

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, JULY 26, 2022 – REGULAR 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; Kurt P. Cavanaugh; John Cavanna; Mary LaChance; Jacob McChesney; Whit Osgood; Jennifer Wang

PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.

NO 1 ACTION ON RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Action to schedule referendum on November 8, 2022 – Reserve for Land Acquisition and Preservation.
 - (b) Action to support application for STEAP Grant – Livable Communities.
 - (c) Action on potential land acquisition(s) (refer to Town Plan and Zoning Commission and 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.
 - (a) Letter from CT Siting Council regarding notice of intent to modify an existing telecommunications facility located at 175 Dickinson Road.
 - (b) Letter from CT Siting Council regarding notice of intent to modify an existing telecommunications facility located at 375 Three Mile Road.
10. Minutes.
 - (a) Minutes of July 12, 2022 Regular Meeting.
11. Appointments and Resignations.
12. Executive Session.
 - (a) Potential land acquisition.
 - (b) Preliminary draft concerning strategies and policing concerning theft of catalytic converters.

THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, JULY 26, 2022 WILL BE CONDUCTED IN PERSON WITH AN OPTION FOR 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/87029593940?pwd=dmRHZ3g0YzdxTC9ySUxldHNHWFhtUT09>

Join by Phone: +1 646 558 8656

Webinar ID: 870 2959 3940

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
- There is also the opportunity to give Public Comment as part of the virtual meeting if joining through the Zoom Meeting Link.
- The meeting will be broadcast in real time through Public Access Television Channel 16 and live video stream at the Town website or through the following link: www.glastonburyct.gov/video



Town of Glastonbury

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**PUBLIC HEARING NO. 1
07-26-2022 Meeting**

Richard J. Johnson
Town Manager

July 22, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Referendum – Reserve for Land Acquisition and Preservation

Dear Council Members:

A public hearing is scheduled for Tuesday evening on a proposed \$3 million appropriation and bond authorization under the Reserve for Land Acquisition and Preservation. The available bond authorization totals \$770,000±. The available bond authorization could be fully allocated subject to action on pending land purchases. Subject to the public hearing process, action is to adopt the bond resolution and schedule for referendum on November 8, 2022.

The following information is provided as background on the Reserve:

- Reserve for Land Acquisition and Preservation established by ordinance in 1988.
- \$34 million approved by voters through 12 referenda.
- Prior authorization totaled \$2 million to \$4 million as follows:
 - \$2 million – 1988, 1997, 2009 and 2012
 - \$3 million – 1999, 2001, 2003, 2016, 2017 and 2020
 - \$4 million – 2004 and 2007
- Reserve funding has purchased/preserved 50± parcels totaling 2,200± acres.
- Voter approval authorizes appropriation and bonding. Borrowing subject to approval of specific purchase.

This topic was introduced at the June 14, 2022 Council meeting and referred to the Town Plan & Zoning Commission and Board of Finance. By action at meetings on July 5th and 20th respectively, the TP&Z and Board of Finance approved favorable recommendations.

The public hearing can be continued with action at the August 2nd meeting or action can proceed Tuesday evening as follows:

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves the attached resolution entitled:

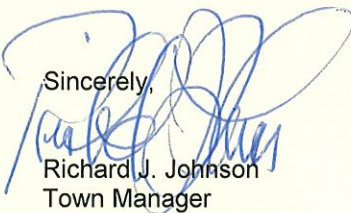
RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION

AND THE FULL TEXT OF THE BOND RESOLUTION SHALL BE ATTACHED AS AN APPENDIX TO THE MINUTES OF THE JULY 26, 2022 MEETING."

Subject to favorable action on the bond resolution, the proposal will be formally scheduled for referendum under Agenda Item #5(A).

Additional information can be provided as may be requested.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachment

RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION

RESOLVED,

(a) That the Town of Glastonbury appropriate THREE MILLION DOLLARS (\$3,000,000) for the purchase of development rights and the acquisition of land pursuant to the Town's Ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition to the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council. The appropriation may be spent for survey fees, feasibility and planning studies related to any potential acquisition, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing.

