment is about \$373.

***Kathryn Cross of 17 Linden Street***, is a Gold Star mother. Her son, Tyler Connely, was in the Navy. She thanked the Council for considering this for Gold Star families.

***Motion by:*** Ms. Carroll

***Seconded by:*** Mr. Cavanaugh

*BE IT RESOLVED, the Glastonbury Town Council hereby approves amendment to the Town Code by establishing a new Section 18-9 entitled “Property tax exemption for Gold Star parents and spouses”, as described in a report by the Town Manager dated May 6, 2022, with said amendment effective June 1, 2022.*

***Amendment by:*** Ms. Carroll

***Seconded by:*** Mr. Cavanaugh

Amendment to Section A13 to change qualifying income to the income under the local Elderly Tax Relief Program.

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

***Disc:*** Ms. LaChance thanked Gold Star mother, Ms. Cross. Her two brothers-in-law served in Iraq and their families were worried about getting the call she received.

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

**c. Discussion concerning Building Zone Regulations – Town Center – residential and commercial development uses.**

Mr. Johnson explained that the current Town Center regulations require that if a residential use is introduced, then the commercial square footage at a particular location needs to be retained. The Council could seek an amendment to that requirement based on certain factors that the Town finds beneficial to the community. These could include affordable housing (at either 30% or 20%), dedicated public parking, preservation of historic structures older than 75 years, or some higher-level sustainable goals of the project. No action is required but they await the Council's considerations on modifying this one-for-one requirement if certain benefits are achieved.

Ms. Wang asked if consideration has been given to a variance to reduce the one-for-one on a case-by-case basis. Mr. Johnson clarified that the one-for-one is an absolute requirement for the Town Center zone. The question is whether an absolute requirement is still a good thing. Some have suggested that it is difficult, given the viability of retail space. And if that is deemed so, there must be specific criteria on how to waive it so that the applicant clearly knows.

Mr. Gullotta thinks this is a wise idea, but he would like the TPZ to consider it before offering his opinions. Mr. Osgood agreed. Mr. Cavanaugh would also like a written response from the TPZ, but he does not want to overwhelm them. Mr. McChesney agreed with Mr. Cavanaugh that the TPZ must be given a good amount of time to consider this matter. Mr. Gullotta pointed out that the concept is that it should stay one for one. If council members do not agree, then they agree with the notion that a different formula needs to be developed. Ms. Augur stated that the TPZ will have a few months to consider this. They will be notified that the Council seeks their feedback without a clear intention of moving forward on anything.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby refers this matter to the Town Plan and Zoning Commission, expressing that the Council has an interest in enacting amendments to the Town Center regulations.

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

**d. Action on transfer from General Fund-Unassigned Fund Balance for updates to Council Chambers – \$44,000 grant award (refer to Board of Finance, set Public Hearing).**

Mr. Johnson explained that they have received a grant to update the sound system in Council Chambers and replace some outdated equipment.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, the Glastonbury Town Council hereby refers to the Board of Finance the request for a \$44,000 appropriation and transfer from the General Fund-Unassigned Fund Balance to Capital Projects – Town Hall and schedules a public hearing for 8:00 p.m. on Tuesday, May 24, 2022 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing to consider the proposed appropriation and transfer, as described in a report by the Town Manager dated May 6, 2022.*

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

**e. Added to agenda: Action on agreement to give written notice – Copper Beech tree at Welles-Turner Memorial Library**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. McChesney

**Result:** Motion to add item to agenda approved unanimously {9-0-0}.

Mr. Johnson explained that the Council is looking to execute an agreement between the Town and the owners of 2389 Main Street, which will likely be demolished. The property contains a century-old copper beech tree, which has become a treasure in town. There is a strong concern that any activity does not disrupt the health and longevity of the tree. Mr. Cavanaugh noted that in the 2020 plan, two concerns stuck out to him: one was preserving that tree and the second was no traffic signal at the intersection of Main Street and Hebron Avenue.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, the Glastonbury Town Council hereby authorizes the Town Manager to execute the Agreement to Give Written Notice between the Town of Glastonbury and owners of property at 2389 Main Street for protection of the Copper Beech tree at the Welles-Turner Memorial Library, 2407 Main Street, from potential damage resulting from demolition of the building at 2389 Main Street and related construction activities.*

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

**6. Consent Calendar. None**

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

Mr. Johnson discussed the latest COVID-19 report and noted that the Governor has extended the original public act which enacted hybrid public meetings. There was a consensus from the Council to proceed with the current process for Town meetings. Carey Olson is available for a presentation on CGS Section 8-30g. The Council agreed to have her come in on June 15. The steering committee hopes to convene in the next week to lay out the process for design guidelines. Mr. Johnson explained the uncertainty regarding mill rates. The Governor proposed a motor vehicle cap of 29 mills. However, the new cap is 32.46 mills. There is a higher estimate on investment income of about \$400,000. Accounting for that, the new mill rate for real estate and personal property will go from 37.25 to 37.15. He will provide a detailed report on May 24.



Mr. Niland stated that he has received communication from GoNetspeed that they also intend to expand fiber-optic connection to underserved communities in Glastonbury. He will forward the communication to Mr. Johnson. Ms. LaChance thanked the Town for working with the Glastonbury Crew team to allow them to get back into the boathouse to hold their season. She asked if the State put an end date for hybrid meetings or if the format will continue in perpetuity. Mr. Johnson will double-check and report back. Ms. Wang is happy that the Town is able to continue holding hybrid meetings. She expressed appreciation to Town Staff for making that possible. Mr. McChesney thanked Town Staff for organizing a nice compost and rain barrel sale.

Mr. Cavanaugh stated that the discussions regarding CGS Section 8-30g have been lighting up social networks. The Town is expected to put it through the special permit process. It is going to the TPZ next week for a public hearing. He asked if it has made its way through every other board possible. Mr. Johnson is not sure but will double-check. Mr. Cavanaugh asked for an update on the Cotton Hollow mill ruins fundraiser. Mr. Johnson explained that there will be a fundraising event on a Thursday evening in June at the boathouse. He thinks that the total raised thus far is around \$40,000. Mr. Cavanaugh asked for the status of the field house. Mr. Johnson noted that that project has been a challenge, but it is nearing completion. He will meet with the general contractor next week to address some issues that he cannot discuss at this forum.

**8. Committee Reports.**

**a. Chairman's Report.**

Mr. Gullotta encouraged all to help the town by utilizing the local transfer station.

**b. MDC.**            *None*

**c. CRCOG.**        *None*

**9. Communications.**    *None*

**10. Minutes.**

**a. Minutes of April 26, 2022 Regular Meeting.**

*Motion by:* Ms. Carroll

*Seconded by:* Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the April 26, 2022 Regular Meeting.*

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

**b. Minutes of April 26, 2022 Special Meeting.**

*Motion by:* Ms. Carroll

*Seconded by:* Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the April 26, 2022 Special Meeting.*

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

**11. Appointments and Resignations.   None**

**12. Executive Session.                   None**

**a. Potential land acquisition.**

**13. Adjournment.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. McChesney

*BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns the meeting of May 10, 2022 at 9:13 P.M.*

**Result:** Motion to adjourn was approved unanimously {9-0-0}.

**Respectfully submitted,**

**Lilly Torosyan**

**Lilly Torosyan**

**Recording Clerk**

**Thomas Gullotta**

**Chairman**