

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 27, 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 {participated via Zoom video conferencing}

Mr. Whit Osgood

Ms. Jennifer Wang

**a. Pledge of Allegiance.           *Led by Jill Barry***

**2. Public Comment.**

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

***Jenn Jennings of 34 Cranesbill Drive***, would like a Winterfest in town this year, from Thanksgiving through Christmastime. She listed examples from other Connecticut communities, such as Bushnell Park in Hartford and Stamford, which hosts a beer garden and an ice-skating rink. She volunteered to help set one up in Glastonbury.

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

***Robert Dakers of 15 Trifiro Circle***, testified as a member of First Church, Glastonbury's Greater Hartford Interfaith Action Alliance (GHIAA) Team. He stressed the significant shortage of affordable housing in Glastonbury and throughout Connecticut. As a result, the town's rates of racial and socio-economic isolation remain distressingly high compared to other places across the country. He believes that Glastonbury is best served not by focusing on Section 8-30g, but instead upon the actual implementation of the Town's recently adopted Affordable Housing Plan. This includes enacting inclusionary housing provisions in the zoning regulations, partnering with the GHA to create affordable housing units, and reviewing and amending building zone regulations to allow a greater range of housing options.

**David O'Connor of 1140 Main Street**, supports an increase in affordable housing in Glastonbury. He made the following suggestions to help meet the state mandated goals of CGS 8-30g:

- Enact a town ordinance to require a percentage of affordable units in all new multi-unit housing developments.
- Recognize inclusionary zoning as a town policy and modify existing zoning regulations that impede affordable housing development.
- Promote mixed-income housing projects with a large percentage of units that must be affordable, possibly 30% or 40%.
- Allocate ARPA funds to purchase land and develop housing projects.
- Establish a housing trust fund to support affordable housing projects under the purview of a single entity charged with affordable housing development. Funds can be used for investigation, acquisition, construction, and rehabilitation of projects.

**Joseph Muro of 151 Riverview Road**, would like to allocate some of the \$500,000 from the STEAP grant towards the Cider Mill project to remove the house and add a pavilion. In addition to more sidewalks, he also asked that the Town fix existing sidewalks more appropriately. Last year, the Town poured black pavement tar between uneven sidewalk sections on Riverview Road, instead of resetting the sidewalks. He then asked for an update on the Phase 3 Main Street sidewalk. Regardless of the DOT's follow-up response on preference, he believes that the Town should move forward on the project as soon as possible.

The following comment was made via Zoom:

**Amanda Ostrowitz of 63 Greentree Drive**, has been working in the cannabis industry since 2014 and has received two of the 12 licenses that were awarded in the State by the lottery. Cannabis is a safer alternative to alcohol which she would like to bring into town. She is hopeful to push this conversation forward because a longer moratorium could be detrimental. She volunteered to answer any questions that council members may have about policies and procedures.

### **3. Special Reports.**

#### **a. Winterfest (added to agenda)**

Mr. Cavanaugh would like to let the public know that the idea of a Winterfest is out there. Ms. LaChance and Ms. Carroll volunteered to join Mr. Cavanaugh and Ms. Jennings on this initiative. They will reach out to the Chamber of Commerce to see if anything happens.

#### **4. Old Business.           None**

#### **5. New Business.           None**

##### **a. Action on leases of Town-owned property – Gideon Welles House.**

Mr. Osgood asked if the rental rate has increased since the lease signing. Mr. Johnson explained that the current rate has been in place since fall 2017. However, there was a rate abatement for several months during the peak of COVID-19. Mr. Osgood stated that, since town costs have

increased and the lease is five years old, he would like to increase the lease rate by 5% for the year term. He proposed an amendment but received no second, so it did not proceed.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, the Glastonbury Town Council hereby authorizes the Town Manager to execute a new three-year lease term effective November 1, 2022, through October 31, 2025, with Emmy Lou's, Ltd. and Premier Photography Two for the Town-owned Gideon Welles House, as described in a report by the Town Manager dated September 23, 2022.*

**Result:** Motion passed {8-1-0}, with one vote against by Mr. Osgood.

## **6. Consent Calendar.**

### **a. Between department transfer – 2022 year-end close out.**

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$65,915 between department transfer from General Government (\$13,000) and Human Services (\$52,915) to Community Development, Full-Time Wages (\$49,835) and Part-Time Wages (\$16,080) to close out fiscal year 2022, as described in a report by the Town Manager dated September 23, 2022, and as recommended by the Board of Finance.*