(b) That the Town issue bonds or notes in an amount not to exceed THREE MILLION DOLLARS (\$3,000,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project unless the Town approves an additional appropriation to spend such grants. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed THREE MILLION DOLLARS (\$3,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

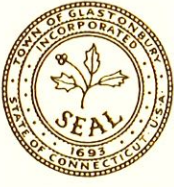
(f) That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

(g) That the Town Manager, on behalf of the Town, is authorized to apply for and accept federal and state grants to help finance the appropriation for the project, and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

(h) That the Town Manager or his designee shall administer and supervise the project. The Town Manager, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

(i) That this resolution shall not become effective until approved at referendum pursuant to Section 312 of the Town Charter. The wording of the question for the referendum ballot shall be:

“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO THE ORDINANCE ESTABLISHING THE TOWN’S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #5(A)
07-26-2022 Meeting

July 22, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Referendum – November 8, 2022 – Reserve for Land Acquisition and Preservation

Dear Council Members:

Subject to favorable action on the Reserve for Land Acquisition and Preservation appropriation and bond authorization, Council is required to formally schedule for referendum on Tuesday, November 8, 2022.

The resolution is as follows:

“RESOLVED, that a referendum be held pursuant to the provisions of Section 312 of the Town Charter, at the election to be held on Tuesday, November 8, 2022, to approve or disapprove the resolution appropriating \$3,000,000 for purchase of development rights and acquisition of land pursuant to ordinance establishing the town’s reserve for land acquisition and authorizing the issue of \$3,000,000 bonds and notes to finance said appropriation. The wording of the question shall be as stated in the resolution.

Voters approving said resolution shall vote “Yes” and voters opposing said resolution shall vote “No”. Voting shall take place between the hours of 6:00 A.M. and 8:00 P.M. at the six polling places in the Town.

Absentee ballots will be available from the Town Clerk’s office.”

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #5(B)
07-26-2022 Meeting

July 22, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: STEAP Grant Application – Livable Communities

Dear Council Members:

The State Office of Policy and Management recently announced a new application process for grants to communities per the STEAP Program. Glastonbury has successfully participated in this program over prior years. Capital projects are eligible for this funding to a maximum award of \$500,000. Applications must be submitted by August 15th with grant award notification expected by mid-September. The process requires a vote by the legislative body at the time of application or within 30 days following grant award.

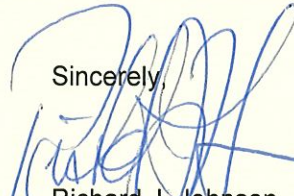
For Glastonbury, the application is proposed in support of the Town's Age Friendly – Livable Community Action Plan. This includes a number of capital projects now contemplated (pavilion at RCC, demolition of former residence at Cider Mill with new structure to support public/agricultural uses of this site, handicap accessibility to Town parks/athletic fields, and other capital improvements now partially funded through the Capital Program).

The STEAP Program generally requires at least 20% local funding be available for proposed projects and the capital improvement is generally "shovel ready". The Glastonbury application is structured to achieve these goals.

Council action to support the grant application is scheduled for Tuesday evening as follows. Subject to a favorable vote, this can be included with the Town's application.

"BE IT RESOLVED, that the Glastonbury Town Council hereby endorses the application for STEAP monies in support of the Age-Friendly Livable Communities Program and hereby authorizes Richard J. Johnson, Town Manager, to make, execute, approve and accept on behalf of the Town of Glastonbury, any and all agreements, contracts and documents necessary to obtain said STEAP Grant with the State of Connecticut Office of Policy and Management as related to the STEAP Grant – Livable Communities, as described in a report by the Town Manager dated July 22, 2022."

Sincerely,



Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #7
07-26-2022 Meeting

July 22, 2022

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. **Cardboard Recycling**

The new agreement with Murphy Road Recycling for solid waste and recycling provides a \$20 payment to the Town per ton of corrugated cardboard. To support this program, a new "cardboard only" container is added to the satellite recycling center at Town Hall. A separate cardboard container/compactor has been in use as the Transfer Station for many years. Users of the satellite cardboard collection point are asked to break down cardboard boxes before placing in the container so to maximize carrying capacity. This initiative is part of the Town's ongoing program to encourage recycling and reduce municipal solid waste. As discussed previously, a food collection container will be added to the satellite program early this fall to supplement the food collection program at the Transfer Station.

2. **Collection Rate**

The collection rate for FY22 totaled 99.58% as compared to 99.49% and 99.41% for FY21 and 20 respectively.

3. **State Legislation – Motor Vehicle Thefts**

The attached pages summarize changes enacted through Public Act 22-115.

4. **Commercial Vehicles – Residential Zones**

This topic was raised at the July 12th meeting. I have attached the applicable excerpt from the Building Zone Regulations. As background, Town staff routinely receives concerns for parking of commercial vehicles in Residential Zones. Should Council wish to review, a referral to the Policy & Ordinance Review Committee is suggested.

5. **Cannabis Moratorium**

A reminder that the 18-month moratorium extends from September 1, 2021 to March 1, 2023. Given the time required to thoughtfully review, the suggestion is for Council and TP&Z to consider this matter as applicable over coming months.

6. **Aquatic Facility**

When discussing the partnership proposed by the YMCA for the indoor aquatic facility, Council asked to have two Council Members join the Town Manager in preliminary discussions with the Y. Council is asked to designate those liaisons on Tuesday evening.

7. **American Rescue Plan Act (ARPA)**

The second allocation of ARPA monies to Glastonbury (\$5.1M±) is expected over the August-September± timeframe.

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments



STATE OF CONNECTICUT

GOVERNOR NED LAMONT

Governor Lamont Signs Legislation Addressing Motor Vehicle Theft

Posted on July 19, 2022



WATCH: [News conference announcing the enactment of this new law](#)

(HARTFORD, CT) – Governor Ned Lamont today announced that he has signed into law [Public Act 22-115](#), which updates Connecticut’s criminal justice statutes to enable law enforcement and the courts to provide swifter, more effective responses to youth charged with repeated motor vehicle theft and other crimes. Combined with increased investments in the recently approved state budget, the improved responses implemented under the law will help connect youth with services and treatment to reduce recidivism.

“These updates to Connecticut’s criminal justice statutes make juvenile arrest and delinquency proceedings swifter with more information for courts to review, provide more intensive responses to the small number of juveniles with serious and repeated charges, and restructure motor vehicle theft laws to focus on people with prior offenses,” **Governor Lamont said.** “This bipartisan legislation shows the good that comes when policymakers on both sides of the aisle seek common ground to develop solutions together. Connecticut is a safe state, and keeping it safe requires continuous policy improvements and investments in needed areas.”

At the start of the legislative session, Governor Lamont introduced legislation ([Senate Bill 16](#)) containing several provisions that were later incorporated into this public act as state

lawmakers hammered out bipartisan agreement. Several provisions included in Public Act 22-115 are:

- **Makes juvenile arrest and delinquency proceedings swifter and more effective**
 - Requires youth who are arrested but not detained to be brought before the court within five business days.
 - Increases from six to eight hours the amount of time a youth can be held if police are awaiting a judicial ruling on a detention order or are trying to locate a parent or guardian.
 - Grants municipal police officers investigating a juvenile access to electronic records containing statewide pending charges and 90 days of prior arrest records.
 - Allows courts to formally order that a youth be assessed for services.
- **Provides more intensive responses to the small number of juveniles with serious, repeated charges**
 - Expands the special juvenile probation docket to include homicide and firearm crimes.
 - Allows courts to order GPS monitoring for a youth charged with a second or subsequent motor vehicle offense.
- **Focuses motor vehicle theft penalties on people with prior offenses**
 - Establishes a new structure for motor vehicle thefts with penalties that grow more serious for subsequent offenses rather than basing penalties on the value of the vehicle.

In addition to this legislation, the budget adjustment bill that Governor Lamont signed into law this spring ([Public Act 22-118](#)) makes several significant investments, using American Rescue Plan Act authorizations and state appropriations, to increase public safety, including:

- \$11.4 million for law enforcement-led strategies and partnerships to trace recovered firearms to their source, reduce stolen cars and violence, expand support for communities experiencing increases in violent crime, and promote safety on rural roads;
- \$7.5 million for community- and public- health-led strategies to prevent and reduce gun violence;
- \$4.1 million for upgrades to forensic science technology to speed up and improve the investigation and clearing of criminal cases; and
- \$3.3 million to provide at-risk juveniles with access to services and diversion programs.

State Capitol
210 Capitol Avenue
Hartford, CT 06106

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SECTION 7 ACCESSORY USES AND STRUCTURES

7.1 Accessory Uses And Structures

Accessory uses and structures associated with residential uses located in the residence zones or on lots in non-residence zones on which permitted or non-conforming residential uses are situated shall be subject to the condition that no such use or structure shall involved the conduct of a business or sale of a project, or a service, except a home occupation, a boarding, rooming or lodging house or a roadside stand, all as hereinafter limited, and to the following conditions:

a. Customary Accessory Uses and Structures

1. Permitted customary accessory uses and structures. Customary accessory uses and structures are permitted in the residence zones and on lots on non-residential zones on which permitted or non-conforming residential uses are situated, and may include but are not limited to: dog house, greenhouse, tool shed or storage building, children's playhouse, tennis court, laundry room, hobby room or mechanical room, playground or recreation area, and garden.
2. Height and location of customary accessory structures. AMENDED EFFECTIVE JULY 27, 1976.
 - a.) Except as provided in the following two paragraphs, any customary accessory structure shall conform to the same front, rear and side yard requirements as apply to a principal building for the zone in which the accessory structure is located.
 - b.) Any customary accessory structure fifteen (15) feet or less in height and located seventy-five (75) feet or more back from the street line may be located a minimum distance of five (5) feet from any rear lot line and minimum distance of five (5) feet from any side lot line.
 - c.) On corner lots, all customary accessory structures shall be located a minimum of fifty (50) feet from any street line. AMENDED EFFECTIVE AUGUST 14, 1981.
3. Maximum floor area of customary accessory structures. AMENDED EFFECTIVE JUNE 13, 1975.
 - a.) Maximum floor area. Customary accessory structures, except pools and private automobile parking garages, shall have a combined maximum floor area not greater than twenty-five (25) percent of the floor area of the principal building on the same lot as such accessory structures. In determining the floor area of the principal building for the purpose of this section, basement and attic floor area shall not be included. AMENDED JUNE 13, 1975*. All accessory structures existing as of the date of this amendment and used specifically for the storage of farm products and/or farm equipment shall be allowed on lots with at least 80,000 square feet. The use of these structures shall be limited to those person(s) engaged in agricultural operations as defined by Section 12-91 of the Conn. General Statutes and recorded with the Town Assessor. * EFFECTIVE AUGUST 1, 1987.

