

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, AUGUST 2, 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 {participated via Zoom videoconferencing}

Mr. Kurt P. Cavanaugh {participated via Zoom videoconferencing}

Mr. John Cavanna

Ms. Mary LaChance

Mr. Jacob McChesney

Mr. Whit Osgood

Ms. Jennifer Wang

a. Pledge of Allegiance. *Led by John Cavanna*

2. Public Comment.

The following comment was made in-person, at Council Chambers:

David O'Connor of 1140 Main Street, supports the Racial Justice and Equity Commission's community building mission and its work on combatting racism. He asked that the Council re-establish the commission or a similar entity to carry out its work.

Mr. Niland read the written comment received, as listed on the Town website:

Myra Lee of 10 Ruff Circle, stated that the grand opening of the Welles-Turner Memorial Library will be on September 17. She asked that the Town make an official proclamation for the day to be recognized as "The Welles-Turner Library Grand Re-opening."

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

a. Action to authorize printing and distribution of explanatory text for November 8, 2022 referendum – Land Acquisition and Preservation.

Mr. Johnson explained that this is an updated document on how to register to vote. Mr. Gullotta commented that this is a good thing which the Town has been doing since 1988.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

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.

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

b. Discussion and possible action to appoint Town Attorney and Alternate Town Attorney. (reviewed after the public hearing)

Mr. Gullotta explained that the action to appoint an Alternate Town Attorney will be tabled for several weeks.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby appoints the firm of Halloran Sage as Town Attorney for a 3-year term effective September 1, 2022 through August 31, 2025.

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

c. Action on potential land acquisitions (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing).

Mr. Johnson summarized both parcels, which contain a shared 300-400 foot boundary. The Baldwin Estate owners have retained the ability to extend the Westledge Road cul de sac to build four residential lots. Access will be via Sherwood Drive. There is also a direct access from the Westledge cul de sac to this property and to the south on the shared boundary. Both acquisitions will be funded through the Reserve for Land Acquisition and Preservation.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 30.7± acre parcel located off Sherwood Drive and Westledge Road:

- 1. Referral to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;*
- 2. Referral of a \$585,000 appropriation and transfer per the Reserve for Land Acquisition and Preservation to the Board of Finance for a funding report and recommendation;*

3. *Schedules a public hearing for 8:00 p.m. on Tuesday, September 27, 2022 to consider proposed Town acquisition of the 30.7± acre Baldwin parcel located off Sherwood Drive and Westledge Road and a \$585,000 appropriation per the Reserve for Land Acquisition;*

all as described in a report by the Town Manager dated July 29, 2022.

Disc: Mr. Osgood supports the acquisition. He noted that the Kongsicut Land Trust has proposed contributing \$20,000 to the acquisition as long as they are given access to the property. Mr. Johnson added that a survey will be conducted to determine where the boundary will be. Mr. Gullotta supports the \$20,000 contribution from a land use group to acquire open space land, but he is unsure as to why the Kongsicut Land Trust does not just ask for an easement instead. This will allow them to cross the property. Mr. Osgood explained that one acre would be purchased by the Kongsicut Land Trust, which would ensure their access to the parcel from Sherwood Drive. He asked for a vote on this matter as part of the referral.

Mr. Osgood originally made the amendment, but it was withdrawn after Council discussion and his discussion to remove himself from the matter due to a conflict of interest, since he is a board member of the Kongsicut Land Trust. The amendment was proposed again by Mr. McChesney.

Motion by: Mr. McChesney

Seconded by: Mr. Cavanna

Disc: Mr. Niland asked if this would give the Kongsicut Land Trust the ability to block the Town's access to the parcel. Mr. Johnson replied no, it would give access to both the Town and Kongsicut. Mr. Cavanna stated that both entities seek to preserve the land as open space. He likes that Kongsicut will contribute \$20,000 to preserve the same piece of land that the Town would have otherwise done, thus saving taxpayers money. Ms. LaChance asked if the Town is jeopardizing their ability to create parking if they sell that one acre. Mr. Johnson explained that, right now, it is a cul de sac. The Town could place a sign and a fence for a limited parking area, either in the cul de sac or a walk up from Westledge Road. Mr. Cavanna asked if that acre would equate to an acre just off the length of a trail. Mr. Johnson thinks that it would probably intersect with the midpoint of Sherwood Drive heading north. Mr. Gullotta will not support the amendment because he does not understand why Kongsicut cannot just have an easement.

Result of amendment: Amendment passed {6-2-1}, with two votes against by Mr. Gullotta and Ms. Carroll, and one abstention from Mr. Osgood.

Result of original motion: The motion passed unanimously {9-0-0}.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 11.1± parcel located off Wood Pond Road and Cotswold Close:

1. Referral to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;
2. Referral of a \$150,000 appropriation and transfer per the Reserve for Land Acquisition and Preservation to the Board of Finance for a funding report and recommendation;
3. Schedules a public hearing for 8:00 p.m. on Tuesday, September 27, 2022 to consider proposed Town acquisition of the 11.1± parcel located off Wood Pond Road and Cotswold Close and a \$150,000 appropriation per the Reserve for Land Acquisition;

all as described in a report by the Town Manager dated July 29, 2022.

Disc: Mr. Cavanaugh noted that the Council typically holds two public hearings on land acquisitions. He asked if another public hearing would be scheduled for this matter in October. Mr. Gullotta clarified that the Council needs to hold only one public hearing, but two are held in instances where it is deemed necessary. Mr. Johnson stated that is correct.

