

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 14, 2023**

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

Mr. Jacob McChesney

Mr. Whit Osgood

Ms. Jennifer Wang {participated via Zoom video conferencing}

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

2. Public Communication and Petitions pertaining to the Call.

Anne Bowman of 62 Morgan Drive, believes that the Nye Road development is a good start for more affordable housing in Glastonbury. She inherited generational wealth from her parents, who purchased their first home with assistance from the G.I. Bill. Many of those who will purchase a Nye Road development will not have benefited from generational wealth. She finds it important that the project remain affordable in perpetuity and owned by the Town. Nye Road should be entrusted in the care of the GHA.

Agnes Gagnon of 20 Olde Village Road, is concerned that residents nowadays are not appreciating what they have. She questioned the necessity of another artificial turf field at the high school, which places too great an emphasis on sports. Sports should not be the gateway to a quality college education, especially since many students do not (and cannot) partake in them.

Theresa Velenzas of 91 Grandview Drive, has been very vocal about the turf issue. She thanked the Council for considering a feasibility study. She asked that the study also consider all the issues that have been debated, beyond the practical elements that engineers analyze.

Pamela Lucas of 145 Moseley Terrace, urged the Council to ensure that the Nye Road property remains affordable housing in perpetuity, as there will be few actionable opportunities to do this in the future. The GHA is a quasi-government entity with a proven track record to carry out the

housing needs of residents. Perhaps a capable developer can take on this responsibility. She encouraged the Council to seek legal advice.

Ms. Carroll reminded the public to submit written comments on the proper forum online. She noted that four additional comments were received, in support of the Town partnering with the Housing Authority regarding the Nye Road property. She then read the written comment received, as listed on the Town website:

Ray McFall of 40 Bidwell Street, supports additional turf fields and a strength and conditioning facility on the GHS campus. He would prefer that town funds be spent for students before other less useful projects. Strength and conditioning are increasingly important for injury prevention, as student athletes compete against schools with better facilities.

The following comment was made via Zoom:

Lisa Mendum of 45 Candlewood Road, is against the artificial turf field proposed at the high school. She quoted the EPA's statement that PFAS chemicals can linger in the body and cause harm. Glastonbury should provide better facilities for children, which do not place them in harm's way or pollute the environment.

3. Special Reports. None

4. Old Business.

a. Discussion and possible action on proposed amendment to the Building Zone Regulations, Section 4.13, Town Center Zone – commercial space requirements (set public hearing).

Mr. Johnson explained that this is a proposed amendment to the building zone regulations, which could relax the one-for-one commercial requirement in the Town Center Zone if a residential component is introduced with certain public benefits. Mr. Gullotta noted that the building between the Daybreak and the library has a Victorian front facade, which is an important architectural feature. He asked to look at the language again. Mr. Johnson agreed to do so. Mr. Niland asked if there is a way to prevent developers from trying to take a second bite of the apple. Planning Director Caltagirone explained that the presented draft has no such prohibition. This was an oversight which will be remedied. She recommended enacting a prohibition on uses and placing a special restriction on the land record to prevent any further reduction.

Ms. LaChance asked how a small business is defined and who makes that determination. Ms. Caltagirone explained that the town code contains no definition of small businesses, so it needs to be defined. Ms. LaChance asked whether there is a minimum size for the provision of publicly accessible open space. Mr. Johnson explained that the intent was a meaningful gathering space, but they will have to put a finer point on it. Ms. LaChance asked to at least state which entity would determine that, such as the TPZ. Mr. McChesney does not think these exceptions should be driven by particular properties in mind. The last category calls for some discretion, so it would be the most difficult to use in practice. Mr. Johnson stated that if it is well-defined and the TPZ can point to the features that satisfy the requirement, it should be fine.

Mr. McChesney asked if the 50% or more publicly available parking is in addition to the parking minimum. Ms. Caltagirone stated that it is included in the parking minimum, so if a business is required to have a minimum of 150 spaces, then 75 spaces would be made publicly available. Mr. McChesney is concerned that a developer could try to get the benefit and thereby crunch the parking on site below what is needed. Mr. Cavanaugh asked if this draft has been reviewed by local developers. Ms. Caltagirone replied no, it has not. She hoped that tonight's public discussion would spark a conversation, but she can also reach out to developers to ask whether these incentives would be desirable.

Ms. Wang appreciates that this revision more streamlined but is still concerned about the sustainability category. Getting LEED certification is a very cumbersome and expensive process for developers. Some members of the ASDRC are LEED-accredited professionals. She asked whether this amendment has been reviewed by those professionals. Ms. Caltagirone shares the same concern, but she is also concerned about placing the burden on Town Staff to stay up to date on LEED certification status and make a judgment. She suggested thinking of other creative ways to do this. Ms. Carroll asked if a definition of small business was included in the proposal for the ARPA-funded small business support program. Mr. Johnson stated yes, and they can look to see whether it can be used here. Mr. Osgood noted that the purpose of the ordinance was to preserve commercial space in the downtown area. He supports a maximum reduction of 60% rather than the 50% proposed.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, March 28, 2023 in the Council Chambers of Town Hall with the option for Zoom Video Conferencing to consider proposed amendment to Section 4.13 of the Building Zone Regulations – Town Center Zone, as described in a report by the Town Manager dated March 10, 2023.

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

5. New Business.

a. Action on 2023-2024 General Fund, Special Revenue Funds and Capital Improvement Budgets for presentation at the Final Budget Hearing.

1. Recommend General Fund Appropriations and Transfers.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves an appropriation of \$48,604,244 for the 2023/2024 **Town Operating Budget** for presentation at the Final Budget Hearing.

Disc: Mr. Johnson explained that this is the BOF's recommended budget, which is a \$200,000 reduction to the Town budget. The Town Operating budget is driven by rising costs of fuel, electricity, contractual services, security, and collective bargaining agreements. There isn't much wiggle room from the budget that he had proposed. Mr. Gullotta asked to give an idea of where

that reduction might be made. He also noted that this does not include the Assistant Town Manager position, which would be for half a year at \$85,000. Mr. Osgood commented that the proposed BOE budget would increase property owners' taxes by an average of 4%, which he finds inappropriate. He supports the \$200,000 reduction.

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

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves an appropriation of \$120,268,065 for the 2023/2024 **Education Budget** for presentation at the Final Budget Hearing.

Amendment by: Mr. Osgood

Seconded by: Mr. Cavanaugh

To reduce the amount by an additional \$200,000.

Disc: Ms. Carroll believed that the Council would be sending forward the BOF's recommended budget and then deliberating at the next meeting. Ms. LaChance concurred, adding that this is simply put forward for discussion. It is not where the numbers will necessarily end up.

Result: Amendment failed {3-6-0}, with Mr. Cavanna, Mr. Cavanaugh, and Mr. Osgood voting for.

The Council returned to the original motion.

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

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves an appropriation of \$13,632,922 for the 2023/2024 **Debt & Transfers Budget** for presentation at the Final Budget Hearing.

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

2. Recommend General Fund Revenues, Transfers and Use of Fund Balance.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves the 2023/2024 **General Fund Revenues and Transfers** in the amount of \$182,505,231 for presentation at the Final Budget Hearing.

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

3. Recommend Capital Improvement Program.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves the 2023/2024 **Capital Improvement Program Budget** in the amount of \$9,346,217 for presentation at the Final Budget Hearing. Funding will be provided as follows:

Capital Reserve Fund	\$7,885,000
Town Aid Road	\$461,217
American Rescue Plan Act (ARPA)	\$1,000,000

Disc: Mr. Gullotta would like the money that was set aside for the Williams Memorial Academy study to also include an analysis of the gym. He finds the \$50,000 allocated for the artificial turf field study to be too high. He would like to expand that study to determine the cost of turning the Nye Road building into BOE offices. Ms. Wang would like to use existing funds for a study on traffic calming. Mr. Johnson will present other concepts to the Council next week. Mr. Cavanaugh asked if the Williams Memorial Academy plan includes a connection with Town Hall. Mr. Johnson replied, no. Their focus is on making the Academy a viable meeting space. The challenge with creating a connection is that the two buildings are on different heights. This means that people would walk into the meeting room and enter the dais. Mr. Cavanaugh suggested that the money for the Center Green renovations go instead to traffic calming measures, and that the design be sent to the ASDRC for comment.

Mr. McChesney voted against the funding for the Williams Memorial Academy, and he has even stronger reservations this year. When it was first talked about, it was limited to that room, but now there is discussion about a wider refurbishment. Mr. Johnson explained that because many people will park across the parking lot, they thought to make the door system a little more conducive. He spoke to Mr. Cavanaugh's desire to make a connection between the two buildings and Mr. Gullotta's desire to upgrade the gym, which is heavily used and not air conditioned. If possible, all three upgrades will be packaged into the funding, but the primary purpose is simply to turn the Academy into a public meeting space for a variety of uses.

Mr. McChesney thinks that there are cheaper options for that around town. Ms. Wang asked if more work has been done on the design. Mr. Johnson explained that the procurement process took some time, but the new firm is going through the design and updating the cost estimates. The general concept for the room has not changed since it was presented to the Council last year.

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

4. Recommend Special Revenue Fund – Sewer Operating Fund.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council approves the 2023/2024 **Special Revenue Fund Appropriations, Revenues and Transfers** for presentation at the Final Budget Hearing as follows:

Sewer Operating Fund	\$3,404,662
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Result: Motion passed unanimously {9-0-0}.

5. Action to schedule Town Council Final Budget Hearing and potential Special Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby schedules the Final Budget Hearing and action on the proposed 2023-2024 Town Operating, Education, Debt and Transfer, Revenues and Transfers and Special Revenue Funds for 7:00 p.m. on Tuesday, March 21, 2023 in Community Room B of the Riverfront Community Center, 300 Welles Street, Glastonbury with an option for Zoom Video Conferencing, and the Budget to be presented shall be as approved by the Council at its meeting of Tuesday, March 14, 2023.

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

b. Action on amendment to Purchase and Sale Agreement – 50-55 Nye Road.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to execute the Second Amendment to the Purchase and Sale Agreement dated December 8, 2022 for Town purchase of the land and improvements at 50-55 Nye Road, to extend the closing date by 90 days through June 8, 2023, and increase the deposit to the seller by \$200,000, as described in a report by the Town Manager dated March 10, 2023.

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

c. Action on Purchase and Sale Agreement – sale of Town-owned land – 232 Eastern Boulevard (set public hearing). *Tabled*

6. Consent Calendar.

a. Action to schedule public hearing – proposed new sidewalk construction – Gateway area.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Town Plan and Zoning Commission proposed construction of new sidewalks along sections of National Drive, Eastern Boulevard, and Western Boulevard in the Gateway area for a report and recommendation per CGS 8-24 and schedules a public hearing for 8:00 p.m. on Tuesday, March 28, 2023 in the Council Chambers of Town Hall with the option for Zoom Video Conferencing, on the proposed sidewalk construction with action to authorize as applicable, as described in a report by the Town Manager dated March 10, 2023.

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

7. Town Manager’s Report.

Mr. Johnson explained that Gary Haynes has been appointed the new Town Planner. He also forwarded a Verizon Wireless proposal, explaining that there are several antenna and equipment installations around town. A property owner has objected to one. Their attorney can attend the Council’s next meeting. Mr. Johnson also attached a copy of the building zone regulations regarding cannabis regulations and noted Mr. Osgood’s suggestion of writing a letter to the legislature, opposing Senate Bill 776. Mr. Gullotta asked to add that to the agenda for the next meeting. He also asked when the cannabis and inclusionary zoning regulations will be reviewed by the TPZ. Mr. Johnson stated that they will be expedited for review this month. Mr. McChesney thanked Mr. Johnson for hiring great staff and accommodating all their demands. Mr. Cavanaugh noted that neither Mr. Gullotta nor Ms. Carroll can attend tomorrow’s Policy and Ordinance Review meeting. The Council agreed to reschedule it.

8. Committee Reports.

- a. **Chairman’s Report.** *None*
- b. **MDC.** *None*
- c. **CRCOG.** *None*

9. Communications. *None*

10. Minutes.

a. Minutes of February 28, 2023 Regular Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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

b. Minutes of March 1, 2023 Special Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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

11. Appointments and Resignations.

a. Reappointment of Director of Health as nominated by the Town Manager per CGS Section 19a-200.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby confirms the appointment of Wendy Mis as Director of Health for the Town of Glastonbury effective April 1, 2023 through March 31, 2027 as nominated by the Town Manager and in accordance with Connecticut

General Statutes Section 19a-200, as described in a report by the Town Manager dated March 10, 2023.

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

12. Executive Session.

- a. Potential land acquisition.**
- b. Draft terms and conditions – Request for Qualifications – 50-55 Nye Road.**
- c. Draft terms and conditions – potential lease of the parcel at 297 Matson Hill Road.**

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, draft terms and conditions for a request for qualifications for 50-55 Nye Road, and draft terms and conditions for potential lease of the parcel at 297 Matson Hill Road, at 8:25 P.M.

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

Present for the Executive Session item were council members, Mr. Tom Gullotta, Chairman, Mr. Lawrence Niland, Vice Chairman, 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.

The Executive Session ended at 9:10 P.M. No votes were taken following the Executive Session.

The meeting adjourned at 9:11 P.M.

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk

Thomas Gullotta

Chairman