b. Special Accessory Uses and Structures

1. Permitted special accessory uses and structures. Special accessory uses and structures are permitted in the residence zones and on lots in non-residence zones on which permitted non-conforming residential uses are situated as set forth in Section 4 of these Regulations and shall be subject to such additional conditions as are set forth herein. Special accessory uses and structures shall include: customary home occupation, garage or carport and the parking of a commercial vehicle, the parking or storage of a boat, trailer or mobile home, guest house, bathing or swimming pool and bath house, roadside stand, the stabling of horses (and) the keeping and housing of livestock or poultry for domestic purposes on, and traditional professional medical/dental care facility. EFFECTIVE OCTOBER 11, 1992.
2. Conditions for special accessory uses and structures. In addition, the requirements for height, location and maximum land area for customary accessory uses and structures, special accessory uses and structures shall be subject to the following conditions:
 - a.) Customary home occupation. A customary home occupation shall be subject to the following provisions:
 1. A customary home occupation shall be carried on entirely within the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit.
 2. A customary home occupation shall be carried on by the inhabitants of such dwelling unit and shall involve the employment on the premises of only any member of the immediate family residing in such dwelling unit plus one person, full or part time, not residing in such dwelling unit.
 3. A customary home occupation shall be clearly incidental and secondary to the use of such dwelling unit and lot for residential purposes.
 4. A customary home occupation shall not change the residential character of such dwelling unit and lot.
 5. A customary home occupation, whether contained in a dwelling unit or in an accessory building, shall occupy an area not to exceed twenty-five percent (25%) of the gross floor area of such dwelling unit.
 6. A customary home occupation shall not offer, display or advertise any commodity or service for sale or rental on the premises.
 7. A customary home occupation shall not store any materials or products on the premises outside of the dwelling unit or the permitted accessory building in which it is located.
 8. A customary home occupation shall not create any objectionable noise, odor, vibrations or unsightly conditions.
 9. A customary home occupation shall not create a health or safety hazard.
 10. A customary home occupation shall not create interference with radio and television reception in the vicinity.

11. Signs associated with customary home occupation shall be limited to one identification sign per dwelling unit, such sign not to exceed for than two (2) square feet in area.
 12. The Building Official may, at his discretion, for good cause such as a non-customary use, potential excessive noise, storage of materials or parking, refers any question concerning a customary home occupation to the Town Plan and Zoning Commission for its review and recommendations. The Town Plan and Zoning Commission shall have thirty (30) days from its receipt of the application from the Building Official within which to forward its report of findings and recommendations to the Building Official. Said report of the Town Plan and Zoning Commission shall be advisory only, and the failure of the Town Plan and Zoning Commission to submit its report within the prescribed thirty (30) day period shall not prevent the Building Official from reaching a decision on the application for the customary home occupation after the prescribed thirty (30) day time period has expired.
- b.) Attached or detached garages and/or carports shall be a permitted use in accordance with the following standards:
1. Dwellings containing less than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 3 garages and/or carport bays, except that the Zoning Board of Appeals may, as a special exception, grant approval for 1 additional garage and/or carport.
 2. Dwellings containing more than 4,500 sq. ft. of gross finished floor area (excluding basements) may have a maximum of 4 garage and/or carport bays.
AMENDED EFFECTIVE 6/12/2002
 3. A maximum of one commercial vehicle may be parked on the lot, provided such commercial vehicle shall have a maximum capacity of one and one-half (1 1/2) tons, shall be owned by the owner or permanent resident of the property which it is to be parked and shall be parked in the garage, barn or the rear yard of the property.
- c.) Parking or storage of a boat, trailer or mobile home. A maximum of one (1) such vehicle may be parked or stored outside on the lot, provided such vehicle is parked in the rear yard and is owned or leased by the owner or permanent resident of the property on which such vehicle is parked. No such boat, trailer or mobile home shall be occupied for living, sleeping or cooking purposes or for carrying on business except as provided in Section 6.10 of these Regulations.
- d.) Guest House. A guest house shall require a special exception from the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.
- e.) Boarding, rooming or lodging house. There shall be a combined total maximum of two (2) boarders, roomers or lodgers, whichever the case may be, except that more than two (2) such boarders, roomers or lodgers or any combination thereof may be permitted as a special permit from the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.
- f.) Bathing or swimming pool and bath house. The pool and bath house, if any, shall be located in the rear yard, a minimum of fifteen (15) feet from any side or rear property line. In the case of a corner lot, the side yard abutting the street shall require a minimum yard depth of fifty (50) feet in CR Zone and forty (40) feet in RR, AAA, AA, and A



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
Web Site: portal.ct.gov/csc

RECEIVED
2022 JUL 15 AM 11:15
TOWN MANAGER

VIA ELECTRONIC MAIL

July 14, 2022

Denise Sabo
Northeast Site Solutions
54 Main Street, Unit 3
Sturbridge, MA 01566-1359
denise@northeastsitesolutions.com

RE: **EM-T-MOBILE-054-220518** – T-Mobile notice of intent to modify an existing telecommunications facility located at 175 Dickinson Road, Glastonbury, Connecticut.