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

d. Action on amendment to Purchase and Sale Agreement – 280 Western Boulevard. (reviewed after the public hearing)

Mr. Johnson explained that Metro Realty has asked if the Town would consider providing a further extension to the site plan contingency. This would extend the initial 150 days by (up to) an additional 270 days. For the first 180 days of that extension, there would be a payment of \$5,000 per month, and for the final 90 days, that would be increased to \$10,000 per month. Additionally, the original agreement called for 45,000 square feet, but they will probably be closer to 36,000 square feet.

Motion by: Mr. Niland

Seconded by: Mr. Cavanna

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to execute a first amendment, dated August 2, 2022, to the purchase and sale agreement between the Town and Metro Realty Group, for sale of Town-owned property at 280 Western Boulevard, as originally approved by Council at its meeting of April 26, 2022, with the proposed amendment to include the following:

1. *The agreement is effective as of April 26, 2022;*
2. *Office buildings totaling at least 36,000 square feet is in lieu of the 45,000 square feet;*
3. *The purchaser shall have the right to extend the initial permit contingency of 150 days by an additional 270 days, upon payment of \$5,000 for each 30-day extension of the initial 180 days, and \$10,000 per month for the final 90 days of the additional extension period;*
4. *And first amendment to include other changes to enact amendments noted above.*

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

6. Consent Calendar. None

7. Town Manager's Report.

Mr. Johnson responded to Mr. Osgood's prior request for information on the Cider Mill lease. He explained that a request for proposal will be conducted this fall. Mr. Johnson also provided an excerpt from the Town of Berlin Regulations for Workforce Housing as previously requested by Council Member Osgood. The ribbon-cutting ceremony for the Welles-Turner Memorial Library is scheduled for Saturday, September 17. The Citizen Police Academy will restart in September with a participation of about 30 people. He also provided a list of activities by various town departments which have responded to some of the recommendations by the RJEC. Mr. Johnson revisited the proposed amendment for technical services, as needed, when an application is under consideration by the Council or the TPZ. He added a section which provides more flexibility and suggested that it be forwarded to the TPZ. There was a consensus from the Council to forward that version to the TPZ.

Ms. Carroll thanked Town Staff for following through on various recommendations made by the RJEC. Ms. Wang asked how one can sign up for the Police Academy and whether there is a deadline to do so. Mr. Johnson stated that they will pick a date and publish it. They are still figuring out the details. Ms. Wang asked for data on attendee demographics, at the conclusion of the Academy. Mr. Johnson noted that they will keep detailed records of everything. Ms. Wang asked about the timelines for acquiring the grant for improvements to the Welles Village playground, and for completing the project. Mr. Johnson explained that the STEAP grant is pending, with applications due on August 15. Ms. Wang noted that it has been 6 months since the Council agreed to discuss reestablishing the RJEC. She believes that this conversation is long overdue. Mr. Gullotta stated that the Agenda Setting committee will place it on the agenda.

Mr. Niland commented that the Town purchased the Wright property on Hill Street and a small parcel on Birch Mountain Road with the intention of turning them into a parking lot. He asked for an update on that. Mr. Johnson explained that they await someone who can take away the decommissioned tower located there at no cost to the Town. After that, the Town will develop a plan for a simple gravel parking lot with fencing to access the trail. Ms. LaChance asked when the overlay company will start doing the roads in town. Mr. Johnson will confirm when they are back in town and report back to the Council.

Mr. Osgood asked about the total cost of the field house. Mr. Johnson will provide it when it becomes clear. Mr. McChesney asked if there is clear signage on the St. Paul's lot which is available for public parking. Mr. Johnson stated that it is in progress. Mr. Cavanaugh asked if the work on Coldbrook Road was completed with proper stone. Mr. Johnson replied no, the product was not at an acceptable level, so they sent it back to the contractor. Mr. Cavanaugh asked if the Citizen Police Academy will be multiple times a year or just once yearly. Mr. Johnson stated that, right now, it is slated for only once a year. Mr. Cavanaugh asked if Town Staff could diary the National Night Out for next August. Mr. Johnson explained that he has discussed it with the Police Chief, who agreed that they need about 6 months to plan such an event. Mr. Cavanaugh asked about the situation of the park rangers, in particular at Cotton Hollow. Mr. Johnson stated that the rangers are doing a good job. He has not received any notice of concerns, which were common in the summer of 2020.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby recognizes the Town Manager's expense report for April 2022 to June 2022.

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

8. Committee Reports.

a. Chairman's Report. *None*

b. MDC. *None*

c. CRCOG. *None*

9. Communications. *None*

10. Minutes. *None*

11. Appointments and Resignations.

a. Appointment of Housing Authority Tenant Commissioner – Amo-Mensah Amofa.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

Result: Appointment was accepted unanimously {9-0-0}.

b. Appointment of James Estrada to the Ethics Commission (R-2025) (added to the agenda)

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

Result: Appointment was accepted unanimously {9-0-0}.

12. Executive Session.

a. Potential land acquisition.

b. Discussion concerning appointment of public official – Town Attorney and Alternate Town Attorney.

c. Draft terms and conditions for sale of Town-owned property – 280 Western Boulevard.

Motion by: Mr. Niland

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into executive session to discuss a potential land acquisition; discussion concerning appointment of public official – Town

Attorney and Alternate Town Attorney; and draft terms and conditions for sale of Town-owned property – 280 Western Boulevard at 7:51 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.

The Town Council reconvened in the Regular Meeting format to take action on Agenda Items 5(b) and 5(d).

The meeting adjourned at 8:33 P.M.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman