

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, NOVEMBER 22, 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 PROPOSED TOWN ACQUISITION OF THE 10.86± ACRE NYE ROAD PARCEL AND A \$3.4M APPROPRIATION AND TRANSFER.
 - NO. 2 ACTION ON APPROPRIATION OF \$155,000 IN ARPA MONIES IN SUPPORT OF THE SMALL BUSINESS ASSISTANCE PROGRAM ESTABLISHED BY THE TOWN COUNCIL.
 - NO. 3 ACTION ON PROPOSED AMENDMENT TO SECTION 4.13 OF THE BUILDING ZONE REGULATIONS REGARDING COMMERCIAL SPACE RETENTION/REPLACEMENT FOR MIXED USE PROJECTS IN THE TOWN CENTER ZONE.
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- 1. Roll Call.
 - (a) Pledge of Allegiance.
- 2. Public Comment.
- 3. Special Reports.
- 4. Old Business.
- 5. New Business.
- 6. Consent Calendar.
- 7. Town Manager's Report.
- 8. Committee Reports.
 - (a) Chairman's Report.
 - (b) MDC.
 - (c) CRCOG.
- 9. Communications.
- 10. Minutes.
 - (a) Minutes of November 9, 2022 Regular Meeting.
- 11. Appointments and Resignations.
 - (a) Appointment of Thomas Gorman to the Board of Education unexpired term (U-2023).
- 12. Executive Session.
 - (a) Potential land acquisition.

THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, NOVEMBER 22, 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/86857967379?pwd=bVNGY1QrNkw4a3I3ZWk2bmRCZWWh5dz09>

Join by Phone: +1 646 558 8656

Webinar ID: 868 5796 7379

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
- **Public Hearing Comment** may be submitted at the following link no later than 2:00 p.m. the day before the meeting: www.glastonburyct.gov/testimony
- 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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FAX (860) 652-7505

**PUBLIC HEARING NO. 1
11-22-2022 Meeting**

Richard J. Johnson
Town Manager

November 18, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Land Acquisition – Nye Road

Dear Council Members:

This is a proposal for Town purchase of the 10.86± acre parcel located off Nye Road as depicted on the attached page. A copy of the fully executed Purchase and Sale Agreement was forwarded previously. This matter is scheduled for public hearing per action at the Council's November 9th meeting. The proposal is summarized as follows:

- Acreage – 10.86± acres
- Purchase Price – \$3.4M
- Funding – Recommended ARPA
- Boundary Survey, Environmental Analysis and due diligence subject to Town satisfaction
- Council public hearing(s) and action by December 9, 2022
- Closing 30 days following Council action as applicable

Note: Due diligence is generally complete and report is forwarded to seller

The site includes 2 office structures built in 1985. The 2 structures total approximately 43,000 square feet. The 10.86± acre site includes some 4 acres of conservation area leaving developable land of 6.8± acres. The subject property provides access to 3.8± acres of Town-owned land on the western border of the Gateway area. Together, 10-11± acres. The site is served by public water and sewer.

Potential use of the property includes affordable housing in cooperation with the Housing Authority or others, renovation and use of the office structure at 50 Nye Road for Town/Education purposes, access to land-locked Town-owned land (Gateway) and other uses as might be identified.

The RFQ/RFP process is under way to include 2 phases. First, to identify those interested in partnering with the Town and second, after short listing as applicable, more formal development proposals.

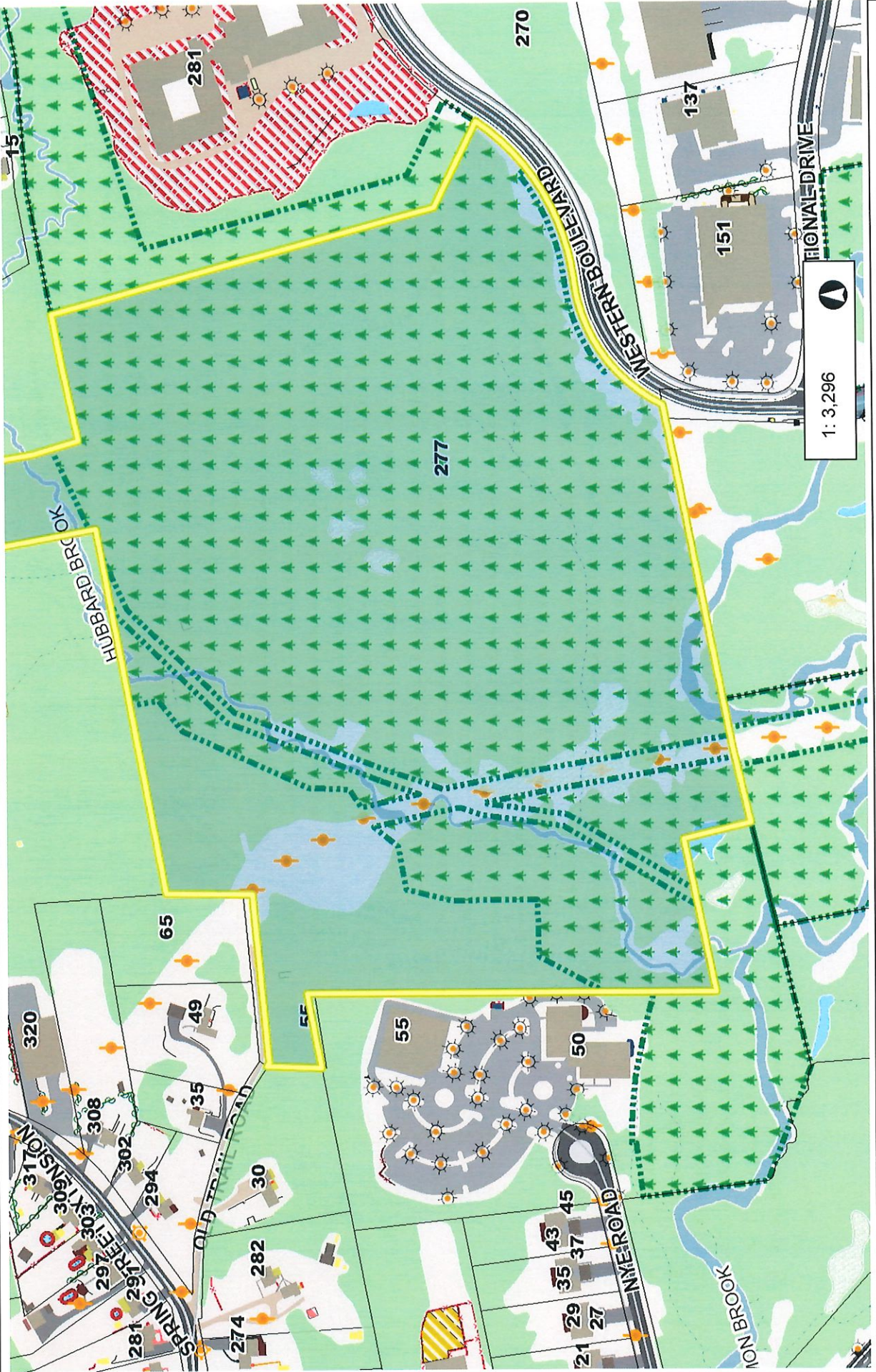
By action at its meeting of Tuesday, November 15th, the Town Plan and Zoning Commission approved a favorable recommendation per CGS Section 8-24. The Board of Finance considered the allocation of ARPA monies at its meeting of Wednesday, November 16th, and on a vote of 3/3, did not approve a favorable recommendation.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

55 Nye Rd



1:3,296

549 0 275 549 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Property boundaries and other data layers that appear on this map may or may not be accurate, current, or otherwise reliable. The Town of Glastonbury and the mapping companies assume no legal responsibility for the information contained in this data. THIS MAP DOES NOT REPRESENT A LEGAL BOUNDARY DETERMINATION.



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PUBLIC HEARING NO. 2
11-22-2022 Meeting

Richard J. Johnson
Town Manager

November 18, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: American Rescue Plan Act (ARPA) – Small Business Assistance Program

Dear Council Members:

A public hearing with action is scheduled for Tuesday evening on the allocation of \$155,000 in ARPA funding to the Small Business Assistance Program previously approved by the Council. The Town received 50 applications, of which 31 were evaluated as best meeting Program requirements. With \$5,000 allocated per grant, this totals \$155,000. Subject to favorable Council action, Town staff will continue to work with the grantees on next steps. Each small business approved for this Program will be required to provide confirmation that grant funded work is complete before receiving grant monies. My thanks to Kathryn Paquette, Mike Thurz and Barbara Bailey for their assistance in reviewing all applications.

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves allocation of \$155,000 in American Rescue Plan Act (ARPA) funds for the Small Business Assistance Program, as described in a report by the Town Manager dated November 18, 2022."

Additional information can be provided as may be requested.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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PUBLIC HEARING NO. 3
11-22-2022 Meeting

Richard J. Johnson
Town Manager

November 18, 2022

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Amendment to Town Center Zone

Dear Council Members:

This is a proposal to amend Section 4.13 of the Building Zone Regulations for commercial space retention/replacement for mixed use projects in the Town Center Zone. The current regulation requires commercial square footage to be fully retained when a residential component is proposed. The proposed amendment provides for a reduction in this one-for-one commercial requirement based on public benefit of a project. This is outlined in the attached draft recommended by the Town Plan and Zoning Commission at its meeting of Tuesday, November 1st.

A Council public hearing to start review of this proposed amendment is scheduled for Tuesday evening. Since there will likely be changes discussed and proposed, the recommendation is to discuss the matter Tuesday evening, hear public comment, and continue the public hearing to the December 6th meeting. This will allow time to make revisions as applicable and republish the continued hearing.

The Town Attorney has reviewed the proposed amendment and I will review several potential amendments on Tuesday evening.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

4.13 Town Center Zone

4.13.1 Purpose and Intent

The purpose of the Town Center Zone is to provide a uniform set of regulations for Glastonbury's Town Center that allows for compatible mix of commercial and residential uses at a density and scale supportive of development and redevelopment that will enhance and strengthen this area as a vital center for the Town. The primary objective of this zone is to maintain the Town Center as the commercial center of the community while enabling new residential opportunities that can help support a vibrant commercial district. Key concerns in creating a pedestrian friendly, thriving mixed-use Town Center, include new mixed-use projects, enhanced streetscapes, improved vehicular, pedestrian and bicycle circulation and new residential opportunities.

4.13.2 Permitted Uses

Land areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for the uses or use categories listed below and indicated in Section 5: Table of Permitted Uses of these Regulations, subject to such standards as may be referred to herein.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a Section 12 Special Permit with Design Review from the Town Plan and Zoning Commission.

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmnt Uses and use categories permitted as of right subject to the requirements of the Town Center Zone and any other applicable provisions of these regulations.

Dwelling, single family, if existing on or before January 30, 2014
Dwelling, two-family, if existing on or before January 30, 2014
Assisted living, convalescent or nursing home, if existing on or before January 30, 2014

Sp Uses and use categories permitted following approval of Special Permit with Design Review by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Any Special Permit use existing within the TC Zone on or before January 30, 2014 is deemed to have been granted a Special Permit for such use.

Assisted Living, convalescent or nursing home (expansion of existing facilities only)
Bed and Breakfasts/Inn
Business services, except for warehousing and motor vehicle rental services
Day Care Center
Dwelling, multiple (14)
Fitness club
Government services
Historic and monument sites (21)
Library
Mixed use development – unified residential and commercial uses*
Museum
Office, general or professional
Office, medical
Personal Service
Places of worship
Recreation uses
Retail, including sale of alcohol for off-site consumption

Deleted: implement recommendations of the 2007-2017 Plan of Conservation and Development and the Glastonbury Center 2020 Shared Vision Plan

Deleted: recommendations

Commented [jm1]: Removed references to specific documents. Inserted language that clarifies that Town Center is a mixed use zone.

Restaurant, including sale of alcohol for on-site consumption
Theater, legitimate and/or motion picture
Utility- electric, gas and water

*For any building for which both residential and commercial uses are proposed, first floor and basement uses shall be limited to commercial uses only. In mixed use structures where first floor or basement residential uses are existing on or before January 30, 2014, said residential uses shall be permitted.

For existing developments where a residential use is added, the area (square footage) containing existing commercial uses shall not be reduced, except as provided for in Section 4.13.6(k). This shall also apply to the area of commercial space on a site where any or all buildings are demolished and the site is redeveloped with a residential component.

4.13.3 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and as indicated in Section 5: Table of Permitted Uses of these Regulations, subject to such standards as may be referred to in Section 5 and herein.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

4.13.4 Development Plan

No existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Development Plan has been approved by the Town Plan and Zoning Commission in accordance with Section 12 of the Building Zone Regulations.

4.13.5 Change of Use

Within the TC Zone, any non-residential change of use that does not involve exterior building modifications or require the construction of additional parking shall be permitted as of right. Any change of use that does require the construction of parking or proposed exterior building modifications or additions shall require submission of a Special Permit Application to the Office of Community Development. Determination of whether a change in an approved Development Plan shall be deemed a Section 12.9 minor change, a Section 12.10 insignificant change or a Special Permit with Design Review in accordance with Section 12 of these Regulations shall be made by the Office of Community Development.

4.13.6 Development Requirements

Uses in effect prior to the enactment of the Town Center Zone on January 30, 2014 that do not meet the Development Requirements outlined herein shall be considered grandfathered uses provided that they met the Development Requirements of the previously existing zone. Any new additions or buildings on such sites shall not increase non-compliance within the Town Center Zone. Any change of use that is not considered a minor change or insignificant change in accordance with Section 12 of these Regulations shall be subject to the Development Standards outlined herein and will require Development Plan approval from the Town Plan and Zoning Commission in accordance with all requirements set forth in Section 12 of these Regulations

a) Lot Area

Minimum lot area shall be 40,000 square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided that the Town Plan and Zoning Commission finds that the proposed Development Plan for such lots complies with the criteria set forth in

Deleted: and

Commented [jm2]: Clarification that this section of regulation only applies to commercial/residential mixed-use projects.

Section 12 of these Regulations. There shall be no limit to the number of smaller lots of record that may be combined and developed as a single/unified development plan.

b) Building Coverage

Maximum floor area ratio (FAR) shall be 0.5 for all commercial, multifamily residential and mixed-use buildings. FAR shall not apply to single family and two-family dwellings.

c) Lot Frontage

Every lot shall have a minimum lot frontage of not less than 100 feet, except that the provisions set forth in 4.13.6(a) above for smaller lots shall also apply to lot frontage.

d) Setbacks

1. Front Yard

There shall be a minimum front yard of 20 feet for every principal building. Placement of parking to the rear or side of the building is encouraged. No driveway serving a drive-up customer service window shall traverse the area in front of the subject building and within the front yard setback.

2. Side Yards

There shall be a minimum side yard of 8 feet for every principal building, excluding those buildings attached at the side property line to a building on an adjoining property.

3. Rear Yard

There shall be a minimum rear yard of 20 feet for every principal building.

e) Maximum Height Limit

No building shall exceed a height of three (3) stories or forty-two and three-fourths (42 3/4) feet.
EFFECTIVE January 4, 2021

f) Required Open Space

Open space for commercial, multifamily dwellings and mixed-use buildings shall be equal to 15 percent of lot area.

g) Design Standards

As part of Development Plan approval, the applicant shall demonstrate to the Plan and Zoning Commission that the project appropriately includes use of distinctive paving materials; incorporation of trees, shrubs and seasonal plantings; placement of street furniture; and use and placement of appropriate lighting fixtures.
EFFECTIVE March 28, 2022

Where parking areas are contiguous with adjacent parking areas, whether within the same or different ownership, no fencing, screening, shrubbery or other barrier shall be used to prevent the movement of vehicles from one parking area to another.

h) Signage shall be in accordance with Section 10 of these regulations.

i) Parking

1) Parking Requirements

Commented [jm3]: Changed date format for consistency.

The following parking requirements shall apply to uses within the Town Center Zone:

a) Residential

Dwelling, single family: 2 spaces per unit

Dwelling, two-family: 2 spaces per unit

Dwelling, multiple

Studio: 1 space per unit

One-bedroom: 1.5 spaces per unit

Two bedrooms or more: 2 spaces per unit

b) Commercial

Shall be in accordance with Section 9 of these regulations

2) Shared Parking

Joint use of off-street parking spaces may be permitted by the Town Plan and Zoning Commission.

This provision shall apply to all uses within the Town Center Zone.

Any application for shared parking must include:

a) An analysis of parking demand for each use by time period, demonstrating compatibility of shared parking between uses; and

b) A written permanent easement between the use parties, which clearly stipulates the terms of the joint use of the parking spaces and ensures that such spaces are committed and available to the respective users on a non-conflicting basis. Said easement to be filed on the land records.

j) Floor Area – Retail Trade

The floor area of any individual retail trade use shall not exceed 40,000 square feet. Mezzanine access up to 10% of the principal floor area shall not be included in this calculation.

k) Public Benefits

The amount of existing commercial square footage that must be maintained on a site with existing development of at least 3000 square feet that is adding residential use, or a site that will be partially or completely demolished and redeveloped as a mixed use commercial/residential development with at least 3000 square feet of commercial space, may be reduced based on the provision of one or more public benefits. Notwithstanding these reductions, a minimum of 50% of existing commercial space must be maintained. In granting reductions to the commercial square footage that must be maintained, the Commission shall adhere to the following requirements for public benefits:

Deleted: of 3,000 square feet of commercial space or

Deleted: at least

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Deleted: , whichever is greater

<u>Public Benefit</u>	<u>Reduction in Commercial Square Footage that Must Be Maintained (50% Minimum)</u>
<u>Preservation of an historic structure at least 75 years old which has been determined by the Historic District Commission or other designated authority to be significant to the community</u>	<u>25%</u>
<u>Provision of public use of a portion of the development's parking - at least 10% of all parking spaces open and maintained for public use</u>	<u>5%</u>
<u>Provide carshare vehicle parking space(s) for at least 1% of total parking spaces, rounded up. If the project has fewer than 100 parking spaces, provide one carshare vehicle parking space. Establish an agreement between the project and carshare company guaranteeing that new and existing carshare vehicle space(s) will be dedicated for a minimum of two years from the certificate of building occupancy.</u>	<u>5%</u>
<u>Install electrical vehicle supply equipment (EVSE) in 15% of all parking spaces used by the project or at least 6 spaces, whichever is greater. Clearly identify and reserve these spaces for the sole use by plug-in electric vehicles ((EVSE) must meet LEED requirements)</u>	<u>5%</u>
<u>All units are built with using Universal Design</u>	<u>5</u>
<u>Provide short-term bicycle storage for at least 2.5% of all peak visitors, but no fewer than four storage spaces per building. Provide long-term bicycle storage for at least 5% of all regular building occupants, but no fewer than four storage spaces per building in addition to the short-term bicycle storage spaces AND Provide long-term bicycle storage for at least 15% of all regular building occupants, but no less than one storage space per three residential units.</u>	<u>2.5%</u>
<u>Provide at least one on-site shower with changing facility for the first 100 regular building occupants and one additional shower for every 150 regular building occupants thereafter.</u>	<u>2.5%</u>



Town of Glastonbury

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ITEM #7
11-22-2022 Meeting

Richard J. Johnson
Town Manager

November 18, 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. **COVID Report**

The November 15th report is attached.

2. **Budget Schedule**

- Capital Program – the Annual Workshop is scheduled for 6:00 p.m. on Wednesday, January 18th or Thursday, January 19th. Please advise as to any schedule preference. The thought is to convene in the Community Room at the RCC to allow for in person with social distancing.
- Annual Town Meeting – typically held the fourth week of January. This year, Wednesday, January 25th. At the recent Agenda Setting Meeting, there was discussion of holding the Annual Town Meeting at 6:00 or 6:30 p.m. on Tuesday, January 24th immediately before the Regular Council Meeting of that evening. I was asked to include this concept in my written report for discussion as applicable.

3. **Cannabis Establishments Moratorium**

This temporary and limited moratorium remains in effect until March 1, 2023 (copy attached).

4. **Meshomasic State Forest**

The CT DEEP will be performing thinning and shelterwood harvesting in areas of the Meshomasic State Forest off Thompson Street from November 1, 2022 to March 31, 2023, Monday through Friday from 7:00 a.m. to 5:00 p.m. (weather permitting). This activity is part of woodland/forest management best practices.

5. **Executive Police Fellows Program**

The Criminology and Criminal Justice Department (CRM) at CCSU is partnering with police chiefs from throughout the region to create an Executive Police Fellows Program (EPF) initiative. This is intended to bring knowledge, expertise and perspectives of police professionals to help develop the next generation of police officers. Nine police chiefs have been appointed to the EPF and I am pleased to advise that Chief Marshall Porter of Glastonbury is one of the appointees.

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments



Town of Glastonbury

Health Department

Memo

November 15, 2022

To: Richard J. Johnson
Town Manager

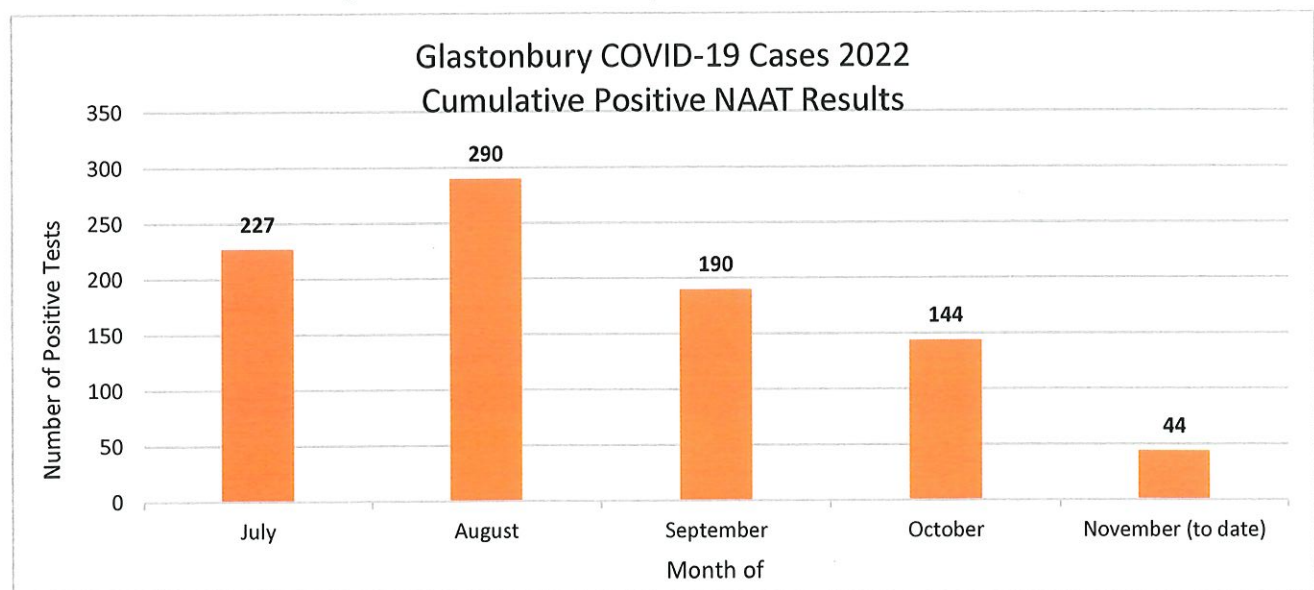
Fr: Wendy S. Mis *WSM*
Director of Health

Re: COVID-19 update

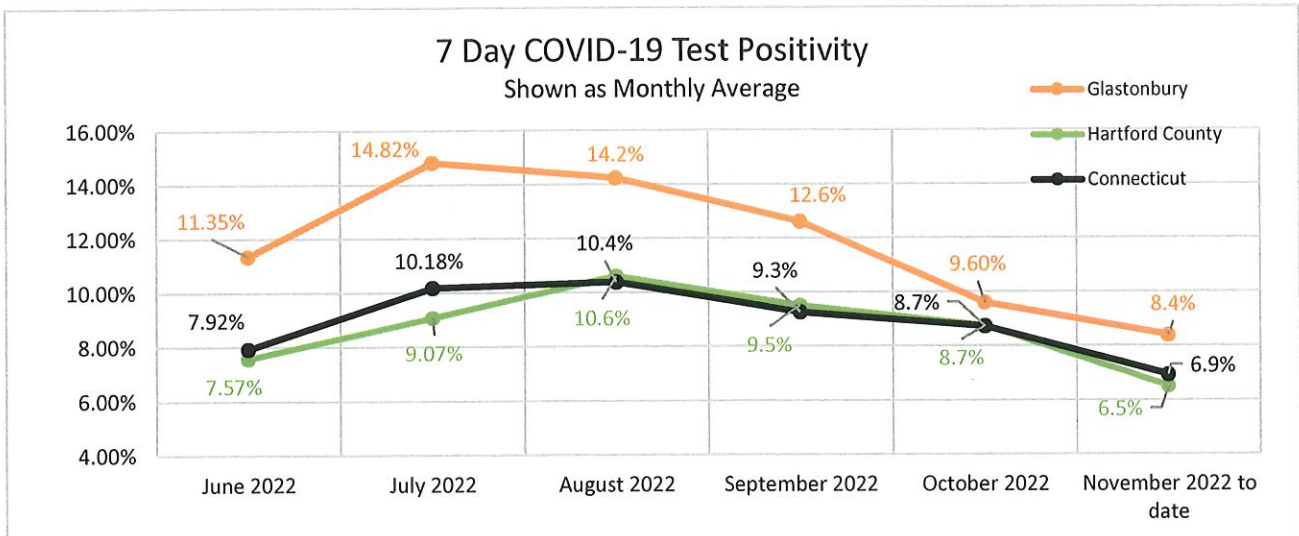
This report uses publicly available COVID-19 data from Connecticut Department of Public Health (CT DPH) for local, county, and Connecticut overall. Data in this report is from laboratory-confirmed results. At-home test results are not included, so information and graphs demonstrate trends rather than a full accounting of cases. Numbers in (parentheses) indicate change from the previous week. Both charts in this report have recently been adjusted to show data in approximate one-month intervals.

As per CT DPH data from November 14, 2022:

- A total of 133,219 tests have been administered to Glastonbury residents. (+188)
- Of the 133,219 tests administered, 7,467 were laboratory positive NAAT cases. (+18)
- A recent statewide data correction by CT DPH has added the deaths of two Glastonbury residents in October 2022. This brings the loss of Glastonbury residents to 121. (+2)



Test positivity is calculated as a rolling 7-day test positivity by specimen collection date; all positive molecular (PCR/NAAT) test results are divided by all molecular (PCR/NAAT) test results (positive and negative) for the last 7 days and multiplied by 100 to reach a percentage. Results are shown below for Glastonbury, Hartford County, and the state of Connecticut overall. The graph shows an average of the data provided for each week, and as such, may not be accurate for any specific week of the month.



COVID-19 Vaccine update

The COVID-19 bivalent booster vaccine available this fall is specifically tailored to combat two omicron subvariants, BA.4 and BA.5. A person is eligible for a booster if it has been at least two months since their last COVID-19 vaccine (whether the primary series or any booster). The Moderna booster shot is approved for people ages 6 years and older and the Pfizer-BioNTech vaccine is authorized for people ages 5 years and older. More [vaccination and booster information](#) is available from the Centers for Disease Control and Prevention.

Additional clinics can be found at www.vaccines.gov and entering the zip code for the search area.

COVID-19 Testing locations

[CLICK HERE](#) for the 2-1-1 of Connecticut online site to search for COVID-19 testing. Users may refine their search by zip code, type of test and key demographics of individual to be tested.

Data for this report is gathered from publicly available data at <https://data.ct.gov/stories/s/COVID-19-data/wa3g-tfvc/> Test positivity is calculated as a rolling 7-day test positivity by specimen collection date; all positive molecular (PCR/NAAT) test results are divided by all molecular (PCR/NAAT) test results (positive and negative) for the last 7 days and multiplied by 100 to reach a percentage. All data are preliminary and subject to change. Data from previous dates are routinely updated. CT DPH data reporting changes have been summarized and can be read [here](#).

3.21 Commercial Radio And Television Towers

Commercial radio, television and other transmitting or relay antenna towers, when permitted, shall be set back from all abutting streets and adjacent property a distance of not less than one and one-half (1 1/2) times the height of the tower.

3.22 Airports

Land beneath all aircraft approach lanes, as established by appropriate aeronautical authorities or airport zoning, which is not part of any airport, shall be so developed as not to endanger safe flight conditions to and from an established airport. This provision is supplemental to any adopted airport zoning plan or ordinance.

3.23 Voting Place

The provisions of these Regulations shall be so construed as not to interfere with the temporary use of any premises as a voting place in connection with a municipal, state or federal election, referendum or primary.

3.24 Approval Of Subdivision Plans

No proposed plan of a new subdivision or resubdivision shall hereafter be approved unless the lots within such plan equal or exceed the minimum area, yards and lot coverage requirements set forth in the various zones of these Regulations, except as may otherwise be specifically provided in Section 6.7 of these Regulations end except that in the case of a subdivision or resubdivision of a parcel of land containing five (5) acres or more, where the slope of the parcel, the topography or other natural features prevent the best subdivision in strict conformity with such lot size requirements, the Town Plan and Zoning Commission may, at its discretion, permit the reduction to not less than eighty (80%) percent of the minimum lot size requirement for such zone of not more than ten (10%) percent of the lots in such subdivision or resubdivision, provided that it shall find that such reduction will have not detrimental effect on the appropriate residential use of the land within the subdivision or on the general character of the surrounding area and will not significantly impair health, safety, general welfare, property values or future land use or road layouts.

3.25 Stream Belt Protection

REPEALED EFFECTIVE APRIL 20, 1989. Refer to Inland/Wetland Regulation.

3.26 Dual Zoned Property: Flood Zone And Other Zone

When a lot of parcel contains land partially designated Flood Zone and partially any other zone listed in Section 1.1 of the Building Zone Regulations (PAD Zone excluded); that area designated Flood Zone may be counted or utilized in order to satisfy the lot area, lot frontage, lot coverage, front yard, side yard, rear yard and open space requirements of the zone where development is to occur. New residential construction on a lot or parcel, which also contains Flood Zone, shall not be permitted within the Flood Zone and shall have the lowest habitable floor elevated to or above the 500 year Flood elevations. (See Section 4.11.6.b). Development (see definition in Section 4.11.2 of the Building Zone Regulations) within Flood Zone areas is permitted only in accordance with Section 4.11 of the Building Zone Regulations. EFFECTIVE OCTOBER 28, 1983.

3.27 Cannabis Establishments Temporary and Limited Moratorium

- a) Statement of Purpose. This section has been adopted to provide the Zoning Authority with the time necessary to consider adoption of potential changes to the Zoning Regulations pursuant to Section 8-2 of the Connecticut General Statutes and the Act. Said Public Act contains provisions allowing municipalities to prohibit or place reasonable restrictions on cannabis establishments. This temporary and limited term moratorium has been adopted to provide the Town with the time necessary to develop regulations for

cannabis establishments that meet statutory requirements and promote the public's general health, safety and welfare or develop regulations prohibiting the establishing of cannabis establishments.

b) Definitions. For the purposes of this section, the following terms are defined as:

1. "Cannabis" means marijuana as defined in Section 21a-240, C.G.S.
2. "Cannabis Establishment" means " means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter.
3. "Cultivator" means a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space.
4. "Food and Beverage Manufacturer" means a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages.
5. "Grow space" means the portion of a premises owned and controlled by a producer, cultivator or micro-cultivator that is utilized for the cultivation, growing or propagation of the cannabis plant, and contains cannabis plants in an active stage of growth, measured starting from the outermost wall of the room containing cannabis plants and continuing around the outside of the room. "Grow space" does not include space used to cure, process, store harvested cannabis or manufacture cannabis once the cannabis has been harvested.
6. "Hybrid Retailer" means a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products.
7. "Micro-cultivator" means a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner.
8. "Person" means an individual, partnership, limited liability company, society, association, joint stock company, corporation, estate, receiver, trustee, assignee, referee or any other legal entity and any other person acting in a fiduciary or representative capacity, whether appointed by a court or otherwise, and any combination thereof.
9. "Product Manufacturer" means a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type.
10. "Product Packager" means a person that is licensed to package and label cannabis.
11. "Retailer" means a person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers to sell cannabis to consumers and research programs.
12. "Sale" or "sell" has the same meaning as provided in section 21a-240 of the Connecticut General Statutes.

c) Applicability. During this temporary and limited-term moratorium, cannabis establishments shall be prohibited in the Town of Glastonbury and no applications shall be approved by the Town Plan and Zoning Commission or the Office of Community Development to establish a cannabis establishment.

EFFECTIVE March 28, 2022

d) Effective Date/Term. This temporary and limited moratorium shall become effective on September 1, 2021 and shall remain in effect for a period of 18 months until March 1, 2023.



INSTR # 2022007194
DATE FILED 11/16/2022 09:34:01 AM
MICHELLE KRAHPITZ
TOWN CLERK
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, NOVEMBER 9, 2022**

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

1. Roll Call.

Council Members

Mr. Thomas P. Gullotta, Chairman
Mr. Lawrence Niland, Vice Chairman
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Mr. John Cavanna
Ms. Mary LaChance {participated via Zoom video conferencing}
Mr. Jacob McChesney
Mr. Whit Osgood
Ms. Jennifer Wang

a. Pledge of Allegiance. *Led by Harry James*

2. Public Comment.

Harry James of 265 Belltown Road, is proud of this Council and the Town Manager. He has been an avid supporter of open space, having donated land to the town before. He worries that the new winery which will operate on Rose's Berry Farms will increase noise and traffic. He asked that the Council handle the matter with restrictions when it comes before them.

DJ McBride of 263 Spring Street Extension, reviewed the results of the Glastonbury Voter Project, which has received a total of 3320 unique viewer visits to the site. The project seeks to educate voters in town, regardless of political affiliation. He hopes to interview all council members for the project in the coming year.

Mark McCall of 63 Wadsworth Street, reviewed the various tenants of NEMBA, such as their Ride with Gratitude plan, and thanked the Council and the Town for their support.

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

Richard Kubica of 50 Brookview Drive, supports the installation and maintenance of multi-use trails in the Addison Bog and Woodlands area. The project will provide a great resource to residents in line with other projects that the Town has pursued, while also furthering Glastonbury's commitment to the goals of the 2021 Updated Bicycle Master Plan.

3. Special Reports. *None*

4. Old Business. *None*

5. New Business.

a. Action on proposed multi-use bike trails – Addison Bog and Woodlands.

Mr. Cavanna asked if this would allow for electric-assist mountain bikes. Mr. McCall stated that, typically, throttle bikes pose a speed issue, but because electric-assist bikes are meant to assist handicapped individuals, then it should not be a problem. They will work with the Parks and Recreation department to see what the Town's existing rules are.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to develop a working agreement between the Town, CT NEMBA and Glastonbury Bike Walk for installation and maintenance of mountain biking/multi-use trails at the Addison Bog and Woodlands with the responsibility for such installation and maintenance resting with CT NEMBA and in accordance with insurance requirements of the Town of Glastonbury, as described in a report by the Town Manager dated November 3, 2022.

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

6. Consent Calendar.

a. American Rescue Plan Act (ARPA) – Small Business Assistance Program.

The action was removed from the Consent Calendar and moved to the floor.

Motion by: Ms. Carroll

Seconded by: Mr. McChesney

BE IT RESOLVED, that the Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, November 22, 2022, in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing to consider an appropriation of \$155,000 in ARPA monies in support of the Small Business Assistance Program established by the Town Council, as described in a report by the Town Manager dated November 3, 2022.

Disc: Mr. Johnson stated that they have gone through 50 applications, of which 31 qualified. The grants are for \$5000 per applicant. Mr. Cavanna asked how long it would take to finalize the process. Mr. Johnson stated that it depends on when the applicants respond back with everything. Mr. McChesney thanked Town Staff for processing these grants and going through them.

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

b. Amendment to Town Center Regulation (set public hearing).

The action was removed from the Consent Calendar and moved to the floor.

Motion by: Ms. Carroll

Seconded by: Mr. McChesney

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, November 22, 2022 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing to consider proposed amendment to Section 4.13 of the Building Zone Regulations regarding commercial space retention/replacement for mixed use projects in the Town Center Zone, as described in a report by the Town Manager dated November 3, 2022.” and as recommended by the Town Plan and Zoning Commission.

Disc: Mr. Osgood asked if this has come before the Council previously. Mr. Johnson stated yes, a concept draft was provided and forwarded to the TPZ.

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

7. Town Manager’s Report.

Mr. Johnson stated that the Holiday Fair date has changed to December 10. The Town has received a \$5000 grant from AARP to build two bocce courts. Additionally, Glastonbury is one of five towns in the state to be awarded the new Climate Leader Designation (CLD), and the GFOA has recognized Glastonbury with an award for financial reporting. The DOT has confirmed that any option to create a retaining wall along Main Street/Route 17 would not be supported, but they await another formal correspondence. Glastonbury has received a \$730,000 municipal revenue sharing grant which was not budgeted or anticipated. It was unclear when this money would be received, but it has been deposited to the General Fund. Shelley Caltagirone will be Glastonbury’s new Director of Planning and Land Use Services. She has been invited to next week’s design guidelines meeting.

Ms. Wang congratulated Town Staff for the CLD and asked if that designation has a term length. Mr. Johnson thinks that the designations are for three years, but he will confirm. Mr. Cavanaugh stated that the Design Guidelines subcommittee has been working with a consultant since mid-summer. They will conduct a presentation at the RCC on November 16 at 6:00 P.M. He asked the public to attend. Mr. Osgood commended the Registrar of Voters for a flawless election process yesterday.

8. Committee Reports.

a. Chairman’s Report.

Mr. Gullotta asked all to attend the Design Guidelines subcommittee meeting next week. He noted that Santa will be at South Church on November 26 from 9:00 A.M. to 12:00 P.M. for free photos. He recommended reading Ray Bradbury’s “The Martian Chronicles” and applauded the Town Manager for receiving the Joel Cogen Lifetime Achievement Award.

b. MDC. None

c. CRCOG. *None*

9. Communications. *None*

10. Minutes.

a. Minutes of October 25, 2022 Special Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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

b. Minutes of October 25, 2022 Regular Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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 7:43 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 7:55 P.M.

The Council returned for the public hearing at 8:00 P.M.

PUBLIC HEARING:

NO 1: PUBLIC INFORMATION HEARING CONCERNING POTENTIAL LAND ACQUISITION – 50-55 NYE ROAD (CONTINUED FROM OCTOBER 25, 2022 COUNCIL MEETING).

The following comments were made in-person, at Council Chambers:

Bruce Bowman of 62 Morgan Drive, would like to proceed with this development because Glastonbury desperately needs affordable housing.

Anne Bowman of 62 Morgan Drive, supports this proposal for affordable housing development with either the GHA and/or a public private partnership. She favors affordable housing without age restrictions and of different sized units, including units for families with children and baby boomers. Glastonbury is a high opportunity area. This would help as a pathway out of poverty.

Audrey Beatty of 139 Williams Street West, supports this proposal and hopes that the Council will vote for it. The property is in a great location with easy access to shopping, schools, and public transportation. It is better to act now rather than push things down the road. She supports affordable housing in general and hopes that this is the beginning of pursuing such opportunities.

Denise Weeks of 334 Hollister Way West, echoed Ms. Bowman. She agrees that the use of ARPA funds for this proposal is a good idea. She also likes that it will open Town access to the four acres. The property is conveniently located near schools, shopping, daycare, and on a bus line. Supporting this proposal is a show of good will, on the Town's intention to fulfill their obligations to provide affordable housing. She also supports an inclusionary zoning ordinance. She encouraged the Council to move forward in a timely fashion.

Pam Lucas of 145 Moseley Terrace, stated that over 1000 people are on the GHA waiting list, so the need to provide more affordable housing is dire. Now is the time to acquire the property on Nye Road.

David O'Connor of 1140 Main Street, supports the purchase of Nye Road for affordable housing development with ARPA funding. He likes that this project will help the Town move towards its obligation to provide more affordable housing. In the future, he prefers dispersing affordable housing, not concentrating it in one area in town. Everyone will benefit from the increased diversity that this development will bring. He urged its support from the Council.

Julie Thompson of 252 Bluff Point Road, commends the Council for bringing forward this proposal to expand affordable housing in town. She appreciates that it is not an instant remedy, but she is hopeful to develop a living community that will be welcoming to all.

Michele Parrotta of 71 Scarborough Street in Hartford, stated that she lived on Nye Road for many years and has family members who still live there as the only residences. They appreciate affordable housing and would like to work cooperatively with the Council. She read into the record a letter from her brother who has eight duplexes on Nye Road. In it, he states that the proposed acquisition conflicts with assurances they were given from the Town, such as the promise that developments would not be multi-family units. He would like to know how the Council will justify the cost to taxpayers, and whether the BOE will use the space for its new location. He also asked for more information on the open space, how it will be used, and how the Town will pay for the demolition and retrofitting of the existing buildings.

Robert Dakers of 15 Trifiro Circle, supports this proposal which is responsive to the ongoing needs of affordable housing in town. He encouraged the Council to move forward now to purchase the property.

DJ McBride of 263 Spring Street Extension, stated that the devil is in the details. The 70-80 affordable units proposed by this property might help the Town to achieve a moratorium, but he does not think that will be supported by the public. He recommends a phased approach instead.

Ms. Carroll read the written comments into the record:

Candice Maningas of 202 Indian Hill Trail, supports the Nye Road affordable housing project. Providing space for middle- and low-income families, as well as individuals, to live in Glastonbury is not only the right thing to do, but also required to comply with state law. Most importantly, it will enrich the Glastonbury community, which benefits everyone.

Lisa Mendum of 45 Candlewood Road, stated that this area of North Glastonbury is already densely populated with congestion, pollution, and speeding cars around the clock every day. The Town has a fiduciary duty to protect its grand list value. She asked why residents in the immediate vicinity of Nye Road are not being protected. The 11 acres of Nye Road property are a hidden gem bordering beautiful green space already owned by the Town. The Town should move to buy the Nye property and preserve it like it has done for Cotton Hollow. While Glastonbury needs to reach its goal for affordable housing, the residents of North Glastonbury should not be bulldozed because people who do not live there are voting for this development, perhaps because they do not want affordable housing in their own backyards. She asked if the Town conducts regular air quality surveys at schools, and if not, why.

Cynthia Tucker of 249 Strickland Street, has concerns about the Nye Street site which is encumbered by existing leases whose terms may not allow construction to begin until 2025-2027. She asked if the Council had identified shovel-ready sites that would enable an earlier delivery of units, and whether other sites were considered that would accommodate more than the 70 units proposed for Nye Road. She asked if concentrating the affordable housing in North Glastonbury, and specifically in the Naubuc School district, was intentional. There is already a concentration of lower income housing in that area. The acquisition has been promoted as an urgent time of the essence decision. She asked if buyers are really lining up to pay \$79 per square foot for dated suburban office buildings in a market of soft office demand and rising interest rates. The ARPA money is an opportunity for the Town to address the need for affordable housing in the best way possible, with a thoughtful consideration of alternative sites.

David Liscinsky of 100 Bellridge Road, spoke as a member of First Church. He supports the potential purchase of the Nye Road property to help develop affordable housing. The proposed housing development provides an important opportunity to implement the Town's recently adopted affordable housing plan. He is confident that the Town and its Housing Authority will do an excellent job in creating a quality development for Glastonbury and nearby property owners. He encouraged the Council to move forward now with this purchase.

Barbara Clannin of 308 Spring Street Extension, was born and raised in Glastonbury and appreciates Connecticut even more now, after having lived in California, where over-building has caused extreme traffic gridlock. She is hopeful that Glastonbury will not use the land acquisition proposed on Nye Road for housing. Instead, she would like to see a school, a private office building, or a community garden where families who do not have access to open land could work with local farmers to grow their own food. A segment of the area could be to grow Christmas trees. More condominiums and apartments would be detrimental to the area. A community garden designation would also allow for young people to experience a town that does not over-build, causing more congestion on the streets surrounding the Town Center. She volunteered to serve on any committee which seeks to preserve open space and offered to work with the Council to find other areas more appropriate for construction of affordable housing.

Mr. Cavanaugh asked Ms. Parrotta to identify the Town officials noted in her brother's letter. Ms. Parrotta does not know. Mr. Cavanaugh asked if the Council is considering a public-private partnership. Mr. Johnson stated that, because time is of the essence, the Council could request an RFQ (request for qualifications) instead of an RFP (request for proposal), which takes longer, to see who might want to partner with the Town, perhaps in conjunction with the GHA. The Council's deadline to act is December 9. Mr. Cavanaugh stated that the Council requested the Town Attorney's opinion on whether progress shown towards increasing affordable housing would be viewed favorably by a judge when reviewing an 8-30g denial. His opinion is that it would not be. Mr. Cavanaugh also noted that he brought up whether the Town could go to a referendum for an item that does not include a bonding referendum.

Mr. McChesney stated that if they do not move forward on this now, then they are kicking the can down the road for when they could potentially seek a moratorium. Mr. Gullotta pointed out that the motion tonight is simply to move this forward to the TPZ and BOF. Mr. Johnson added that for the Council to honor the December 9 deadline, another public hearing will be scheduled on either November 22 or December 6 to take final action. Ms. Carroll asked when the deadline is to allocate the ARPA funds. Mr. Johnson stated that monies must be allocated by December 2024 and expended by December 2026.

There were no comments via Zoom. With no further comments, Chairman Gullotta closed the public hearing.

The Council returned to Agenda Item 5B.

b. Discussion and possible action on potential land acquisition – 50-55 Nye Road (refer to Town Plan and Zoning Commission and Board of Finance; set public hearing). [discussed/acted after the public hearing]

Motion by: Ms. Carroll

Seconded by: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following concerning proposed Town purchase of the 10.86± acre Nye Road parcel:

1. Referral to the Town Plan and Zoning Commission for a report and recommendation under CGS Section 8-24;
2. Referral of a \$3.4M appropriation and transfer in ARPA funds to the Board of Finance for a funding report and recommendation;
3. Schedules a public hearing for 8:00 p.m. on Tuesday, November 22, 2022, to consider proposed Town acquisition of the 10.86± acre Nye Road parcel;

all as described in a report by the Town Manager dated November 3, 2022.

Disc: Mr. Gullotta noted that this action will return to the Council. Mr. Cavanaugh asked if the Council should ask the Town Manager to extend the formal purchase and sale agreement. Mr. Gullotta asked if the Council would like to ask Mr. Johnson to put out an RFQ to seek out potential partner(s) in the private sector.

Mr. Osgood takes issue with the proposed acquisition because it fails to deliver on the three points that were promised: to help the Town achieve a moratorium on 8-30g; to show a good faith effort which could be used as a legal basis in court; and to provide affordable housing. The type and cost of affordable housing units proposed for this development have yet to be determined. The Town should not buy this property until those issues have been decided. He also finds that the purchase would increase the tax burden because ARPA funds could be used for other purposes. The selling price is extremely high, and they do not know how much a possible public-private partnership will cost the Town. Affordable housing should be scattered throughout town, and this is a concentrated development in the north end where most affordable housing is already located. No alternate sites were evaluated. He also takes issue with the possibility that this project would not have a market rate component.

Mr. McChesney countered that the only way that ARPA funds can reduce the Town's mill rate is if the Capital Improvement fund is reduced, for which the Council has expressed prior discomfort. While he supports funding affordable housing with ARPA monies, he is concerned about this particular purchase. Two factors weigh on his mind: there is a buyer in place, which is why they are on a quick timetable. It is in the interest of the Town to control that development rather than a private developer. Mr. Osgood countered that there may not even be an alternative buyer because the best way for a seller to motivate is to say that there is another buyer ready.

Mr. McChesney noted that he had asked for a legal opinion from the Town Attorney, who deemed it unlikely that the Town could use the purchase of this property to their benefit when denying an 8-30g application in court. However, not acting will kick the can down the road of when the Town could potentially seek a moratorium, which he feels is not the right thing to do. He encouraged all to attend the upcoming BOF meeting, TPZ meeting, and the next Council meeting where this will be voted on.

Mr. Gullotta remarked that the public needs to recognize that if this were only about the Nye Road parcel, then there would be an argument. However, to access town-owned property, which is currently landlocked by this parcel, they need to buy this parcel. Once they access that property, they pick up 4 acres. They have also discovered that there are another 3 acres, so a

potential 7 acres of land for future use. Mr. Osgood asked to confirm that. Mr. Johnson clarified that 9 acres will become available to the Town outside of the utility easement.

Ms. Carroll is not willing to sacrifice good in the name of perfect. Pursuing this project does not preclude the Town from creating more affordable opportunities throughout town. She challenged all to turn "I support affordable housing *but*" into "I support affordable housing *and*." Nye Road is a great location for affordable housing. The logistics need to be worked out, but time is of the essence. Mr. Osgood supports affordable housing but without office buildings currently onsite. The Town needs to do their due diligence. They should know more information before buying a property with two office buildings for \$3.4 million.

Mr. Niland cautioned that not supporting this proposal will result in more 8-30g applications down the road, which will destroy local zoning. He agreed with Ms. Carroll that this development does not impede the Town from acting on other projects to develop affordable housing. He is willing to hear from anyone who has other areas in mind because this will not be the Town's only project. He responded to Mr. Osgood's comment about the loss of tax revenue, replying that the Town will likely receive that money back in lease revenue. Mr. Osgood countered that, as the leases roll off, the Town will have to cover the cost of maintaining the buildings. Once the commercial properties are lost, they do not get replaced.

Ms. Wang has heard concerns from neighbors on the north side of town. One issue which has been brought up repeatedly is the inclusionary zoning ordinance, which the state enacted in 2012, but Glastonbury has yet to adopt it. She asked when the Town will start the process of exploring that. Mr. Johnson noted that there is a draft inclusionary zoning ordinance in the system right now, which should come before the Council in the next few months. Ms. Wang pointed out that the Town's adopted affordable housing plan called to explore an affordable housing trust fund. She asked when the projected timeline is to start that process. Mr. Johnson stated that the queue is tight right now, but whenever the Council wants to discuss next steps, it can be arranged.

Ms. Wang remarked that, to her knowledge, there has been no discussion of an affordable housing development outside of North Glastonbury. Glastonbury is a high opportunity town. Affordable housing benefits all, so it should not be siloed. It is important to do their due diligence on this property and in discussing expanding affordable housing to other parts of town. Mr. Cavanaugh would like to keep South Glastonbury as a farming community with rolling hills. While this proposal is not perfect, and he fears that it will cost far more than anticipated, he believes that the Council must do something.

Result: Motion passed {7-2-0}, with Mr. Cavanaugh and Mr. Osgood voting against.

- c. **Discussion and possible action on potential land acquisition.** *No action*
- d. **Action on referral to Policy & Ordinance Review Subcommittee – Reserve for Land Acquisition and Preservation.**

Mr. Johnson explained that this ordinance was originally enacted in 1988. It was last reviewed in May 2020 when the Council approved a couple of adjustments, and it has been suggested for

review again to adjust for open space and acquisition goals. Mr. Gullotta stated that they might want to tighten language on how the funds are used and reduce the possible municipal uses. That is why this will go to the Policy and Ordinance Review Subcommittee for clarification. Mr. McChesney noted that the primary goal of these funds is to purchase and preserve land in town. His concern with changing/deleting the municipal land language is the unintended consequences which may result from that. He asked for the subcommittee to consider that possibility.

Ms. Carroll, Mr. Gullotta, and Mr. Cavanaugh comprise the subcommittee. Ms. Carroll agreed that the goal is to provide further clarity, not to reinvent the wheel. Mr. Cavanaugh takes issue with the municipal use portion. The Town's affordable housing plan notes that the land acquisition fund will not be used for affordable housing. He would like to tighten the language so that land acquisition is not used for any type of housing, but only for open space preservation. The subcommittee is open to suggestions. Mr. Gullotta noted that after the subcommittee meets, this matter will return to the full council for voting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, the Glastonbury Town Council hereby refers to the Policy & Ordinance Review Committee, a review of the Reserve for Land Acquisition and Preservation for a report and recommendation on possible amendments to the Ordinance, as described in a report by the Town Manager dated November 3, 2022.

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

Motion by: Mr. Cavanaugh

Seconded by: Ms. Carroll

MOVED, to add to the agenda Item 5E: Action to request extension and P&S agreement – Nye Road.

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

e. Action to request extension and P&S agreement – Nye Road.

Motion: Mr. Cavanaugh

Seconded by: Ms. Carroll

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to conduct an RFQ/RFP for a public private partnership related to the purchase of ±10.86 acres off Nye Road.

Disc: Mr. Osgood asked what the RFQ will entail. Mr. Johnson explained that he is differentiating between an RFP, which takes longer because it requires a more specific, detailed proposal from potential partners. Mr. Osgood suggested asking the seller for a three-month extension to pursue an RFP because the more detail, the better.

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

Motion by: Mr. Cavanaugh

Seconded by: Ms. Carroll

MOVED, to add to the agenda Item 5F: Action on RFQ/RFP process – Nye Road.

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

f. Action on RFQ/RFP process – Nye Road.

Motion: Mr. Cavanaugh

Seconded by: Mr. Niland

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager's request for a purchase and sale agreement extension as applicable to the RFQ/RFP process for the Nye Road purchase.

Disc: Mr. Osgood does not support an RFQ because he would like more information. He would like to pursue an RFP instead and does not find a three-month extension to be unreasonable.

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 the meeting of November 9, 2022 at 9:20 P.M.

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

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk

Thomas Gullotta
Chairman