Dear Ms. Sabo:

The Connecticut Siting Council (Council) hereby acknowledges your notice to modify this existing telecommunications facility, pursuant to Section 16-50j-73 of the Regulations of Connecticut State Agencies with the following conditions:

1. Any deviation from the proposed modification as specified in this notice and supporting materials submitted to the Council shall render this acknowledgement invalid;
2. Any material changes to this modification as proposed shall require the filing of a new notice with the Council;
3. The Council shall be notified in writing at least two weeks prior to the commencement of site construction activities;
4. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
5. Deployment of any 5G services must comply with FCC and FAA guidance relative to air navigation, as applicable;
6. Any nonfunctioning antenna and associated antenna mounting equipment, or other equipment at this facility owned and operated by T-Mobile shall be removed within 60 days of the date the antenna or equipment ceased to function;
7. The validity of this action shall expire one year from the date of this letter; and
8. The applicant may file a request for an extension of time beyond the one year deadline provided that such request is submitted to the Council not less than 60 days prior to the expiration.

The proposed modifications including the placement of all necessary equipment and shelters within the tower compound are to be implemented as specified here and in your notice dated May 16, 2022. The modifications are in compliance with the exception criteria in Section 16-50j-72 (b) of the Regulations of Connecticut State Agencies as changes to an existing facility site that would not increase tower height,

extend the boundaries of the tower site by any dimension, increase noise levels at the tower site boundary by six decibels or more, and increase the total radio frequencies electromagnetic radiation power density measured at the tower site boundary to or above the standards adopted by the Federal Communications Commission pursuant to Section 704 of the Telecommunications Act of 1996 and by the state Department of Energy and Environmental Protection pursuant to Connecticut General Statutes § 22a-162. This facility has also been carefully modeled to ensure that radio frequency emissions are conservatively below state and federal standards applicable to the frequencies now used on this tower.

This decision is under the exclusive jurisdiction of the Council. Please be advised that the validity of this action shall expire one year from the date of this letter. Any additional change to this facility will require explicit notice to this agency pursuant to Regulations of Connecticut State Agencies Section 16-50j-73. Such notice shall include all relevant information regarding the proposed change with cumulative worst-case modeling of radio frequency exposure at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin 65. Thank you for your attention and cooperation.

Sincerely,



Melanie A. Bachman
Executive Director

MAB/FOC/emr

c: The Honorable Thomas P. Gullotta, Chairman, Town of Glastonbury
(thomas.gullotta@glastonbury-ct.gov)
Richard J. Johnson, Town Manager, Town of Glastonbury (richard.johnson@glastonbury-ct.gov)



STATE OF CONNECTICUT
CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051
Phone: (860) 827-2935 Fax: (860) 827-2950
E-Mail: siting.council@ct.gov
Web Site: portal.ct.gov/esc

VIA ELECTRONIC MAIL

July 18, 2022

Jeffrey Barbadora
Site Acquisition Specialist
Crown Castle
1800 W. Park Drive
Westborough, MA 01581
jeff.barbadora@crowncastle.com

RECEIVED
2022 JUL 19 AM 10:28
TOWN MANAGER

RE: **EM-T-MOBILE-054-220603** – T-Mobile notice of intent to modify an existing telecommunications facility located at 374 Three Mile Road, Glastonbury, Connecticut.

Dear Mr. Barbadora:

The Connecticut Siting Council (Council) hereby acknowledges your notice to modify this existing telecommunications facility, pursuant to Section 16-50j-73 of the Regulations of Connecticut State Agencies with the following conditions:

1. Any deviation from the proposed modification as specified in this notice and supporting materials submitted to the Council shall render this acknowledgement invalid;
2. Any material changes to this modification as proposed shall require the filing of a new notice with the Council;
3. The Council shall be notified in writing at least two weeks prior to the commencement of site construction activities;
4. Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
5. Deployment of any 5G services must comply with FCC and FAA guidance relative to air navigation, as applicable;
6. Any nonfunctioning antenna and associated antenna mounting equipment, or other equipment at this facility owned and operated by T-Mobile shall be removed within 60 days of the date the antenna or equipment ceased to function;
7. The validity of this action shall expire one year from the date of this letter; and
8. The applicant may file a request for an extension of time beyond the one year deadline provided that such request is submitted to the Council not less than 60 days prior to the expiration.

The proposed modifications including the placement of all necessary equipment and shelters within the tower compound are to be implemented as specified here and in your notice dated May 31, 2022. The modifications are in compliance with the exception criteria in Section 16-50j-72 (b) of the Regulations of

Connecticut State Agencies as changes to an existing facility site that would not increase tower height, extend the boundaries of the tower site by any dimension, increase noise levels at the tower site boundary by six decibels or more, and increase the total radio frequencies electromagnetic radiation power density measured at the tower site boundary to or above the standards adopted by the Federal Communications Commission pursuant to Section 704 of the Telecommunications Act of 1996 and by the state Department of Energy and Environmental Protection pursuant to Connecticut General Statutes § 22a-162. This facility has also been carefully modeled to ensure that radio frequency emissions are conservatively below state and federal standards applicable to the frequencies now used on this tower.

This decision is under the exclusive jurisdiction of the Council. Please be advised that the validity of this action shall expire one year from the date of this letter. Any additional change to this facility will require explicit notice to this agency pursuant to Regulations of Connecticut State Agencies Section 16-50j-73. Such notice shall include all relevant information regarding the proposed change with cumulative worst-case modeling of radio frequency exposure at the closest point of uncontrolled access to the tower base, consistent with Federal Communications Commission, Office of Engineering and Technology, Bulletin 65. Thank you for your attention and cooperation.

Sincerely,



Melanie A. Bachman
Executive Director

MAB/IN/emr

c: The Honorable Thomas P. Gullotta, Chairman, Town of Glastonbury
(thomas.gullotta@glastonbury-ct.gov)
Richard J. Johnson, Town Manager, Town of Glastonbury (richard.johnson@glastonbury-ct.gov)



INSTR # 2022004752
DATE FILED 07/15/2022 12:30:24 PM
MICHELLE KRAMPITZ
TOWN CLERK
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, JULY 12, 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 {participated via Zoom video conferencing}
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Mr. John Cavanna
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. Whit Osgood {participated via Zoom video conferencing}
Ms. Jennifer Wang {participated via Zoom video conferencing}

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

2. Public Comment.

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

David Dacruz of Hampshire Drive, inquired about the location and process for the new animal control shelter. He fears that a bigger shelter would bring the noise of barking dogs to the neighborhood. To prevent this, he suggested that the new location be a few yards away from the houses and the local woods.

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

a. Discussion and possible action – amendment to Town Code and Building Zone Regulations concerning technical assistance for land use proposals (refer to Town Plan and Zoning Commission).

Mr. Johnson explained that when an aspect of a land use application lies outside the expertise of Town Staff, this action would allow the Town to require the applicant to pay for special assistance. Mr. Niland asked if this would keep the Town from hiring an onsite expert. Mr. Johnson clarified that this language would require the applicant to pay for the cost of the outside

consultant. If the Town chooses a belt and suspenders approach - to verify the conclusions of professional staff - it would have to be funded by the Town. Mr. Cavanaugh asked if "technical assistance" is synonymous with expert testimony. Mr. Johnson replied yes, it is.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Town Plan and Zoning Commission for a report and recommendation, proposed amendments to Town Code Section 15-38(15) and Building Zone Regulation Section 3-28 concerning the cost of technical assistance required for review of land use applications, as described in a report by the Town Manager dated July 8, 2022.

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

6. Consent Calendar. *None*

7. Town Manager's Report.

Mr. Johnson explained that the Town has received over \$400,000 in FEMA reimbursement for Storm Isaias, which has been deposited to the General Fund. The East Glastonbury Public Library has asked the town to consider increasing their grant to \$10,000, would apply to both East and South libraries. The increase does not require budget action but does require Council approval. Mr. Johnson noted that the arborist will soon send his draft report on the Copper Beech tree. The annual Senior Picnic will be at the RCC on August 11, and the ribbon cutting ceremony for the new high school locker room/restroom facility is also tentatively scheduled for that day. The project completion date is projected for the end of July.

Mr. McChesney thanked Town Staff for putting into effect a 10:00 A.M. splash pad area start time. Mr. Cavanna stated that a resident has reached out to him about the parking of commercial vehicles on driveways. He would like to see officers patrolling the riverfront. Mr. Gullotta asked Mr. Johnson to place the former issue on the agenda for the next meeting. Mr. Johnson agreed to do so. Mr. Osgood asked if the buffer is being reducing between the new dog pound and home residences on Hampshire Drive. Mr. Johnson stated that it is generally in the same location. The appearance and the noise buffering will be much improved from what is currently there, and if there is an opportunity for improving the buffer, they will investigate it. Mr. Niland asked about the status of the committee for the aquatics facility. Mr. Johnson stated that they will convene over the next few weeks. Mr. Niland asked who will be on the committee. Mr. Johnson stated that the Council will volunteer two members, which will be selected at the next Council meeting.

Mr. Cavanaugh asked why the police boats have not been on the river. Mr. Johnson stated that there has been a buildup of sediment, so the boat is currently stored in the boathouse. Mr. Cavanaugh asked how many officers must be on the boat for it to be in the water, and do they have to be certified. Mr. Johnson stated that, for safety reasons, they would prefer at least two officers. Currently, there is only one certified officer, which is why they would like to partner with Wethersfield or Rocky Hill. Mr. Cavanaugh asked if any officers are interested in being on the marine patrol. Mr. Johnson stated that it is common knowledge among officers that they can

volunteer to become part of any of those units. Mr. Cavanaugh asked about the latest graffiti at the boathouse, which was posted on Facebook. Mr. Johnson has not heard of that case, but he will check the video cameras at the boathouse. Mr. Cavanna remarked that DEEP has removed their police patrol boat from the Glastonbury marina. He asked if the Town could reach out to them to use that slip to keep the police boat in the water. Mr. Johnson replied yes.

8. Committee Reports.

a. **Chairman's Report.** *None*

b. **MDC.**

Ms. LaChance stated that the MDC property in Manchester has been sold to developers.

c. **CRCOG.** *None*

9. Communications.

a. **Letter from CT Siting Council regarding modifications to existing telecommunications facility located at 175 Dickinson Road.**

b. **Letter from CT Siting Council regarding shared use of an existing telecommunications facility located at 63 Woodland Street.**

10. Minutes.

a. **Minutes of June 28, 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 June 28, 2022 Regular Meeting.

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

11. Appointments and Resignations. *None*

12. Executive Session.

a. **Potential land acquisition.**

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition at 7:25 P.M.

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

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, Ms. Deb Carroll, Mr. Kurt Cavanaugh, Mr. John Cavanna,

*Ms. Mary LaChance, Mr. Jake McChesney, Mr. Whit Osgood, and Ms. Jennifer Wang, with
Town Manager, Richard J. Johnson.*

No votes were taken during the Executive Session, which ended at 8:25 P.M.

Meeting adjourned at 8:26 P.M.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman