

**GLASTONBURY TOWN COUNCIL AGENDA
TUESDAY, MARCH 28, 2023 – 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 AMENDMENT TO SECTION 4.13 OF THE BUILDING ZONE REGULATIONS REGARDING COMMERCIAL SPACE RETENTION/REPLACEMENT FOR MIXED USE PROJECTS IN THE TOWN CENTER ZONE.

NO 2. ACTION ON PROPOSED NEW SIDEWALK CONSTRUCTION – GATEWAY AREA.

1. Roll Call.
 - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
 - (a) Action to develop formal agreement between Town and Housing Authority – affordable housing project – 50-55 Nye Road.
 - (b) Action on Pension Amendments No. 23 and No. 24 – Housing Authority and non-affiliated staff.
 - (c) Action on waiver of Competitive Bid Process – Road Resurfacing Program.
 - (d) Action on General Wage Adjustment – non-affiliated, full-time staff – July 1, 2023.
 - (e) Action to authorize Access Easement Agreement – 1381 Main Street.
 - (f) Action on Purchase and Sale Agreement – sale of Town-owned land – 232 Eastern Boulevard (set public hearing).
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 March 14, 2023 Special Meeting.
 - (b) Minutes of March 14, 2023 Regular Meeting.
11. Appointments and Resignations.
 - (a) Resignation of Alice Sexton from the Town Plan and Zoning Commission (Alternate, D-2023).
 - (b) Action to appoint Fire Marshal.
12. Executive Session.
 - (a) Potential land acquisition.
 - (b) Draft terms and conditions.
 - (c) Personnel matter – Town Manager.

THE REGULAR TOWN COUNCIL MEETING OF TUESDAY, MARCH 28, 2023 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/88583233683?pwd=aW9lZSs1UnJmNHVrOFNaVEUxam1Wdz09>

Join by Phone: +1 646 558 8656

Webinar ID: 885 8323 3683

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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PUBLIC HEARING NO. 1
03-24-2023 Meeting

Richard J. Johnson
Town Manager

March 24, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Amendment to Building Zone Regulations – Town Center Zone

Dear Council Members:

A Council public hearing is scheduled for Tuesday on proposed amendment to Section 4.13 of the Building Zone Regulations (BZR) – Town Center Zone. As discussed previously, the current Regulation requires commercial square footage to be fully retained when a residential component is added. The proposed amendment provides for a reduction in this one-for-one requirement based on the public benefit of a project.

The Town Plan and Zoning Commission considered this matter and forwarded a favorable recommendation. The topic was then the subject of Council public hearings beginning in November and continuing through early January. Based on previous comments by the Commission and Council, I reviewed the proposal with Director of Planning and Land Use Services Shelley Caltagirone and the amendment updated and discussed at the March 14th Council meeting. Additional revisions are incorporated based on the March 14th meeting.

The attached memorandum by Shelley Caltagirone does a nice job summarizing the Regulation and most recent updates. Summary background as follows:

- Universal design added as a public benefit.
- Small business defined.
- Streetscape added to culturally significant features.
- Public parking and accessible site amenities updated.
- Sustainability updated – does not require formal certification.
- Affordable housing revised from additional 10% to 5%.
- Limits commercial reduction to one-time action.

As discussed on the 14th, questions include:

- Are the public benefits and accompanying percentages appropriate?
- Do the public benefits and percent of reduction in existing commercial space align with desired goals? The maximum reduction in commercial space is proposed at 50%. Is this the appropriate level of reduction?
- Combined potential reduction in existing commercial space exceeds the proposed 50% threshold. However, regardless of the public benefits a project provides, the maximum reduction would be 50%. Is this approach acceptable?

Council can take action on the proposal as presented or as may be amended with a specific future effective date, or continue the public hearing with action to your next meeting April. I have asked Shelley Caltagirone to attend Tuesday evening's meeting to participate in this discussion. Additional information can be provided as may be requested.

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves amendment to Section 4.13, Town Center Zone, of the Building Zone Regulations, as recommended by the Town Plan and Zoning Commission, and as described in a report by the Town Manager dated March 24, 2023, with said amendments effective _____ 2023."

Sincerely,


Richard J. Johnson
Town Manager

RJJ/sal
Attachments



Town of Glastonbury

Community Development

TO: Richard J. Johnson, Town Manager

FROM: Shelley Caltagirone, Director of Planning and Land Use Services *SC*

DATE: March 24, 2023

RE: **Town Center Building Zone Regulations**

RECEIVED
2023 MAR 24 AM 10:07
TOWN CLERK

Please find attached suggested revisions to the Town Center Zone regulations currently under review by the Town Council. The purpose of the text amendment is to create opportunities for increased public benefits in new developments in exchange for flexibility in commercial space retention requirements. The attached revisions reflect input from the Town Council received at their March 14, 2023 meeting. Below is a brief summary of Council comments and the corresponding changes or issues to consider.

1. **One-time commercial reduction.** The Council suggested at its last meeting that a property should only be allowed to reduce its existing commercial space one time. The revision clarifies that a Special Permit with Design Review is required to reduce the commercial space and that further reductions will be prohibited as part of the Special Permit approval and recorded on the land record.
2. **Relative financial burden of sustainability certification.** Staff removed the LEED Zero certification reference as it would likely require greater financial investment. Staff also clarified that incorporation of LEED silver certification requirements are necessary, but not certification, which would incur further costs. And, the revision allows any LEED certified professional to make the determination, not only an architect. The Council may consider whether construction-related LEED certifications points should be included or only points related to construction materials and building operations.
3. **Small business definition.** Upon further research, staff found that there are a variety of small business definitions at the State and Federal levels. Locally, the Town has defined small business for the purpose of distributing financial assistance; however, the program's goals and target grantee do not necessarily align with the goals of the zoning regulation. For example, the assistance program limited the size of the business to 25 FTE employees, which would restrict the commercial uses to a relatively narrow range of business types. Staff recommends that the regulations aim to control for the number of business locations operating nationally (maximum of 10) and for independent ownership and operation. These characteristics could help promote more diverse businesses in Town Center and support the local economy.
4. **Parking scarcity.** The Council raised a concern that developments that only provide the minimum required parking may not be able to provide publicly-accessible spaces without compromising the parking availability for their property's tenants and users. Given that these developments will be mixed-used, the Town may assume that the parking spaces used by residents will be more available during typical working hours of 9am-5pm, Monday – Friday. By

only requiring publicly-accessible parking during these hours, the Town could benefit from the utilization of empty residential parking spaces during the day when parking demand for the residential units is lower.

