

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, MARCH 28, 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 {participated via Zoom video conferencing}

Ms. Jennifer Wang

a. Pledge of Allegiance. *Led by Jake McChesney*

2. Public Communication and Petitions pertaining to the Call.

Tom Metzner of 406 Georgetown Drive, asked the Council to support House Bill 6664 to forestall building new waste energy capacity. He also noted that there is some disagreement about whether towns in Connecticut have the authority to ban the sale of nips. He asked that the Town Attorney look into the issue and provide an opinion.

DJ McBride of 230 Spring Street Extension, has created a formula with criteria for sidewalk prioritization. He has emailed the Google Sheet to council members, along with an informational video, which he asked all to watch. He then thanked Mr. Johnson for his many years of service, which helped him fall in love with Glastonbury when he moved to town in 2009.

Mr. Gullotta pointed out that the Town has a sidewalk matrix, but they will compare it with Mr. McBride's algorithm.

Susan Karp of 32 Rampart Drive, has worked with Mr. Johnson since 2001. Glastonbury is a very well managed town due to his leadership. She admires his work ethic, organization, ability to build consensus, and kindness, and will miss him dearly.

3. Special Reports.

Motion by: Ms. Carroll

Seconded by: Mr. Niland

To add to the agenda a resolution honoring “Apraxia Awareness Day” on May 14

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

Mr. Niland read the resolution on apraxia, which is a neurological disorder affecting speech. On May 14, awareness will be raised throughout the state to promote community initiatives, outreach, and research throughout the Glastonbury community.

Alyssa Ryan of 487 Bell Street, accepted the resolution. Her son is 2.5 years old and diagnosed with apraxia of speech. She is grateful that the Council will bring awareness of the disorder to schools and to Glastonbury at large.

4. Old Business. *None*

5. New Business.

- a. **Action to develop formal agreement between Town and Housing Authority – affordable housing project – 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 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.

Disc: Mr. Gullotta stated that the Council is committed to expanding affordable housing, which is the GHA’s mission. Mr. Osgood commented that this action is to develop an agreement which will return to the Council for final approval. An important consideration will be what the GHA will contribute to the acquisition.

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

- b. **Action on Pension Amendments No. 23 and No. 24 – Housing Authority and non-affiliated staff.**

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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.

Disc: Mr. Johnson stated that this action codifies changes that were approved previously.

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

c. Action on waiver of Competitive Bid Process – Road Resurfacing Program.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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 recommended by the Board of Finance.

Disc: Mr. Johnson explained that, for the past couple years, the state has not bid for pavement reclamation because it did not need those services. When other communities went to bid, it was very costly. Tilcon agreed to hold their prices from 2019, so in 2021 and 2022, the Town approved the bid waiver. This year, the state went out to bid. Their bid would cost about \$145,000 more than Tilcon's. Tilcon has formally agreed to hold the 2019 bid prices. The BOF unanimously approved the waiver.

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

d. Action on General Wage Adjustment – non-affiliated, full-time staff – July 1, 2023.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a 2.5% General Wage Adjustment for non-affiliated, full-time staff effective July 1, 2023.

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

e. Action to authorize Access Easement Agreement – 1381 Main Street.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, the Glastonbury Town Council hereby authorizes the Town Manager to execute the Access Easement for the driveway access connection between properties at 1361 (Town) and 1381 (Gilmore Manor) Main Street, as described in a report by the Town Manager dated March 24, 2023.

Disc: Mr. Johnson explained that there is an informal gravel dirt connection between the two parking lots. He felt it best to have a formal agreement, citing that Gilmore Manor provides the Town with a certificate of insurance. The Town had asked for an umbrella, but Gilmore Manor instead increased their general liability from \$2 million to \$3 million. Mr. Osgood asked if this would allow parking. Mr. Johnson replied no, just ingress and egress.

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

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

g. Action on Town Manager Retirement Fund (added to agenda)

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

To add to the agenda Item 5g: Action on Town Manager Retirement Fund

Result: Motion passed {8-1-0}, with Mr. Osgood voting against.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$5,000 contribution to the Town Manager's retirement fund.

Disc: Mr. Gullotta explained that the Town Manager has not wanted more than what unaffiliated staff receive. The Council honored that request but added a small additional amount to his retirement fund. When the Town Manager's salary came up for consideration a few months ago, Mr. Gullotta omitted discussing it with the Council. This is his final opportunity to add a \$5,000 contribution to the Town Manager's Retirement Fund.

Result: Motion passed {8-1-0}, with Mr. Osgood voting against.

h. Action to authorize Council Chairman to execute Employment Agreement with Richard J. Johnson (added to agenda)

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

To add to the agenda Item 5h: Action to authorize Council Chairman to execute Employment Agreement with Richard J. Johnson

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

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Council Chairman to execute an Employment Agreement with Richard J. Johnson for continuing general consultation to the Town Manager Office and for select ongoing projects, as agreed upon by the Council and Mr. Johnson.

Disc: Mr. Gullotta stated that Mr. Johnson is retiring this week. This action is to execute a contract to allow the new Town Manager access to Mr. Johnson as much as he may need to get

new information. Two ongoing properties are under consideration: Nye Road and Rose's Berry Farm, which will continue with Mr. Johnson. The Town would pay him his hourly rate, which is driven by his current salary. Ms. Carroll thanked Mr. Johnson for agreeing to do this.

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

6. Consent Calendar. None

7. Town Manager's Report.

Mr. Johnson stated that the Household Hazardous Waste Collection is ongoing. The Town has received a grant for tree plantings and an outdoor walkway at Knox Lane. Mr. McChesney vouched for the compost bins and recommended tomorrow's Eggcellent Story Stroll. He then stated that Mr. Johnson has been an amazing resource and will be missed. Mr. Cavanaugh read a complimentary letter from a resident, commending a GPD officer who recovered two stolen rings. Mr. Osgood does not support using taxpayer dollars to fund a study on nips. Mr. McChesney pointed out that OLM, which is an arm of the legislature, has been conducting research on nips for legislators. Therefore, he would like the Town Attorney to review the matter. There was consensus from the Council to do that.

8. Committee Reports.

a. Chairman's Report.

Council members each expressed their gratitude to Mr. Johnson for his many years of service to the Town. Ms. Wang thanked Mr. Johnson for agreeing to meet with her when she was considering running for council. She commended his leadership. Ms. LaChance stated that his loss will leave a big hole in town, and he will be missed. Mr. Niland remarked that Mr. Johnson's legacy will continue for generations. Ms. Carroll will miss Mr. Johnson's patience, dedication, and thoughtfulness. Mr. Cavanaugh thanked Mr. Johnson for always teaching him new things. Mr. Cavanna applauded his work ethic and was proud to have served next to him. Mr. Osgood hopes to see Mr. Johnson around town. Mr. Gullotta wished him well in retirement.

Mr. Gullotta stated that a special meeting is scheduled for April 6 to introduce the new Town Manager. There will also be potential action on a marijuana ordinance and inclusionary zoning.

b. MDC. None

c. CRCOG.

Mr. Niland stated that CRCOG discussed a couple topics on waste removal but nothing that the Town is not already involved with.

9. Communications. None

10. Minutes.

a. Minutes of March 14, 2023 Special Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

Result: Minutes were accepted unanimously, as presented {9-0-0}.

b. Minutes of March 14, 2023 Regular Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

Result: Minutes were accepted unanimously, as presented {9-0-0}.

11. Appointments and Resignations.

a. Resignation of Alice Sexton from the Town Plan and Zoning Commission (Alternate, D-2023).

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

Result: Resignation was accepted unanimously, with regret {9-0-0}.

b. Action to appoint Fire Marshal.

No action

c. Appointment of Michelle Polgar to the Housing Authority (D-2026) (added to the agenda)

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

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

PUBLIC HEARINGS:

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.

Mr. Johnson explained that Ms. Caltagirone's report has highlighted the changes. The amendment includes a definition of a small business. Streetscape features are now included in the section on culturally significant features. Because LEED certification can be very costly, they thought it better for applicants to qualify for LEED but not invest money to get the certification. There was also a question about how many bites of the apple one could get to reduce the commercial replacement. This has been clarified to make that only once. Ms. Caltagirone explained that the pending inclusionary zoning is key information to know more about the affordable housing incentive.

Chairman Gullotta opened the floor for public comments. There were none.

Ms. Wang explained that the 10% credit for the affordable housing benefit has been reduced to 5%. She noted that the draft inclusionary zoning language requires that 20% of units be affordable while CGS 8-30g requires 30%. She asked if the 5% is a way to meet in the middle. Ms. Caltagirone stated that is correct. The middle ground would still be appealing to a developer seeking to create a mixed-use project. Ms. Wang pointed out that “LEED certified” only applies to buildings, while professionals are “accredited.” She asked to change the language to avoid confusion. Ms. Caltagirone agreed to do so.

Mr. Osgood thinks that the 50% reduction is too high. He would like to see it capped at 40%. Mr. Cavanaugh agreed. He asked to explain the difference between 3000 square feet versus 1500 square feet. Ms. Caltagirone stated that the Starbucks is about 2000 square feet. Mr. Johnson added that the Chase Bank is a little over 3000 square feet. Ms. Caltagirone clarified that, under this current draft, commercial spaces under 3000 square feet could still apply for some reductions, just not up to the 50% maximum. Mr. Gullotta asked to increase the credit for culturally significant architectural features, which is currently 5%. Mr. Johnson explained that this was capped because of the concern that it is discretionary. Mr. Gullotta believes that there is a range there to compromise with.

The Council agreed to continue the public hearing on April 25, 2023.

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

Town Engineer Dan Pennington explained that the proposal will fill all the sidewalk gaps in the Gateway Corporate Park. Construction will be on portions of three separate roads within the park, including along Eastern Boulevard from Hebron Avenue and Addison Road, along National Drive from Eastern Boulevard to Western Boulevard, and along Western Boulevard from National Drive to Winding Brook Drive. The sidewalks will connect the area with the off-road multi-use trail, creating a safe road network from the Town Center to the Riverfront.

In addition to pedestrian safety improvements, there will also be bicycle safety improvements. A viable five-foot shoulder will be achieved on both sides of the road throughout the route. The roadway will be narrowed by a foot. The intent is to create an alternate route for pedestrians and cyclists which is less congested and dangerous. This will allow for safe, non-motorized access going east to the Town Center. Sidewalk construction will be standard. Utilities will not be moved, and there will be no retaining walls. The DOT has reviewed all plans and approved advertising of the project. If approval is received tonight, then construction can begin. A grant will fully cover the construction cost.

Mr. Gullotta opened the floor for public comments.

Allen Friedrich of 47 Prospect Street Apartment D, is the President of Bike Walk Glastonbury. He supports the plan and is even more pleased about the extension along National Drive, where the YMCA will be located this spring. This will be easily accessible to the community in the area. The proposed areas for the sidewalks are exactly the areas that Bike Walk Glastonbury was conducting assessments on. He asked the Council to endorse the plan.

Leslie Mroz of 121 Heywood Drive, supports the project because Eastern Boulevard is very unsafe, so continued sidewalks are needed. She asked if the sidewalks would be installed before the Amazon distribution center opens because that will generate much more traffic.

Mr. Pennington does not have any information as to when the Amazon facility will open. The Town is proceeding quickly. He anticipates this project commencing construction in late May, with about a 2.5-month construction process.

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

Jeffrey Stein of 142 Olde Stage Road, wrote both personally and as Vice President of Bike Walk Glastonbury. The Town has been working for several years to create a safe route for walking and cycling between Buckingham Park and Wethersfield. This proposal in the Gateway area will complete sidewalk, crosswalk, and safer on-road connections between Smith Middle School and the multi-use trail at Western Boulevard. He strongly urged Council approval.

Eileen Bartley of 66 Great Pond Road, fully supports this proposal since it provides a safer connection for pedestrians and cyclists between the two multi-use pathways. The additional signage and markings will also improve access to residents, students, and employees of the businesses in the area.

Ms. Wang is pleased to see this portion of the corridor completed as it is an important amenity for a frequently traveled road. While she understands the rationale for taking away the median at Addison Road, she asked if it is not possible to just widen the shoulder without taking away the median. Mr. Pennington's sense was that there is not enough space to have the road taper gradually enough so that the jog is not dramatic, but he will investigate it. Ms. Wang clarified that she meant instead moving the curb line out on the south side of the road. Mr. Pennington will look into it. Ms. Wang appreciates the concept of this east-west connection. She asked that, once the project is completed, to work with Google Maps so that this bike route is shown as the way to get to the Town Center. She also encouraged strong marketing of this route, perhaps through a partnership with the Parks and Recreation department.

Mr. Niland fully supports the plan, especially since it will be fully reimbursed by a grant. He asked how this project meshes with other sidewalk projects. Mr. Pennington explained that there are two major sidewalk projects, in addition to this one: Bell Street along Hebron Avenue and Main Street near the Cider Mill. Spring Street has already been constructed. Mr. McChesney also supports the plan because it will increase safety. He shared a recent experience he had on Eastern Boulevard, when a group of office workers were walking down the shoulder and he had to go in the other lane (which is a blind turn) to avoid them. He is ecstatic that there will be a connection from the Salmon Brook Trail to Bell Street.

Mr. Cavanaugh asked if the median was part of the requirement when the connection between Eastern Boulevard and Addison Road was agreed to. Mr. Johnson recalls the buffer to the north. He does not remember that the median was a requirement of the approval. It was meant to soften the design to the north. Mr. Pennington added that, at the time, it was a residential property to the

north and the resident had concerns about buffering the property. The ownership has since changed. He also does not recall any specific discussion about the median with that property owner.

Motion by: Ms. Carroll

Seconded by: Mr. Niland

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.

Result: Motion passed unanimously {8-0-0}. Mr. Osgood had exited the meeting.

12. Executive Session.

- a. Potential land acquisition.**
- b. Draft terms and conditions.**
- c. Personnel matter – Town Manager.**

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, and a personnel matter - Town Manager, at 8:50 P.M.

Result: Motion passed unanimously {8-0-0}.

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, and Ms. Jennifer Wang, with Town Manager, Richard J. Johnson present.

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