

**GLASTONBURY TOWN COUNCIL AGENDA  
TUESDAY, AUGUST 2, 2022 – REGULAR MEETING  
7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL  
2155 MAIN STREET, GLASTONBURY  
WITH OPTION FOR ZOOM VIDEO CONFERENCING**

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**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

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1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
  - (a) Action to authorize printing and distribution of explanatory text for November 8, 2022 referendum – Land Acquisition and Preservation.
  - (b) Discussion and possible action to appoint Town Attorney and Alternate Town Attorney.
  - (c) Action on potential land acquisitions (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing).
  - (d) Action on amendment to Purchase and Sale Agreement – 280 Western Boulevard.
6. Consent Calendar.
7. Town Manager's Report.
8. Committee Reports.
  - (a) Chairman's Report.
  - (b) MDC.
  - (c) CRCOG.
9. Communications.
10. Minutes.
11. Appointments and Resignations.
  - (a) Appointment of Housing Authority Tenant Commissioner – Amo-Mensah Amofa.
12. Executive Session.
  - (a) Potential land acquisition.
  - (b) Discussion concerning appointment of public official – Town Attorney and Alternate Town Attorney.

THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, AUGUST 2, 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:**

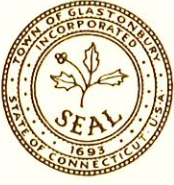
<https://us06web.zoom.us/j/83001706635?pwd=NUVRbFFxcURYcC9jRXZiVkJkZYY1BIQT09>

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

**Webinar ID:** 830 0170 6635

**Password:** 227846

- Public Comment may be submitted at the following link no later than 2:00 p.m. the day before the meeting:  
[www.glastonburyct.gov/TCpubliccomment](http://www.glastonburyct.gov/TCpubliccomment)
- There is also the opportunity to give Public Comment as part of the virtual meeting if joining through the Zoom Meeting Link.
- The meeting will be broadcast in real time through Public Access Television Channel 16 and live video stream at the Town website or through the following link: [www.glastonburyct.gov/video](http://www.glastonburyct.gov/video)



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CT 06033-6523 • (860) 652-7500  
FAX (860) 652-7505

Richard J. Johnson  
Town Manager

ITEM #5(A)  
08-02-2022 Meeting

July 29, 2022

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Explanatory Text**

Dear Council Members:

Council action is scheduled for Tuesday evening to authorize the explanatory text for the November 8, 2022 referendum question. This is the document Council typically authorizes for printing and distribution prior to public referendum on town projects and proposals. The attached document is updated from the text approved and distributed prior to the November 2020 referendum on the same topic. The document has been reviewed by the Town Attorney and approved as now drafted.

The document must be available by September 13<sup>th</sup> for early distribution with absentee ballots (military and residents temporarily living outside of the country). Accordingly, to allow time for printing, action on Tuesday evening is proposed.

The explanatory text is typically mailed town-wide one week prior to referendum.

*"BE IT RESOLVED, that the Glastonbury Town Council, pursuant to Connecticut General Statutes Section 9-369(b) authorizes the Town Clerk to print for public distribution and to furnish with each absentee applicant the explanatory text dated August 2, 2022 concerning the proposal scheduled for public referendum on November 8, 2022, subject to approval of the Town Attorney."*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

*TOWN OF GLASTONBURY, CT*

**REFERENDUM  
TUESDAY, NOVEMBER 8, 2022**

**NOTE: VOTING WILL TAKE PLACE AT ALL POLLING LOCATIONS**

**6:00 A.M. to 8:00 P.M.**

**VOTE QUESTION NO. 1**

**“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?”**

**Voters approving the proposed question shall vote “Yes” and voters opposing the proposed question shall vote “No.”**

**GLASTONBURY RESIDENTS MAY REGISTER TO VOTE BY CONTACTING THE OFFICE OF THE REGISTRAR OF VOTERS AT (860) 652-7627, ONLINE OR BY MAIL. ONLINE REGISTRATIONS WILL BE RECEIVED THROUGH TUESDAY, NOVEMBER 1, 2022. IN PERSON REGISTRATION IS BY APPOINTMENT ONLY. MAIL-IN REGISTRATIONS MUST BE POSTMARKED NO LATER THAN TUESDAY, NOVEMBER 1, 2022. UNDER CERTAIN QUALIFYING CIRCUMSTANCES, RESIDENTS MAY REGISTER TO VOTE UP THROUGH MONDAY, NOVEMBER 7, 2022 AND ON THE DAY OF THE ELECTION. RESIDENTS ARE ENCOURAGED TO REFER TO THE TOWN’S WEBSITE AT [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) FOR THE SPECIFIC QUALIFYING CIRCUMSTANCES AND DEADLINES.**

**Absentee ballots are available beginning October 7, 2022, as provided by law, in the Office of the Town Clerk, 2155 Main Street, Glastonbury, CT, Monday – Friday, 8:00 A.M. to 4:30 P.M or by calling (860) 652-7616.**

This explanatory text is intended to provide a general overview of the question presented for voter approval on Tuesday, November 8, 2022. A copy of the resolution approved by the Town Council on Tuesday, July 26, 2022 is included as a part of this document, published on the Town website at [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) and available for public inspection by appointment at the Office of the Town Clerk, 2155 Main Street, Glastonbury, during normal business hours. To make an appointment to inspect the bond resolution, please call (860) 652-7616. Three posters of this explanatory text will be available at each polling location.

This explanatory text was approved for printing and town-wide distribution by the  
Glastonbury Town Council.

**QUESTION NO. 1**

**“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?”**

**BACKGROUND**

At a meeting held on Tuesday, July 26, 2022, the Town Council voted to present the request for a \$3,000,000 appropriation and bond authorization at a referendum to be held on Tuesday, November 8, 2022. The following will summarize the proposal.

In June 1988, the Town Council adopted the Reserve for Land Acquisition and Preservation Ordinance. Through the ordinance, a mechanism is created that enables the Town to establish a funding reserve for land acquisition and purchase of development rights.

The ordinance defines the types of land to be considered for acquisition or preservation by establishing certain criteria. Examples include, but are not limited to, land that has value for recreation, agriculture, and potential for schools or municipal facilities. Other criteria include land that has scenic, conservation, wilderness, historical, or archaeological value.

The ordinance requires at least one Town Council public hearing prior to the acquisition of land by the Town. In addition, input from Town staff, boards, commissions and committees is requested as needed. This includes the Board of Finance, Town Plan and Zoning Commission, Board of Education, Recreation Commission, Conservation Commission and others, as applicable.

Following approval of the ordinance in 1988, a public referendum was held in August of the same year. Voters approved a \$2 million appropriation and bond authorization for purchases under the ordinance. Since 1988 there have been 12 public referenda authorizing \$2 million, \$3 million or \$4 million for a combined \$34 million for land acquisition and preservation.

While voter approval is required to authorize appropriations and borrowing for land acquisition and preservation, no land is purchased or debt issued until a specific purchase is approved by the Town Council. The referendum approval authorizes the Town Council to spend funds and issue debt, as applicable, for approved purchases. In addition to the funds approved at referendum, other monies have been appropriated to fund certain land acquisitions.

**ACQUISITION AND PRESERVATION EFFORTS TO DATE**

Since 1988, the Reserve for Land Acquisition and Preservation Ordinance has enabled the purchase of 50± parcels totaling approximately 2,200+ acres of land in Glastonbury. State and federal grants and funding assistance from non-profit organizations and private donors have supplemented Town funding for a number of land acquisitions. A summary of lands acquired through previous bond authorizations and other funding sources is available at the Town web site at [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) and the Town Manager’s Office during normal business hours.

**PROPOSAL**

The available appropriation and bond authorizations under the Town’s Reserve for Land Acquisition and Preservation Ordinance now totals approximately \$770,000. Pending land acquisitions could reduce this amount over the coming months. The proposal described herein seeks voter approval for a \$3 million appropriation and bond authorization for future potential activities under the Reserve for Land Acquisition and Preservation program.

**FINANCES**

Voter authorization is requested to authorize a \$3 million appropriation and bond authorization for land acquisition. Actual appropriation of funds and borrowing will not take place until a specific purchase is approved by the Town Council after a public hearing process.

**COST TO TAXPAYER**

The estimated cost to the taxpayer is calculated with the following assumptions:

Grand List of October 1, 2021	Estimated Net Project Cost of \$3 million
Mill Equals \$4,454,000	Grand List remains constant
20 year level principal	3.25% estimated interest cost

The bond issues are estimated to result in the annual principal and interest costs shown below. Each succeeding year following year 5, annual payments will decrease as annual interest costs decrease. The estimated annual debt payment for the first five years is shown below.

An example of the estimated tax impact of the land acquisition proposal on a residential property with a current assessed value of \$100,000, \$200,000 and \$300,000 is shown below. The assessed value is 70% of estimated market value.

<u>Year</u>	<u>Annual Debt Payment</u>	<u>Cost per \$1,000 of Assessment</u>	<u>Cost per \$100,000 of Assessment</u>	<u>Cost per \$200,000 of Assessment</u>	<u>Cost per \$300,000 of Assessment</u>
1	\$247,500	\$0.056	\$5.56	\$11.11	\$16.67
2	\$242,625	\$0.054	\$5.45	\$10.89	\$16.34
3	\$237,750	\$0.053	\$5.34	\$10.68	\$16.01
4	\$232,875	\$0.052	\$5.23	\$10.46	\$15.69
5	\$228,000	\$0.051	\$5.12	\$10.24	\$15.36

Each succeeding year, the annual debt payment decreases as principal and interest payments are made.

**SCHEDULE**

Because of the uncertainty of opportunities for land acquisition and preservation, a specific schedule for expenditures under the ordinance is not possible.

**BOND RESOLUTION**

The full text of the bond resolution follows.

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?”

**Draft for Council Approval  
08-02-22**

Town of Glastonbury  
PO Box 6523  
Glastonbury, CT 06033-6523

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U.S. Postage PAID  
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# Town of Glastonbury

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Richard J. Johnson  
Town Manager

ITEM #7  
08-02-2022 Meeting

July 29, 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. GHS Locker and Restroom Project**

A reminder of the ribbon cutting scheduled for 5:30 p.m. on Thursday, August 11<sup>th</sup> for the new locker and restroom facilities at GHS. This is located adjacent to the high school track and athletic fields.

**2. Technical Services – Building Zone Regulations**

Attached is an updated draft of the proposed amendment to the Building Zone Regulations concerning Technical Assistance to the Council and TP&Z when reviewing applications. The change adds a new number 1 as highlighted in yellow. The balance of the text remains as previously reviewed at the July 12<sup>th</sup> meeting. The new language is intended to provide additional flexibility in this regard. Absent objection, the revised language will be forwarded to TP&Z for a report and recommendation.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

### **Building Zone Regulation – New Section 3-28**

The Council and/or Commission, within their respective jurisdiction of review, may commission additional technical assistance in evaluating any application submitted hereunder, or a modification to an existing application or permit, if 1) the Council or Commission determines that such assistance is necessary to make an informed decision on an application; 2) Town staff will not be able to complete a technical review of an application in the time period prescribed by State Statute; or 3) the expertise required to review any aspect of the application is outside of the expertise of Town staff. The entire fee for such services shall be borne by the applicant and paid in accordance with Town ordinances relating to application fees.

Upon completion of the technical review and determination of the cost, all fees for any technical services required shall be paid in full before the application is acted on by the Town Plan and Zoning Commission or Council as the case may be.