5. **Open space standards.** The Council expressed concern that the publicly-accessible open space benefit was too undefined. Staff has added parameters for the use of the space and typical features of the space.
6. **Culturally significant features.** The Council expressed concern that it may be difficult to distinguish between the historic preservation and cultural significant features benefits. Staff has revised the historic preservation benefit to be clear that the structure must be rehabilitated to the federal standards for preservation. Staff has also added detail to the Culturally Significant Features benefit description. Culturally significant features, including structures, would be defined as important expressions of the Town's culture and history that contribute to the design quality of the streetscape. The Architectural and Site Design Review Committee or Town Council would make a recommendation of cultural significance to the Town Plan and Zoning Commission for consideration.

Upon further study, Community Development staff also refined the text amendment to address the following issues:

- a) **Minimum commercial space requirement.** Upon further study of the Town Plan and Zoning Commission's recommendations, the minimum amount of commercial space to be retained was adjusted from 3,000 to 1,500 square feet to align with their final guidance on this issue.
- b) **Location of commercial space.** In order to develop a pedestrian-friendly Town Center, as called for in the Plan of Conservation and Development, it is important to retain commercial uses at the primary street frontage to promote an active and engaging public realm. Therefore, staff recommends that the regulations specify that retained commercial space be located at the building's primary street frontage. Depending on their lot configuration and proposed design, some properties would be able to locate residential uses behind the retained commercial space, allowing more flexibility in the development of the property when public benefits are provided.
- c) **Affordable housing.** The description of the affordable housing benefit has been revised to clarify that an additional 5% of total units would be required to be affordable. For example, if the Town adopts inclusionary housing regulations that require 20% of total units in a development to be affordable, then an applicant would need to include 25% of total units as affordable to receive the commercial space reduction. Assuming that the Town passes a 20% inclusionary rate in the future for Town Center, this would still result in a lower percentage of units required to be affordable than an 8-30g set-aside project, which requires 30% affordability. This may reduce pressure on developers to opt for 8-30g projects, which would not be subject to Town regulations.

Please see the attached revised Section 4.13 of the Building-Zone Regulations with proposed changes in red for further review.

Proposed text amendments to allow commercial space reduction

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 ~~implement recommendations of the 2007-2017 Plan of Conservation and Development and the Glastonbury Center 2020 Shared Vision Plan~~ maintain the Town Center as the commercial center of the community while enabling new residential opportunities that can support a vibrant commercial district. Key considerations ~~recommendations~~ include retaining quality commercial space in balance with residential growth ~~new mixed-use projects~~, enhancing streetscapes and publicly accessible open spaces, improving vehicular, pedestrian and bicycle circulation ~~and new residential opportunities, preserving historic structures, supporting small business retention and development, and promoting quality new buildings.~~

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.

Prmt 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
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, except as provided for in Section 4.13.6(k). 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 and all buildings are demolished and the site is redeveloped.

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 ~~new~~-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 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 be calculated per Section 2.54 of these Regulations. 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. Amended 1/4/21

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 the 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

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

Mixed-used developments that provide public benefits, as listed in the table below, may submit a Special Permit with Design Review application to request a one-time reduction of the existing gross commercial square footage and location of non-commercial uses on the first and basement floors, provided that:

- i. The development site retains 50% of the existing gross commercial square footage, with a minimum 1,500 gross square feet of commercial space; and,
- ii. Commercial space is located at the ground floor level along the site's primary street frontage; and,
- iii. Further reductions of commercial space are prohibited as part of the Special Permit approval and recorded on the land record.

<u>Public Benefit</u>	<u>Benefit Description</u>	<u>Percentage Reduction in Existing Commercial Square Footage (50% Max)</u>
<u>Historic Preservation</u>	Preservation of any structure, per the Secretary of the Interior's Standards for the Treatment of Historic Properties, that is: (a) listed in the National or State Registries of Historic Places either individually or as a contributing property within a historic district; or (b) determined to be eligible for listing in the National or State Registries of Historic Places by an architectural historian who meets the Secretary of the Interior's Standards professional qualifications.	25%
<u>Affordable Housing</u>	Inclusion of a 5% increase in the percentage of housing units required to be affordable for 40 years to residents earning 80% of Area Median Income (AMI); OR,	15%
	Inclusion of a 5% increase in the percentage of housing units required to be affordable for 40 years to residents earning 60% of Area Median Income (AMI); OR,	20%
	Inclusion of a 5% increase in the percentage of housing units required to be affordable in perpetuity to residents earning 60% of Area Median Income (AMI).	25%
<u>Sustainability</u>	Incorporation of the LEED silver certification requirements for new construction or substantial rehabilitation established by the U.S. Green Building Council, as determined by a LEED certified professional.	25%
<u>Small Business* Priority</u>	Commitment to retain one or more existing small business commercial tenants for 5 years after certificate of occupancy; AND/OR,	10%
	Commitment to lease exclusively to small business commercial tenants for 5 years after certificate of occupancy.	10%
<u>Universal Design</u>	Incorporation of Universal Design standards in all residential and publicly-accessible spaces.	5%
<u>Publicly-Accessible Site Amenities</u>	Provision of 50% or more publicly-available parking between 9am – 5pm, Monday – Friday only; AND/OR,	5%
	Provision of permanent open space at the ground level, which is open to the public at all times for passive recreational uses and may include pedestrian walkways, seating areas, landscaped plazas, or art installations.	5%

<u>Public Benefit</u>	<u>Benefit Description</u>	<u>Percentage Reduction in Existing Commercial Square Footage (50% Max)</u>
<u>Culturally Significant Features</u>	<u>Retention of culturally significant site features, including signs, artwork, gardens, structures, or other architectural or site features determined to be important expressions of the Town's culture and history that contribute to the design quality of the streetscape upon recommendation by the Architectural and Site Design Review Committee or Town Council to the Town Plan and Zoning Commission.</u>	5%

*See Small Business definition in Section 2.40

EFFECTIVE [approval date]

Proposed Section 2.40 Small Business

A business or non-profit organization that has fewer than 10 business locations nationally and which is independently owned and operated. EFFECTIVE [approval date]



Town of Glastonbury

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Richard J. Johnson
Town Manager

PUBLIC HEARING NO. 2
03-28-2023 Meeting

March 24, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: New Sidewalk Construction – Gateway Area

Dear Council Members:

A Council public hearing is scheduled for Tuesday evening on proposed construction of new sidewalks along portions of National Drive, Eastern Boulevard, and Western Boulevard. The project is funded through the capital program and to be fully reimbursed through an approved grant under the LOTCIP program. The project budget totals approximately \$1M. Per the Town Code, a public hearing is required before Council action with formal notice to owners of property adjoining the proposed construction. A notice was forwarded to business and property owners. At its meeting of Tuesday, March 21, 2023, the Town Plan and Zoning Commission unanimously approved a favorable recommendation per CGS 8-24.

“BE IT RESOLVED, that the Glastonbury Town Council hereby approves construction of new sidewalks along portions of National Drive, Eastern Boulevard, and Western Boulevard in the Gateway area, as described in a report by the Town Manager dated March 24, 2023 and as recommended by the Town Plan and Zoning Commission.”

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment



Town of Glastonbury

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ITEM #5(A)

03-24-2023 Meeting

Richard J. Johnson
Town Manager

March 24, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Housing Authority – 50-55 Nye Road

Dear Council Members:

This is a proposal to establish a formal Agreement with the Housing Authority for purchase of the site at 50-55 Nye Road and construction of affordable housing. Action is to authorize preparation of a formal Agreement for review and action by the Council before final Town purchase of the subject site. Summary background as follows:

- Purchase and Sale Agreement executed for purchase of subject property with closing on or by June 8, 2023.
- Concept is for Town and Housing Authority to coordinate purchase in whole or part with Housing Authority contributing to the purchase price.
- Proposed agreement to reference adjacent 3.7 acres owned by Town as part of Gateway parcel and to be appended to 50-55 Nye Road for affordable housing project.
- Agreement to reference ownership interest (Town/Housing Authority) of site or portions thereof.

As noted above, the concept is to develop a formal Agreement for the Housing Authority to contribute to the purchase price, develop an affordable housing project in cooperation with the Town and to confirm ownership of the site in whole or as allocated to the affordable housing (northern section of site and adjacent Town land) and possible future uses of the building at 50 Nye Road (southerly). Subject to Council action, the Town and Housing Authority will work with legal counsel to develop the proposed Agreements.

"BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to work with the Housing Authority and Town Attorney to develop the required Agreements for purchase of the site at 50-55 Nye Road for development of an affordable housing project in cooperation with the Housing Authority and possible future Town use of the site subject to final Council approval, as described in a report by the Town Manager dated March 24, 2023."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal



Town of Glastonbury

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Richard J. Johnson
Town Manager

ITEM #5(B)
03-28-2023 Meeting

March 24, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Pension Amendment No. 23 and 24 – Housing Authority and Non-Affiliated Staff

Dear Council Members:

The above-noted amendments to the Pension Plan are proposed to codify the following:

Pension Amendment No. 23

- Housing Authority Hybrid – Establishes formal Appendix A for employees on/after June 1, 2013. Previously enacted Hybrid Plan.
- Housing Authority Hybrid – Amends vesting plan for Hybrid Plan from 10 years to 5 years per recent Council action for Town Hybrid participants.

Pension Amendment No. 24

- Housing Authority – Excludes sick leave from earnings definition for employees hired on/after January 1, 2023.
- Non-Affiliated – Codifies previously enacted amendment (sick leave excluded) for employees hired on/after July 1, 2005.
- Housing Authority / Housing Authority Hybrid / Non-Affiliated Hybrid – Clarifies and codifies earnings computed on 60 months in lieu of 5 calendar years.

The amendments noted above codify previously enacted/approved changes and modify the Pension Plan for the Housing Authority to generally align with the Town Plan.

The following is recommended for Council approval:

“BE IT RESOLVED, that the Glastonbury Town Council hereby approves Amendment Nos. 23 and 24 to the Town of Glastonbury Retirement Income Plan to codify and enact the changes described in a report by the Town Manager dated March 24, 2023.”

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachments

Amendment No. 23

To the

Town of Glastonbury Retirement Income Plan

January 1, 2008 Restatement

WHEREAS, the Town of Glastonbury (herein referred to as the Employer) maintains the Town of Glastonbury Retirement Income Plan (herein referred to as the Plan) for providing retirement income and other benefits for certain employees and their beneficiaries; and

WHEREAS, the Employer has the right to amend the Plan from time to time in accordance with Article XVI of the Plan; and

WHEREAS, at a Glastonbury Town Council meeting on March 10, 2015, the Glastonbury Town Council approved an amendment to the Plan, Amendment No. 13, which established Division 002A for new hire members of the Glastonbury Housing Authority staff; and

WHEREAS, the Employer adopted Amendment No. 13 and so amended the Plan, but overlooked appending "APPENDIX A, DIVISION SCHEDULE 002A, HOUSING AUTHORITY EMPLOYEES HIRED ON OR AFTER JUNE 1, 2013" to that amendment.

NOW THEREFORE, the Plan is hereby amended, effective December 2, 2014 (the effective date of Amendment 13) except for the change to the vesting schedule is effective January 1, 2023 as noted in the text, to add Division Schedule 002A to Appendix A as follows:

1. Division Schedule 002A is added to Appendix A of the Plan as follows:

**APPENDIX A
DIVISION SCHEDULE 002A
HOUSING AUTHORITY EMPLOYEES HIRED ON OR AFTER JUNE 1, 2013**

In accordance with and subject to the terms of the Plan, the following definitions and provisions shall apply to Division 002A Participants (Housing Authority Employees Hired On Or After June 1, 2013) during the period from June 1, 2013 to the date preceding the effective date of an amended Division Schedule 002A. Participation in the Plan shall be mandatory for Housing Authority Employees Hired On or After June 1, 2013 upon completion of one (1) year of employment with the Town.

- Definitions:
 - Average Annual Earnings - the highest average earnings received in any sixty (60) consecutive months during a Participant's period of Credited Service divided by five (5).

Base wages only shall be considered in calculating Average Annual Earnings.

Overtime shall not be considered.

In the event the Earnings Computation Period for purposes of determining Average Annual Earnings is changed, Earnings may take into account two overlapping Earnings Computation Periods resulting from such change. Such overlapping periods shall be considered consecutive Earnings Computation Periods.

Earnings Computation Periods and Earnings history will be determined in a consistent manner for all Participants under the Division.

- Normal Retirement Date - A Participant's Normal Retirement Date is the day on which he attains age 65 or, if later, the earlier of the day on which the Participant completes ten years of Service or the tenth anniversary of the Participant's participation commencement date.

Vesting Percentage for Participants who on or after January 1, 2023, are not employed by the Employer and do not have Service earned on or after January 1, 2023:

<u>Years of Service</u>	<u>Percentage</u>
Less than 10 years:	0%
10 or more years:	100%

Vesting Percentage for Participants who on or after January 1, 2023, are employed by the Employer and have Service earned on or after January 1, 2023:

<u>Years of Service</u>	<u>Percentage</u>
Less than 5 years:	0%
5 or more years:	100%

- Basic Formula

The yearly amount of basic retirement income payable on or after Normal Retirement Date under the Plan is determined below:

- 1.5% of the Participant's Average Annual Earnings, multiplied by the Participant's years of Credited Service, up to a maximum of 30 years.

- Amount of Disability Benefit

The amount of each monthly disability payment payable to a disabled Participant shall be equal to 1/12th of the lesser of the amounts determined in (i) or (ii), below, with such

1/12th being reduced, if applicable, by the amount determined in (iii), below, where:

- (i) is equal to 75% of that portion of the Participant's last annual Earnings, and
- (ii) is an amount equal to \$15,000 annually, and
- (iii) is an amount equal to the monthly amount of Worker's Compensation benefit, if any, payable to the Participant provided, that, if the Worker's Compensation benefit is payable on a weekly basis, the monthly amount of Worker's Compensation benefit shall be equal to 4 1/3 times such weekly amount.

A Participant who is receiving a disability benefit as of his Normal Retirement Date shall be eligible to receive retirement income on his Normal Retirement Date in the amount equal to 1/12th of the lesser of the amounts determined in (i) or (ii), below where:

- (i) is equal to 50% of that portion of the Participant's last annual Earnings, and
- (ii) is an amount equal to \$10,000 annually.

- Amount of Participant's Contributions

During each Plan Year in which a Participant receives Earnings and has a payroll deduction order in effect, the Employer shall deduct Participant's Contributions in an amount equal to:

- 6.5% of the Participant's Earnings. For this purpose, Earnings means basic compensation only and does not include overtime payments, commissions, bonuses or any other additional compensation.

- Cost of Living Adjustment

The Cost of Living Adjustment provisions of Section 11.8 shall apply to Division 002A Participants, with the following modifications:

- The annual Cost of Living Adjustment ("COLA") shall be no more than 2% per year calculated on the CPI effective each May.
- The COLA shall be effective each May beginning with the May 1 coinciding with, or next following, a Division 002A Participant's 67th birthday, provided that the participant's Annuity Starting Date has occurred prior to his attainment of age 67.
- The amount provided as a COLA shall have a lifetime maximum of 50% of the

Participant's underlying Plan benefit. Accordingly, under no circumstances shall the COLA increase a Participant's benefit by more than 50% of the amount determined under the "Basic Formula" or the "Amount of Disability Benefit", as applicable, set out earlier in this Appendix A, Division 002A.

- Credited Interest

The rate of Credited Interest is 6% per annum, compounded on each January 1.

IN WITNESS WHEREOF, the Employer has executed this Amendment this _____ day of _____, 2023.

Town of Glastonbury

By: _____

Richard J. Johnson

Town Manager

Amendment No. 24

To the

Town of Glastonbury Retirement Income Plan

January 1, 2008 Restatement

WHEREAS, the Town of Glastonbury (herein referred to as the Employer) maintains the Town of Glastonbury Retirement Income Plan (herein referred to as the Plan) for providing retirement income and other benefits for certain employees and their beneficiaries; and

WHEREAS, the Employer has the right to amend the Plan from time to time in accordance with Article XVI of the Plan; and

WHEREAS, at a Glastonbury Town Council meeting on March 10, 2015, the Glastonbury Town Council approved an amendment to the Plan, Amendment No. 13, which established Division 002A for new hire members of the Glastonbury Housing Authority staff; and

WHEREAS, the Employer adopted Amendment No. 13 and so amended the Plan, but overlooked appending “APPENDIX A, DIVISION SCHEDULE 002A, HOUSING AUTHORITY EMPLOYEES HIRED ON OR AFTER JUNE 1, 2013” to that amendment.

NOW THEREFORE, the Plan is hereby amended, effective December 2, 2014 (the effective date of Amendment 13) except for the change to the vesting schedule is effective January 1, 2023 as noted in the text, to add Division Schedule 002A to Appendix A as follows:

1. Division Schedule 002A is added to Appendix A of the Plan as follows:

**APPENDIX A
DIVISION SCHEDULE 002A
HOUSING AUTHORITY EMPLOYEES HIRED ON OR AFTER JUNE 1, 2013**

In accordance with and subject to the terms of the Plan, the following definitions and provisions shall apply to Division 002A Participants (Housing Authority Employees Hired On Or After June 1, 2013) during the period from June 1, 2013 to the date preceding the effective date of an amended Division Schedule 002A. Participation in the Plan shall be mandatory for Housing Authority Employees Hired On or After June 1, 2013 upon completion of one (1) year of employment with the Town.

- Definitions:

- Average Annual Earnings - the highest average earnings received in any sixty (60) consecutive months during a Participant's period of Credited Service divided by five (5).

Base wages only shall be considered in calculating Average Annual Earnings.

Overtime shall not be considered.

In the event the Earnings Computation Period for purposes of determining Average Annual Earnings is changed, Earnings may take into account two overlapping Earnings Computation Periods resulting from such change. Such overlapping periods shall be considered consecutive Earnings Computation Periods.

Earnings Computation Periods and Earnings history will be determined in a consistent manner for all Participants under the Division.

- Normal Retirement Date - A Participant's Normal Retirement Date is the day on which he attains age 65 or, if later, the earlier of the day on which the Participant completes ten years of Service or the tenth anniversary of the Participant's participation commencement date.

Vesting Percentage for Participants who on or after January 1, 2023, are not employed by the Employer and do not have Service earned on or after January 1, 2023:

<u>Years of Service</u>	<u>Percentage</u>
Less than 10 years:	0%
10 or more years:	100%

Vesting Percentage for Participants who on or after January 1, 2023, are employed by the Employer and have Service earned on or after January 1, 2023:

<u>Years of Service</u>	<u>Percentage</u>
Less than 5 years:	0%
5 or more years:	100%

- Basic Formula

The yearly amount of basic retirement income payable on or after Normal Retirement Date under the Plan is determined below:

- 1.5% of the Participant's Average Annual Earnings, multiplied by the Participant's years of Credited Service, up to a maximum of 30 years.

- Amount of Disability Benefit

The amount of each monthly disability payment payable to a disabled Participant shall be equal to 1/12th of the lesser of the amounts determined in (i) or (ii), below, with such

1/12th being reduced, if applicable, by the amount determined in (iii), below, where:

- (i) is equal to 75% of that portion of the Participant's last annual Earnings, and
- (ii) is an amount equal to \$15,000 annually, and
- (iii) is an amount equal to the monthly amount of Worker's Compensation benefit, if any, payable to the Participant provided, that, if the Worker's Compensation benefit is payable on a weekly basis, the monthly amount of Worker's Compensation benefit shall be equal to 4 1/3 times such weekly amount.

A Participant who is receiving a disability benefit as of his Normal Retirement Date shall be eligible to receive retirement income on his Normal Retirement Date in the amount equal to 1/12th of the lesser of the amounts determined in (i) or (ii), below where:

- (i) is equal to 50% of that portion of the Participant's last annual Earnings, and
- (ii) is an amount equal to \$10,000 annually.

- Amount of Participant's Contributions

During each Plan Year in which a Participant receives Earnings and has a payroll deduction order in effect, the Employer shall deduct Participant's Contributions in an amount equal to:

- 6.5% of the Participant's Earnings. For this purpose, Earnings means basic compensation only and does not include overtime payments, commissions, bonuses or any other additional compensation.

- Cost of Living Adjustment

The Cost of Living Adjustment provisions of Section 11.8 shall apply to Division 002A Participants, with the following modifications:

- The annual Cost of Living Adjustment ("COLA") shall be no more than 2% per year calculated on the CPI effective each May.
- The COLA shall be effective each May beginning with the May 1 coinciding with, or next following, a Division 002A Participant's 67th birthday, provided that the participant's Annuity Starting Date has occurred prior to his attainment of age 67.
- The amount provided as a COLA shall have a lifetime maximum of 50% of the

Participant's underlying Plan benefit. Accordingly, under no circumstances shall the COLA increase a Participant's benefit by more than 50% of the amount determined under the "Basic Formula" or the "Amount of Disability Benefit", as applicable, set out earlier in this Appendix A, Division 002A.

- Credited Interest

The rate of Credited Interest is 6% per annum, compounded on each January 1.

IN WITNESS WHEREOF, the Employer has executed this Amendment this _____ day of _____, 2023.

Town of Glastonbury

By: _____

Richard J. Johnson

Town Manager



Town of Glastonbury

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

FAX (860) 652-7505

ITEM #5(C)

03-24-2023 Meeting

Richard J. Johnson
Town Manager

March 24, 2023

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Road Resurfacing Program

Dear Council Members:

This is a recommendation to waive the competitive bid process for pavement reclamation services over the 2023 construction season. This proposal is consistent with a bid waiver approved for the 2021 and 2022 road pavement program. Summary background information as follows:

- Cities and towns routinely participate in the competitive State bidding process for a variety of goods and services. The buying power of the State and political subdivisions achieves cost efficiencies.
- The State process historically included pavement surfacing, milling and pavement reclamation. However, in 2021 and 2022, the State contract did not include pavement reclamation.
- Competitive bid pricing offered to area communities (in lieu of the State contract) in 2021 and 2022 indicated unit costs above the pricing Tilcon, Inc. competitively bid in 2019. Tilcon agreed to honor the 2019 pricing over the 2021 and 2022 construction seasons. Glastonbury participated in the favorable pricing offered by Tilcon through a bid waiver to achieve cost savings.
- The State has competitively bid pavement reclamation for 2023, however, the results exceed the 2019 pricing by Tilcon who has agreed to sustain 2019 pricing levels. Preliminary estimates indicate the 2019 pricing vs. most recent State bid would save Glastonbury \$145,000±.

Based on estimated savings of \$145,000±, a bid waiver is recommended in the best interest of the Town. The Board of Finance considered this matter at a special meeting on Friday, March 24, 2023 and unanimously approved a favorable recommendation.

"BE IT RESOLVED, that the Glastonbury Town Council hereby approves a waiver of the competitive bidding process for pavement reclamation services for the 2023 construction season, as described in a report by the Town Manager dated March 24, 2023 and as recommend by the Board of Finance."

Sincerely,

Richard J. Johnson
Town Manager

RJJ/sal
Attachment

MEMORANDUM

To: Richard J. Johnson, Town Manager
From: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Date: March 22, 2023
Re: Pavement Reclamation Services – Bid waiver request



RECEIVED
2023 MAR 22 PM 12:03
TOWN MANAGER

Over the past several years, the Town has utilized pavement reclamation methodology as a primary tool in its pavement management program. Pavement reclamation processes essentially grind the existing asphalt structure while simultaneously incorporating the ground asphalt into the existing gravel road base material. New asphalt paving layers are then placed upon that base material. This methodology is preferred when the base material is of poor quality and/or the existing pavement is very poor, thereby making simple overlay susceptible to rapid reflective cracking of the new pavement. The 2023 pavement management program is again expected to make extensive use of the pavement reclamation methodology.

In construction seasons 2019 and 2020, the Town used State bid #18PSX0309 for pavement reclamation services. That contract was awarded to Tilcon Connecticut Inc. As is often the case, the Town uses State bids for paving services due to the lower economy of scale pricing structure not available through Individual Municipal bid. State bids for pavement reclamation services were not advertised in 2021 or 2022. However, Tilcon Connecticut agreed to hold the pricing stated in bid #18PSX0309 for the Town of Glastonbury. Bid waivers were approved for both years thereby allowing the Town to take advantage of the older but competitively bid pricing for this service.

State bid #18PSX0309 was configured on an hourly rate basis for labor and equipment used in the pavement reclamation process. Attachment 1 lists the mathematical conversion of actual Town costs incurred for included roads from the aggregated hourly rates to a square yard unit price. On average, the Town spent \$4.20 /SY for pavement reclamation services in 2022 under this contract pricing.

In early 2023, the State of Connecticut again advertised for pavement reclamation services. Bids have been opened but award is still pending. Attachment 2 lists the three lowest bids received for the volume and depth range applicable to Town of Glastonbury needs. The low bid price opened but not yet awarded is \$6.00 /SY. Also attached is a March 9, 2023 letter from Tilcon CT indicating their willingness to again observe the contract pricing in bid #18PSX0309 which yielded 2022 actual costs of \$ 4.20/SY. Given the substantive difference between this figure and the lowest possible award unit price from the 2023 solicitation, it is recommended that the Town again consider a bid waiver approval allowing utilization of the 2019 contract pricing outlined as described.

Enclosures

cc: Keri Rowley, Director of Finance and Administrative Services



Town of Glastonbury

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

ITEM #7
03-28-2023 Meeting

Richard J. Johnson
Town Manager

March 24, 2023

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. **Upcoming Programs**

- Household Hazardous Waste Collection – Regional Collection Facility, 324 Olcott Street, Manchester. Upcoming dates include March 18th (over 400 appointments booked), April 15th, May 20th, June 17th, July 19th and August 19th. Collections are by appointment only and proof of residency required.
- Compost and Rain Barrels – Online ordering under way. Flyer describing program attached.
- Free Brush Disposal Days – April 22nd and May 20th at the Transfer Station and Bulky Waste Facilities – 7:00 a.m.-3:00 p.m.
- Transfer Station – extended daylight savings hours began Wednesday March 15th. Wednesday ONLY 7:00 a.m.-7:00 p.m.
- Food Scrap Collection Program – containers available at the Transfer Station and Satellite Recycling Facility behind Town Hall. To inaugurate, free composting “Starter Kits” will be available the week of April 1st. Details published to the Town Web site.

2. **Welles-Turner Memorial Library Preschool Art Show**

Over 400 people attended the preschool art show reception at Welles-Turner Memorial Library on Sunday, March 19th, with hundreds participating in the special art-themed story times. Featured 460 works of art from 11 Glastonbury daycare centers, nursery schools, and preschools. A library tradition for 31 years before the pandemic. The art will be displayed in the Children's Room through March 31st.

3. **Mill Rate**

At its special meeting of March 24, 2023, the Board of Finance formally established the mill rate at 31.01 with collection rate of 99.15. This is consistent with information provided throughout the budget process.

4. **Tree-Lined Walkway at Knox Lane**

I am pleased to advise Glastonbury is awarded an \$11,00 through the CT Urban Forest Council. The grant will fund tree plantings and walkway at Knox Lane. Congrats to all for this successful grant award.

5. **Award of Notes**

A Note sale was held on March 14th for \$2.155M in temporary financing for recent and pending land purchases including Dayton Road, Sherwood Drive, McVey parcel and pending Matson Hill Road. The three-month duration will allow for a bond sale over coming months. A net interest cost of 3.89%.

6. **Town Staff Appreciation**

Recent thank you notes to Town staff are attached for your information.

Sincerely,


Richard J. Johnson
Town Manager

The Earth Machine™ Is Coming! Compost Bin & Rain Barrel Sale



The Earth Machine™
Up to 50% of all household waste can be composted right in your back yard with EARTH MACHINE™!

- Lightweight and easy to assemble
- Adjustable ventilation
- Conical shape for easy removal
- Twist locking pest-resistant lid
- Easy access retrieval door
- 10 Year warranty

**50% Off
Retail Offer
Ends Soon!**

ONLY

\$ 69.95



System Rain Barrel
Rain water, free from chemicals, is an excellent water source for lawns, plants and gardens.

- 55 Gallon (208 litre) capacity
- Conserve municipal water supply
- Cuts household water bills by up to 40%
- Unique shape and neutral colour blends in to any gardenscape
- Made of up to 50% recycled materials
- Incorporated mosquito mesh
- Easily accommodates existing downspouts
- Overflow capability and can be linked to another SYSTEM
- Accessories included

ONLY

\$ 79.95

Your Order Must Be Picked Up: April 29th between 9am to 12pm

Pick-up

Location:

Academy Parking Lot
2149 Main Street | Glastonbury, CT



Order Yours Today at: www.glastonburyct.gov/compost

Dear Glastonbury Times, 12/2022

This donation is in appreciation for all that the Town's Social Services department does to help residents. It is also to thank Town Manager Richard Johnson for his excellence in leading our municipal agencies.

Best wishes for a warm, safe and joyful 2023 everyone! Sincerely, [REDACTED]

Hello! My name is [REDACTED] and I have now been a resident for 10 years! I love this town and everything it offers. I have not run into any officers that were not helpful! Every one of them that I have interacted with has been nothing but helpful and kind. Does the Glastonbury Police Dept. have a place set up to receive donations for appreciation? Do you have a "Charity" of sorts that one could donate to in order to directly "help" them out personally? Please let me know... I'd love to see what options I have should I decide to donate.

[REDACTED]

[REDACTED]

From: Steven Gillette [REDACTED]
Sent: Monday, December 19, 2022 7:08 AM
To: PD Staff [REDACTED]
Subject: Message from Red Cross

I want to thank everyone that helped by volunteering, baking, or stopping by while on patrol. I received this e-mail from the Red Cross coordinator this morning.

Thanks so much for all you did to help make the blood drive a success! We exceeded the goal set for 30 and collected 35 pints. All together, we had 42 register, 6 deferrals, and 1 QNS (didn't fill the bag), for that total of 35. Remember when we separate the red cells, plasma and platelets, your drive collections can possibly help 105 people in need. Just think what that could mean to a family this holiday season! I'm grateful to you and the union for helping! We would love to have you do it again some time, perhaps this coming summer! Have an awesome holiday season!

Officer Steven Gillette [REDACTED]
Glastonbury Police Department
Youth Unit

From: [REDACTED]
Sent: Tuesday, January 3, 2023 10:03 AM
To: Marshall Porter <marshall.porter@glastonbury-ct.gov>
Subject: Commending Exceptional Performance

Good morning Chief Porter,

In a time where there is so much negativity and lack of support towards police officers in our society, I would like to take a moment of your time to recognize the timely and professional response this morning from two of your officers.

At approximately 04:30 I left my residence for my morning walk and while returning approximately 30 minutes later, I observed a set of illuminated taillights in a shared driveway across the street from my residence. As I got closer the lights had gone out and the vehicle was parked at an odd angle across the width of the driveway.

The vehicle had extremely dark limo tinting, and I was unable to tell if it was occupied. The residence that was adjacent to the driveway had recently been sold and was currently unoccupied. I did not recognize it as belonging to any of my neighbors.

I called the police department and spoke with a male dispatcher who gathered all of the pertinent information and dispatched the responding officers.

Officer Alex Torres promptly arrived as the primary officer and made a great tactical approach and located an occupant in the vehicle. His back-up was Officer Chris Carlone arrived shortly thereafter. They were polite and very professional.

The circumstances that they encountered could have very easily gone wrong with disastrous results. This just reaffirms that there is no such thing as a routine encounter for police officers.

A huge thanks to you and the men and Women of the Glastonbury Police Department for keeping us safe and putting yourselves in harm's way!

Respectfully,

[REDACTED]

From: [REDACTED]
Sent: Thursday, January 5, 2023 9:41 AM
To: Marshall Porter <marshall.porter@glastonbury-ct.gov>
Subject: Commendation for Officer

We contacted GPD on December 26th around 9 AM to report a theft of jewelry from our home; Officer Sharov was dispatched and arrived within the hour. I want to commend Officer Sharov for recovering my wife's jewelry. He was very polite and took our report. We had a subcontractor of Eversource in our home on December 19th, and the two individuals had full access to our house for 4+ hours. On December 24th, my wife was preparing to leave for a family Christmas Eve activity and discovered that her diamond eternity band was missing from her center drawer bureau. We had to go, so we left without further investigation. On December 25th, we searched for the ring and could not find it; she also discovered another diamond and sapphire ring missing at that time. We realized we had been the victim of theft and decided we would contact GPD on Monday AM. Officer Sharov took our report, and we provided detailed information on the two stolen rings. We did not anticipate recovery of the rings but felt it was important to report it for insurance purposes and to prevent future thefts hopefully. Around 4:30 on December 27th, Officer Sharov contacted me via phone, letting me know he was on his way to a pawn shop in Wethersfield to recover what he believed to be my wife's rings. He sent me a picture twenty or so minutes later, and I was able to confirm they were our rings. Approximately one hour later, he contacted us and let us know if we came and signed a statement, we could

collect my wife's rings. My wife, greatly distressed by the missing rings, was beyond happy. She called Officer Sharov her Christmas miracle.

We want to recognize Officer Sharov for his work, follow-through, and professionalism. We would also like to commend him and the GPD publically in the Glastonbury Citizen. Before doing so, we wanted to confirm that using officer Sharov's name in the Citizen letters to the editor section is okay. We also would like to recognize the entire GPD team with a donation of some sort. We would be happy to donate to a cause of the GPD in Officer Sharov's name or perhaps provide a meal from a local restaurant to Officer Sharov and his colleagues at the station. We recognize that being a police officer today is a thankless job that few will choose to pursue, given all the constraints and personal liability that police officers face in today's environment. Please know that we believe most citizens support and recognize your service to our community and are happy to acknowledge your service publicly.

Respectfully,

[REDACTED]

January 23, 2023

[REDACTED]

Glastonbury, CT. 06033

K9 Program
Glastonbury Police Department
2108 Main Street
Glastonbury, CT 06033

Enclosed is a donation for the K9 Program at the Glastonbury Police Department. We are making this donation in honor of and thanks to Officer Sergey Sharov. Office Sharov responded to and investigated a property theft at our home on December 26th. We want to recognize Office Sharov for his efforts which resulted in the recovery of our stolen property.

We also want to thank the entire GPD for serving our community.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Tuesday, January 17, 2023 11:54 AM
To: GPDRecords <GPDRecords@glastonbury-ct.gov>
Subject: Case# [REDACTED]

Hi, I'm requesting all records pertaining to my accident relative to the above referenced case.

I currently have Covid and would prefer all records to be sent electronically to my email. If not, I need to make arrangements for these records to be picked up when ready.

Please advise

Thank you and Please Thank Officer Sharov, he was so awesome at the scene of the accident. At 76 years old it was my first accident and he was quite comforting!

[REDACTED]

From: Jeff Foss-Rugan [REDACTED]
Sent: Thursday, February 2, 2023 11:26 PM
To: Marshall Porter <marshall.porter@glastonbury-ct.gov>
Cc: Mark Catania <mark.catania@glastonbury-ct.gov>
Subject: Thank you-Captain Catania

Chief Marshall Porter,

There are not too many opportunities to thank command staff as many actions are usually completed behind the scenes out of the public view. I wanted to send a quick thank you for the assistance of Captain Mark Catania earlier this evening when he witnessed an intoxicated, obscene, and threatening person within one of our local businesses. Captain Catania contacted the RHPD to report the incident but stood by to not only provide assistance to responding officers when the suspect left the area, but gave staff members a feeling of comfort.

When the suspect was located, Captain Catania took valuable time out of his evening to provide a statement and conduct a "show up" of the individual. Due to Captain Catania's actions, we were able to take the suspect into custody. This suspect is well known to our police department for causing obscene disturbances, has an extensive criminal history, and likely prevented another incident from occurring. Due to his level of intoxication, there was also the possibility that the suspect could have fallen and likely suffer injuries during one of the coldest days of the year. This is what citizens of our communities not only expect from police personnel but deserve.

In reading information on your department and mission statement through your departments website, Captain Catania has lived up to your expectations and reflected not only himself but your department in a favorable way. Responding officers commented about his positive demeanor and professionalism as he did what ever was asked of him.

As the great Dr. Martin Luther King once said, "The time is always right to do what is right."

A sincere thank you.

Sergeant Jeffrey Foss-Rugan [REDACTED]



501 (C) 3

Using Dr. King's philosophy and principles to create a more inclusive community

February 4, 2023

The enclosed check is a donation to Town of Glastonbury K-9 Program in appreciation of Officers Caruso and Campbell for their presence at the Glastonbury MLK Birthday celebration on January 15.

Sincerely,

[REDACTED]
[REDACTED] for the Glastonbury Martin Luther King Community Initiative

Visitor Comment Card

Please indicate the Date and Department/Facility you visited:

Date 2/8/23 Department/Facility Notary

Were you greeted promptly and courteously?

Yes No N/A

Did you receive the assistance you needed?

Yes No N/A

Please explain the primary purpose of your visit:

notary of document

Please rate the overall quality of the assistance you were given:

Excellent Very Good Average Below Average Poor

Please share your comments or suggestions regarding your experience with Town staff, programs, or services as applicable:

Lovely staff + very courteous.

Would you like a staff member to follow up with you? Yes No

**If so, please provide your contact information below.*

Contact Information (Optional) 2023 FEB - 8 11:11 AM

Full Name _____

Phone _____

Email _____

Prefer to submit online? Scan the QR code or visit www.glastonburyct.gov/feedback.



From: Woessner, Dennis [REDACTED]
Sent: Wednesday, February 8, 2023 9:46 AM
To: Marshall Porter <marshall.porter@glastonbury-ct.gov>
Cc: Mark Catania <mark.catania@glastonbury-ct.gov>; Kevin Szydlo <kevin.szydlo@glastonbury-ct.gov>; Gene Jopeak <gene.jopeck@glastonbury-ct.gov>
Subject: Suicidal Individual

Good morning Chief Porter,

Last night at around 1653 hours Dispatch received a call from a women who was reporting that her husband was in the basement with a loaded gun and was threatening to kill himself. Dispatch kept the caller on the line and was able to determine that her sons were in the basement with her husband. Dispatch continued to provide us with additional information as we responded to the residence. A perimeter was immediately set up and with the open lines of communication we had with the wife through Dispatch, we were able to get the sons and wife out of the house. We initiated PA announcements in an attempt to get the male to come out and after roughly an hour he exited the residence. The individual was eventually taken to the hospital to get the help he needed. In the basement we found a loaded .357 magnum, with the hammer pulled back, ready to fire. Other guns were also located in the residence.

The Dispatchers on duty last night, I believe Gabe was the one talking to the wife, all did an excellent job from start to finish. Often times the Dispatchers are the real heroes contributing to the successful resolution of an incident, but often times their efforts are over looked. I do not want this to be one of those times. Please extend my sincere appreciation and thanks to those that were working last night. Their efforts last night saved lives.

Best regards,

Dennis

Dennis S. Woessner
Chief of Police
East Hampton Police Department
1 Community Dr.
East Hampton, CT 06424

From: Glastonbury, CT Webmaster <webmaster@glastonbury-ct.gov>

Sent: Wednesday, February 22, 2023 9:11 AM

To: Mark Catania <mark.catania@glastonbury-ct.gov>

Subject: Officer Compliments!

Message submitted from the <Glastonbury, CT> website.

Site Visitor Name: [REDACTED]

Site Visitor Email: [REDACTED]

Good morning, Capt.,

I simply want to convey my compliments to Officer Lee and Officer Ingraham for their acumen, professionalism, and competence in the performance of their duties this morning.

I saw Officer Lee providing first aid to a citizen along the roadside, off of Route 17, this morning. Office Lee was alone with the citizen, so I swung back to offer help. Officer Lee had the situation well in hand. Officer Ingraham arrived as backup and provided support Officer Lee.

I was glad that I stopped and impressed that any assistance from me was completely unneeded.

Please pass along compliments from an old dawg who had been in similar circumstances many times in the past, and now able to sit at my cushy desk job to write this email with pride and pleasure!

Visitor Comment Card

Please indicate the Date and Department/Facility you visited:

Date 3/8/23 Department/Facility Tax Dept

Were you greeted promptly and courteously?

Yes No N/A

Did you receive the assistance you needed?

Yes No N/A

Please explain the primary purpose of your visit:

To receive tax inform. on our leased vehicles for our accountant

Please rate the overall quality of the assistance you were given:

Excellent Very Good Average Below Average Poor

Please share your comments or suggestions regarding your experience with Town staff, programs, or services as applicable:

~~from tax office~~
Shannon. Shannon was excellent, personal, friendly, professional.
Happy to help.

Would you like a staff member to follow up with you? Yes No

*If so, please provide your contact information below.

Contact Information (Optional)

Full Name _____

Phone _____

Email _____

Prefer to submit online? Scan the QR code or visit www.glastonburyct.gov/feedback.



RECEIVED
2023 MAR 17 AM 10:40

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

The Glastonbury Town Council with Town Manager Richard J. Johnson, Housing Authority Director Neil Griffin, and Housing Authority Member Carl Stenman in attendance, held a Special Meeting at 6:00 p.m. in Meeting Room A of Town Hall, 2155 Main Street.

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. Jake McChesney
Mr. Whit C. Osgood
Ms. Jennifer Wang {participated via telephone}

Others present

Richard J. Johnson, Town Manager
Neil Griffin, Housing Authority Director
Carl Stenman, Housing Authority Member

(a) Pledge of Allegiance *None*

2. Public Communication and Petitions pertaining to the Call *None*

3. Special Business as contained in the Call.

Motion by: Ms. Carroll *Seconded by:* Mr. Cavanaugh

Motion to enter Executive Session at 6:00 p.m.

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

(a) Executive Session

a. Draft terms and conditions – Request for Qualifications – 50-55 Nye Road.

Attendees included Council Members, Town Manager, Housing Authority Director Neil Griffin, and Housing Authority Member Carl Stenman.

b. Draft terms and conditions – potential lease of the parcel at 297 Matson Hill Road.

Attendees included Council Members and Town Manager.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

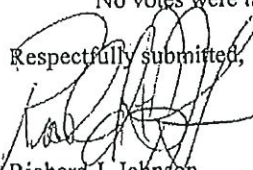
Motion to exit Executive Session at 6:59 p.m.

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

4. Adjournment.

No votes were taken following Executive Session and the meeting adjourned at 7:00 p.m.

Respectfully submitted,


Richard J. Johnson
Town Manager

Thomas Gullotta
Chairman

INST. # 2023001935 RECD 03/21/2023 12:35:44 PM
MICHELLE KRAHPITZ TOWN CLERK GLASTONBURY CT



INSTR # 2023001936
DATE FILED 03/21/2023 12:35:44 PM
MICHELLE KRAMPITZ
TOWN CLERK
GLASTONBURY CT

**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 BOP'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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*Glastonbury Town Council
Regular Meeting Minutes of March 14, 2023
Recording Clerk – LT
Minutes Page 5 of 8*

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

Subject: FW: Resignation from TPZ effective 3/21/2023

-----Original Message-----

From: Ally Sexton <allysexton@gmail.com>
Sent: Monday, March 13, 2023 9:16 PM
To: Shelley Caltagirone <shelley.caltagirone@glastonbury-ct.gov>; Bob Zanolungo, <bzanlungo@totalmortgage.com>
Cc: Emilio Flores <efloresct@gmail.com>; COREY TURNER <corey.turner@sbcglobal.net>; Laura Cahill <lauraannecahill@gmail.com>;
Raymond M. Hassett <rhassett@hgesq.com>; Sharon Purtill, <sharon.purtill@att.net>; Phil Markuszka <pmarkuszka@gmail.com>
Subject: Resignation from TPZ effective 3/21/2023

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Shelley and Bob,

As I told you at the last meeting (and Bob before that), I am resigning as alternate on the TPZ effective 3/21/2023.

Between my work, which has become increasingly stressful over the past two years, and my volunteer commitments, for which I have meetings virtually every weeknight, something has to give.

I'm appreciative of the friendships I've formed serving on the Commission these past 4+ years. And I'm fortunate to have learned a lot from current and former commissioners and staff, not to mention applicants, their counsel, and of course, public hearing participants.

Above all, I'm especially grateful that Glastonbury has dedicated citizens like Sharon, Ray, Phil, Corey, Laura, Emilio and Bob, willing to volunteer for what can be several hours every other week (or every week for those on subcommittees) to serve their community. I'm certain most citizens of Glastonbury wouldn't even believe the number of hours that Bob or Sharon or Ray (to name some longtime TPZ members) have given to the TPZ and their town over the years. For all of your time and work, I say thank you.

Ally Sexton

RECEIVED
2023 MAR 14 AM 9:51
TOWN MANAGER