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

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

Mr. Johnson explained that the Welles Turner Library ribbon cutting ceremony was a success, with four times the normal Saturday attendance. The grant to improve the Cider Mill was approved, and the sidewalk matrix is being reviewed to see if other sections should be added. The TPZ has provided a recommendation for a possible relief for the 1:1 residential component in the Town Center zone. The commission is also looking at parking opt outs, as well as regulations regarding accessory dwelling units, inclusionary zoning, and the ability to require applicants to fund the Town for seeking outside expertise regarding pending applications. Additionally, the moratorium for the cannabis matter expires in March 2023.

Ms. Carroll thanked Town staff for the great library renovation and ribbon cutting ceremony. Ms. Wang commended Andrea Barton, Glastonbury's Poet Laureate, who read poems at the ceremony. She also appreciates that the Poetry in the Parks initiative is flourishing. Mr. McChesney reiterated thanks to Town staff for the library renovation and event. Ms. Carroll has noticed campaign signs on several pieces of public property, which is not appropriate. Mr. Niland requested that the sidewalk for Manchester Road run all the way to Shoddy Mill Road. This would cover an extra two parcels, which would connect many houses to the new development.

Mr. McChesney looks forward to restarting the Christmas events at the Riverfront Boathouse. He has received communication from the President of the Chamber of Commerce, indicating their desire to assist in that event. He then noted that there has been a petition for a sidewalk on Neipsic Road, which is rated 4 on the sidewalk matrix. Mr. Johnson explained that the sidewalk matrix contains 11 criteria. The highest rated sidewalks are rated 6. Those have all been completed, and most of the 5s are nearing completion. This makes the sidewalks rated 4 a high priority now. Neipsic Road is in the group that would be next considered.

Ms. Wang was impressed with the amount of research and outreach conducted by the residents of Neipsic Road. She asked how the matrix is balanced between the quantitative points-based system and qualitative measures, such as outreach and petitions by neighbors. Mr. Johnson stated that the points-based system is reviewed, and when residents express support, it introduces a qualitative factor to the analysis. Ms. Wang asked to post the petition on the Town website along with the sidewalk information. Mr. Johnson agreed to do so. Mr. Osgood asked for an update on the sidewalk on Route 17 and Main Street. Mr. Johnson stated that good progress is being made. There will be a crosswalk and an updated signal system. Mr. Osgood asked if the DOT has responded to the Route 17 project. Mr. Johnson stated no, they have recently completed two internal reviews. He will reach out to them this week for updates.

**8. Committee Reports.**

**a. Chairman's Report.**

Chairman Gullotta stated that councilmember Cavanna is getting married on Saturday.

**b. MDC.**            *None*

**c. CRCOG.**        *None*

**9. Communications.**    *None*

**10. Minutes.**

**a. Minutes of September 13, 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 September 13, 2022 Regular Meeting.

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

**11. Appointments and Resignations.**    *None*

**12. Executive Session.**

**a. Potential land acquisition.**

**b. Draft terms and conditions for sale of Town-owned land – Eastern Boulevard.**

**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 and draft terms and conditions for sale of Town-owned land – Eastern Boulevard at 7:36 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, Mr. Kurt Cavanaugh, Ms. Deborah Carroll, 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 following the Executive Session, which ended at 8:00 P.M. The Council returned to hold the public hearings.

## **PUBLIC HEARINGS:**

### **NO 1: PUBLIC INFORMATION HEARING TO HEAR PUBLIC COMMENT CONCERNING CGS SECTION 8-30G – AFFORDABLE HOUSING.**

Mr. Johnson explained that this hearing consists of two parts: to hear suggestions on how to expand affordable housing in town, and to discuss CGS 8-30g. He provided a background on the steering committee's efforts, which led to the Council enacting Glastonbury's first Affordable Housing Plan in June 2022. He then explained the background of 8-30g, which provides an applicant with a great deal of flexibility on zoning matters, effectively skirting most local zoning regulations. Unless a community can prove a bona fide threat to public health or safety posed by a development, then the application cannot be reasonably denied. To qualify for an exemption from the statute, 10% of a community's housing stock must qualify as affordable housing, which the statute defines as either deed-restricted or assisted housing, such as Section 8 housing. Using data from the 2010 census, Glastonbury's percentage is 5.59%, which does not meet the threshold for exemption. The 2020 census data will be released soon, and he suspects that the Town's percentage would have increased, but not by much.

Mr. Gullotta opened the floor for public comment. The following comments were made in-person, at Council Chambers:

**Linda Obedzinski of 66 Uconn Avenue**, supports increasing affordable housing in Glastonbury. Zoning should evolve with a town's growing population, so she welcomes a few multi-story units. She does not support seeking a moratorium on CGS 8-30g. Glastonbury should improve affordability through a housing trust fund which would work with the Glastonbury Housing Authority, and the adoption of inclusionary zoning. She looks forward to the implementation of the Town's recently adopted affordable housing plan.

**Denise Weeks of 334 Hollister Way**, stated that the more than 15,000 people who commute to Glastonbury for work deserve to find affordable housing in town. The issue about 8-30g seems to be about controlling location and design. She believes that the Town can develop affordable housing opportunities through inclusionary zoning and the establishment of a housing trust fund, which would allow the GHA to purchase and administer those properties. In the meantime, she asked to identify the few remaining parcels suitable for affordable housing before developers snatch them up. She asked to petition the state to revise the way they determine affordable housing, such as counting ADUs, which are currently excluded. The AARP website contains resources on ADUs and legal documents on housing trust funds.

**Anne Bowman of 62 Morgan Drive**, is the co-chair for TALK. She supports both 8-30g and more affordable housing in Glastonbury. The Town has had since 1990 to increase its affordable housing stock and has not fulfilled its obligation. Affordable housing can be increased by adopting an inclusionary zoning ordinance, allocating money towards affordable housing, and implementing the Town's affordable housing plan. ARPA money can be used to work with the GHA to build more affordable housing and adopt a trust fund. Recommendations of the Town's adopted plan need to change from words to action. In 2020, she spoke about an affordable housing complex in Mt. Laurel, NJ, which was built to blend in with surrounding neighborhoods. It is prospering. She hopes that Glastonbury can have a similar development someday.

**Bruce Bowman of 62 Morgan Drive**, is the president of TALK but spoke as a resident. Affordable housing carries a stigma but the people who work in town need it to help make Glastonbury livable. This issue has been tabled for decades, but he hopes that will change. He supports inclusionary zoning, mixed income housing projects, and the use of ARPA funds to launch a housing trust fund and support developments. Glastonbury's affordable housing plan should be acted upon, and the Town should work with the GHA. He would also prefer to see affordable housing dispersed throughout the community, not concentrated in little islands.

**Eric Felkel of 464 Stanley Drive**, strongly supports the Town exploring a moratorium for CGS 8-30g. Modifications at the state level would bring some level of control back to local governments for these types of developments. He would like the Town to enact its affordable housing plan without frustrations posed by 8-30g applications. Without a local approach to these applications, developers could pursue whatever projects they see fit, regardless of how they align with the Town's plan for growth or safety and social infrastructure considerations. Pursuing a moratorium would be wise to curb haphazard growth so that the Town can exercise its own plan.

**Pam Lucas of 145 Moseley Terrace**, urged town government to undertake more affordable housing by enacting an inclusionary zoning ordinance and a housing trust fund led by the GHA. Residents have asked that ARPA funds be used partially for affordable housing developments. CGS 8-30g is not a usurpation of local powers, but rather, the state government's effort to ensure that municipalities take affordable housing seriously. Developers succeed under 8-30g because towns have not developed affordable housing. Diversity of housing options does not necessarily ensure housing affordability, and naturally occurring affordable housing is not a path to more housing that is affordable. She does not support a moratorium on 8-30g or a lobby for its revision. Glastonbury's current zoning practices continue to facilitate the construction of huge houses on expensive tracts of land and expensive apartments.

**Reverend Matthew Hope Smith of 2183 Main Street**, is the Associate Pastor of First Church Congregational. He asked to enact the affordable housing plan which has already been passed and to consider the intersectional nature of affordable housing. He extended an invitation to all council members to speak further about how to work together as a community.

**David Liscinsky of 100 Bell Ridge Road**, supports affordable housing. Most developments in town are big houses, and people cannot afford to live here. This means that Glastonbury misses out on so much cultural diversity. He asked to move forward on the adopted housing plan.

**Tom Miles of 108 Prospect Street**, relocated five years ago from a 1940s suburb of St. Louis, Missouri. As a much older town, Glastonbury has the chance to be a diverse community. He called for expanding affordable housing in such a way that meets requirements for an exemption from 8-30g.

**Gary Giannelli of 522 Woodlands Street**, favors affordable housing but does not like 8-30g. He lamented the Town's lack of progress since the statute was enacted but noted that Glastonbury now has an affordable housing plan which must be implemented. If there is something contestable in the statute, he asked that it be challenged. Including ADUs in the affordable housing stock count, for example, might be a way to help Glastonbury's numbers. He supports inclusionary zoning and wishes that it were enacted sooner. He also supports an affordable housing trust fund, funded by ARPA, but cautioned the Council against using open space funds to buy land for affordable housing. He hopes that the Town is still monitoring the radon and uranium concerns of the Manchester Road/Hebron Avenue development.

Chairman Gullotta clarified that the Town's affordable housing plan does not include land acquisition funds.

**Rob Hale of 832 Hopewell Road**, supports a moratorium. He expressed disappointment that the TPZ did not disapprove the development on Manchester Road/Hebron Avenue. He disagrees with 8-30g because the formula favors multifamily over home ownership and excludes certain types of housing which are affordable, such as ADUs. The statute's solution is to destroy local zoning, which he does not agree with. He asked the Town to oppose it, either by litigation or by buying out the developer, like they did when the Cotton Hollow ruins were threatened with development. In purchasing land for affordable housing, the Town should consider parcels closer to the Town Center zone - specifically, behind St. Paul's Church, as a place to start.

**Lois Gamer of 107 Autumn Lane**, is concerned about the upcoming affordable housing application on Krieger Lane which has been an industrial area for 35 years. Walking to stores on the street is not safe, with continual traffic in either direction. The developer has offered to plant shrubs at the site, but that does not transform it to a safe residential lot. The town owns much land and could build elsewhere to eliminate unsafe housing conditions. She supports a moratorium and asks that the Town stands up for itself.

**Dennis James McBride of 263 Spring Street Extension**, believes that 8-30g is great in spirit but needs to be amended. While affordable housing is critical, not all housing should be affordable

as expensive houses are needed for the property taxes. The trick is to find the perfect blend between affordability and upscale. He asked to reach out to state legislators about amending the statute to count naturally occurring affordable housing into 8-30g. The Town should consider changing the 10% threshold to meet what it needs.

**Sara Bass of 5 Knollwood Drive**, has a great view of the Hebron Avenue/Manchester Road development, which is a monstrosity. While the TPZ was against the application, they were told by the developer's representative that there was nothing the commission could do to stop them, apart from an environmental safety concern. Other developers can learn the wrong lessons from this. She asked to reach out to state legislators to modify the law. Several towns are dragging other towns into this issue of affordable housing. She is against funding a housing trust fund unless the entire town votes on the matter. She also wished that the Council had placed the notice of this hearing in the Glastonbury Citizen and held the meeting at the RCC instead.

Mr. Gullotta noted that he and Mr. Mullen paid for a full-page ad in the Glastonbury Citizen to advertise tonight's meeting.

**Thomas Quindlen of 23 Krieger Lane**, stated that Krieger Lane is not the place to do this project. The Town has zoning regulations which should be followed.

**Jay Fisher of 198 Millstone Road**, is a developer who has used the 8-30g statute to pursue a development in another town. He is a strong proponent of affordable housing. Instead of just opposing affordable projects, the Town should work with developers to encourage inclusion of units that met the affordable guidelines, without the hammer of 8-30g. This requires flexibility on density and the permitting process. Litigation by the town would likely be a losing matter and a moratorium would be difficult to attain. Even if attained, that would simply kick the can down the road. Developers tend to use 8-30g as a last resort, but they would rather work with towns.

**Chip Beckett of 308 Tryon Street**, encouraged the Council to work on affordable housing. A diversity of housing is needed, especially for seniors and young people. The Town must be strategic about where facilities are located, as this is a very car-dependent state. The statute is limited in what it considers to be affordable housing, so it must be broadened. He encouraged the Town to use available land and ARPA funding to work with the GHA to develop affordable housing properties. There is a domestic demand to fill and building at this rate will never get the Town to the required 10% threshold which the state has outlined.

**Jeff Kamm of 256 William Street**, serves on the ASDRC and supports a moratorium on 8-30g. The state has given a weapon to developers who can use it to defy local zoning regulations. He prefers building denser developments within the zoning guidelines so that they fit within the town. He called to take back control of the town from the state.

The following comments were made via Zoom:

**Erin Boggs of 612 Manchester Road**, is the Executive Director of Open Communities Alliance, which looks at affordable housing issues and segregation. Due to a history of discrimination, Glastonbury does not reflect the region's diversity and must do more to expand affordable



housing. OCA has assessed Glastonbury's zoning regulations, which promote urban sprawl on gigantic lots. Their recommendations are to allow for 1500 affordable units over the next 10 years. This could be achieved by allowing greater density, donating land, allowing conversion of office space into affordable housing or mixed use commercial and residential uses, and by adopting inclusionary zoning. Mixed income housing will attract businesses and allow workers to live near their jobs. If the recent developments at the Tannery and New London Turnpike had been required to conform with 8-30g, the Town would have achieved a moratorium.

**Shelley Strohm of 222 William Street East**, supports affordable housing. Glastonbury has been dragging its feet on this since 1990, so it is time to move forward on the matter.

**Charles Lodge of 678 Matson Hill**, is the child of a single mother, so he understands the importance of affordable housing. He also supports a moratorium on 8-30g because he fears that it will create more five-story buildings without expanding affordable housing in town. He challenged the GHA to construct a development similar to Welles Village, where he grew up. He also asked why the ZBA cannot approve a project that is 100% affordable housing, especially since the Town has the space.

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

**David Gonci of 30 Delmar Road**, stated that local government has historically failed to increase affordable housing, so now, 8-30g will turn over land management to private developers. Projects in development will be a detriment to all residents, including occupants. Glastonbury's town government must urgently develop affordable housing with public funds to achieve responsible results. The Town should also urgently seek the repeal/amendment of 8-30g and be prepared to aggressively investigate public health and safety risks when they may be established in the review of new projects.

**Noreen Cullen of 30 Delmar Road**, noted that of 169 municipalities in Connecticut, only 26 have what 8-30g adjudicates as sufficient "affordable housing" built in 1990 or after. She asked that the Town collaborate with other municipalities to push for an amendment at the state level. Changes should include removing the requirement that affordable housing has to have been built in 1990 and after. Second, any housing that is affordable as defined by the statute should count toward the affordable housing calculation. Housing categories should not matter. She warned that the worst of these developments are yet to come. Affordable housing must be built in a rational way that does not allow developers to do whatever they please, wherever they please.

**Queenie Collins of 82 Clove Hill Road**, urged the Council to move ahead with implementing Glastonbury's Affordable Housing Plan, adopting an inclusionary zoning ordinance, and not seeking a repeal/revision of CGS 8-30g. Time and money should not be spent on seeking a moratorium and/or a revision or revocation of CGS 8-30g. It does not reflect well on the town to need to be dragged into an era of inclusion. She trusts the Council to implement a plan that works for the people of Glastonbury.

**Kim McClain of 212 Sunset Drive**, voiced support for affordable housing in town. Her daughter is in a graduate program abroad and would like to move back to Glastonbury, but her prospects look bleak. The Council should use ARPA funds to establish more affordable housing units. Often, private developers have offered "affordable units" in a development, only to ask for a

release from those commitments, years later. Units must be permanently affordable. Increasing support for ADUs would be a step in the right direction. She suggested a few creative ideas, such as incentivizing older homeowners to create ADUs on their property (for which they could receive a tax break) or creating a financing program that would allow for upfront monies to support expenses while also serving as a construction loan. These units would easily fit into most neighborhoods and offer a way to financially sustain older community members.

***Pamela Lockard of 10 Southgate Drive***, urged implementing and expanding the recently passed affordable housing plan, rather than spending time and money on resisting 8-30g. Glastonbury has had over 30 years to increase its affordable housing stock and has done little. The town of Woodbridge is involved in a civil rights lawsuit brought by several plaintiffs because of their resistance to affordable housing. Many people living in Glastonbury have benefited from family wealth built on buying real estate and passing down that wealth. Many Americans did not benefit from the GI bill because of redlining, Jim Crow laws, and discrimination. 8-30g is an effort to right this wrong and she fully supports it. She asked that Glastonbury be a welcoming place and take control of their affordable housing moving forward.

Ms. Wang was moved by the discussion tonight. She believes that the Town needs both offensive (increasing affordable housing stock) and defensive (pursuing a moratorium) strategies to expand affordable housing. A lot of rhetoric was expressed about loss of local control. She noted that there was local control, but little was done to address this issue. The Town still has local control, so she is ready to do what she can to move forward on the matter. Mr. Osgood noted that the TPZ might act on inclusionary zoning within the next month. Mr. Johnson stated that is correct. The action might come before the Council in November.

Mr. McChesney seconded Mr. Lodge's comments. He also grew up with a single mother and benefited from social programs, food stamps, and Section 8 housing. There is a very real power to the access of education. Diverse housing with people of different income groups will expand access to education and offer a better life, which will benefit all of society. Increasing affordable housing stock will help students and younger families, as well as seniors. There have been examples of developers using 8-30g in bad faith, which has raised some unfortunate animosity against affordable housing in town.

Mr. Gullotta thanked all for coming out to speak. He remarked that while CGS 8-30g is a well-intentioned law, it is flawed because it does not count ADUs towards a town's affordable housing stock. The Council has forwarded to the TPZ a suggestion on inclusionary zoning so that any future developers will provide either affordable housing or a cash payment that would go into a fund to increase affordable housing in the community. He pointed out that Glastonbury cannot pursue a moratorium right now, as they do not meet the 10% threshold.

**NO 2: ACTION ON 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.**

Mr. Johnson presented the proposed acquisition of 30.7 acres. The Kongscut Land Trust has expressed interest in purchasing one acre from Sherwood Drive to access their properties in the

north. If that happens, then the Town's acquisition would be 29.7 acres. Funding will come from the Reserve for Land Acquisition and Preservation. Both the BOF and the TPZ have provided favorable recommendations, and a favorable survey was conducted.

Chairman Gullotta opened the floor for public comment.

**Anthony Hollister of 77 Farmstead Lane**, is in favor of the land purchase, but asks that the concrete pipes, which were left by the developer years ago, be removed from the area.

**Steinar Ryen at 91 Sherwood Drive**, is very excited about the purchase.

With no further comments, Chairman Gullotta closed the public hearing.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves Town purchase of the 29.7± acre parcel located off Sherwood Drive and Westledge Road in accordance with the Purchase and Sale Agreement dated August 2, 2022 (with 1 acre to be purchased by the Kongscut Land Trust as depicted on the plan dated 09/2022) and a \$565,000 appropriation and transfer per the Reserve for Land Acquisition and Preservation, as described in a report by the Town Manager dated September 23, 2022 and as recommended by the Town Plan and Zoning Commission and Board of Finance.*

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

**NO 3: ACTION ON PROPOSED TOWN ACQUISITION OF THE 11.3± ACRE BUCKINGHAM/MCVEY PARCEL LOCATED OFF WOOD POND ROAD AND COTSWOLD CLOSE AND A \$150,000 APPROPRIATION PER THE RESERVE FOR LAND ACQUISITION.**

Mr. Johnson explained that the property has a 365-foot shared boundary between the two parcels. This action was favorably reviewed by the TPZ and the BOF, and an environmental analysis and boundary survey were satisfactorily conducted.

There were no comments from the public or the Council.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves Town purchase of the 11.3± acre parcel located off Wood Pond Road and Cotswold Close in accordance with the Purchase and Sale Agreement dated August 4, 2022 and a \$150,000 appropriation and transfer per the Reserve for Land Acquisition and Preservation, as described in a report by the Town Manager dated September 23, 2022 and as recommended by the Town Plan and Zoning Commission and Board of Finance.*

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

**NO 4: ACTION ON A \$1.2M APPROPRIATION AND TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-GIDEON WELLES HVAC PROJECT.**

*The Council agreed to continue the hearing to the October 11, 2022 meeting.*

**NO 5: ACTION ON TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE FOR \$501,514.86 FOR GOODS AND SERVICES ORDERED BUT NOT YET RECEIVED AS OF JUNE 30, 2022.**

Mr. Johnson explained that goods and services sometimes cannot be received by the end of the fiscal year when all accounts are closed out. This action reappropriates funds so that when items are received over the next year, the invoice can be paid. They continue to work with the vendors.

There were no comments from the public or the Council.

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves a transfer from the General Fund-Unassigned Fund Balance \$501,514.86 for goods and services ordered but not yet received as of June 30, 2022, as described in a report by the Town Manager dated September 23, 2022, and as recommended by the Board of Finance.*

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

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Cavanaugh

*BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their Regular Meeting of September 27, 2022 at 9:58 P.M.*

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

Respectfully submitted,

**Lilly Torosyan**

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman