

**GLASTONBURY TOWN COUNCIL
REGULAR MEETING MINUTES
TUESDAY, OCTOBER 8, 2024**

The Glastonbury Town Council with Town Manager, Jonathan Luiz, 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
Ms. Jennifer Wang, Vice Chairman
Ms. Deborah A. Carroll
Mr. Kurt P. Cavanaugh
Mr. John Cavanna
Mr. Larry Niland
Ms. Mary LaChance
Mr. Jacob McChesney
Mr. Whit Osgood {excused}

a. Pledge of Allegiance

Led by Mike Monaco.

2. Public Comment.

Andrew Ethier of 30 Bell Street. He urged the Council to consider making Glastonbury the first town in the State to offer property tax benefits to veterans that surpass what is included in Public Act 24-26.

Mike Monaco of 80 Chamberlain Lane. He explained that he has gone before various town boards and commissions for his business application, but the process with the Architectural and Site Design Review Committee (ASDRC) has been very frustrating. He stated that two members of the ASDRC pressed him to make expensive changes and were seemingly driven by personal agendas. He asked the Council to reconsider the members they have appointed to that committee.

Jim Markey of 57 Griswold Street. He expressed safety concerns in North Glastonbury, especially with the already-heavy traffic and congestion on Griswold Street. He worried about the impact the proposed development would have on Naubuc School. He asked that the Council conduct a traffic study, once construction on Main Street is completed.

Dennis O'Connor of 597 Griswold Street. He stated that there has been no police enforcement in his neighborhood area in the last 3-4 years, but he hopes that would change. He asked to consider installing a lit stop sign, speed bumps, and a stop sign into Milestone Commons.

Brian Davis of 2162 Main Street, is the chairman of the ASDRC, but spoke as an individual. He stated that the ASDRC's mission remains good, but he acknowledged that their delivery could be insensitive at times. He identified two occasions where their discourse veered into unhelpful territory. He agreed to work with Town Staff to more clearly identify expectations. He also noted that the earlier public comment mischaracterized their meeting.

Lesley Mroz of 121 Heywood Drive. She thanked the ASDRC for their work, and expressed concern about the traffic and safety issues on Griswold Street. She noted that there used to be plans for a bypass road, which was part of the Town's master planning objective of 2008. She stated that, had that plan been undertaken, traffic and safety issues in the area would have reduced. She asked not to let this once-in-a-lifetime opportunity slip through their fingers.

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

Adam Kopchyak of 16 Twelve Acre Lane. He stated that speed bumps on Griswold Street, from Addison to Milestone, or speed cameras may work. He asked why less than 50% of drivers stop at the stop sign at Milestone/Griswold; some do not even slow down.

Peggy Schroeder of 151 Barrington Way. She asked the Council to seriously consider installing immediate traffic calming measures on Griswold Street, especially near Naubuc School. She stated that a long-term fix is needed, especially in light of a developer purchasing the 14 acres immediately across from the school. She asked to make Griswold Street one way, permanently closing the exit 6 off-ramp to Route 2, and to ban all trucks from this neighborhood area.

Lisa Mendum of 45 Candlewood Road. She stated that Griswold Street has been unsafe for a long time, and Glastonbury Police are better served using their time and resources elsewhere than babysitting drivers. She commented that traffic has increased significantly and children cannot play outside. She wondered why Glastonbury's busiest street has no stop signs or traffic calming measures and only two pedestrian crosswalks. She stated that the data supports a clear need for a long-term plan and investment on Griswold Street.

The following comment was made via Zoom:

Robi Polgar of 511 Griswold Street. He asked for traffic calming measures on Griswold Street to reduce speeding and ensure that drivers come to a complete stop at all stop signs.

Public comment returned to Council Chambers:

Roger Emerick of 580 Hopewell Road. He asked to limit affordable housing to areas that are commercial or industrial, and to only include condominiums. He stated that the Town could work with other municipalities to modify the state statute. He also asked to require that the developments be 100% affordable, in order to reduce the size of development, which would help to stabilize the population.

Patrice Ehrhardt of 143 Barrington Way. She stated that the traffic situation on Naubuc Street is unsafe for children. She noted that all the other schools in town have green areas around them, so the inequities are inappropriate.

Nayela Bower of 47 Griswold Street. She noted that she forwarded a short video to council members, which showed her and her three-year-old trying to cross their street a few days ago. She explained that the intent was to show how bad the traffic and safety issues are. She noted that, last year, her child was nearly hit by a car, which was traumatizing. She remarked that cars speed and do not stop, and policing can only do so much. She called for tangible action.

Thomas Sweeney, is the former Chief of Police in Glastonbury. He stated that he lives on Griswold Street, but asked that his address not be submitted into the record. He noted that the traffic on Griswold Street is significant. He explained that he had rejected the development application by Mr. Sakon several times and had

recommended to not build any more until resolving these problems, which have existed for a long time. He then offered to work with the Town on finding a solution.

Inda Watrous of 116 Griswold Street. She stated that there have been improvements on the street, but her house has begun shaking again every time a truck or bus passes by. She noted that if development continues, then this would only get worse. She called for a comprehensive vision for North Glastonbury because people want a sense of community, not a highway. She hopes that a solution could be reached that would satisfy both commerce and neighbors.

Ms. Carroll announced that this is her last meeting, as she is stepping down the Council. She explained that she has been finding it hard to juggle all of her responsibilities, but she is proud of the town and what this council has accomplished.

3. Special Reports.

a. Presentation by the Town Engineer regarding the Safe Streets and Roads for All (SS4A) Grant Program.

Town Engineer Dan Pennington explained that the Town's application and award is for a federal planning grant, which would then make them eligible for a future implementation grant. He explained that the \$125,000 includes the federal funding and the Town's match. He noted that a consultant would be hired to redevelop a comprehensive action plan that would prevent roadway fatalities and serious accidents. He then provided an overview of the program, listing the 8 requirements in order to be grant compliant.

Mr. Gullotta asked when this would kick off and how long it would take. Mr. Pennington explained that the Town is not constrained by the plan. He noted that the Council could choose to appropriate funding for the project through the Capital Improvement Plan (CIP), but if they would like to utilize this grant funding program and the subsequent implementation plan, then they are looking at years, not months.

Mr. Niland asked about measures that the Town could take in the short-term. Mr. Pennington stated that they would need to conduct a study to provide recommendations that would not have unintended adverse consequences. He noted that installing a stop sign outside of a warrant could incur more rear ends, making the Town more vulnerable to lawsuits, so every aspect of implementing signage changes, pavement changes, and traffic calming measures must be considered. He suggested purchasing modular units to simulate traffic calming measures, which could show residents the results of that installation.

Mr. Cavanna stated that this has been a problem forever, which is getting worse and worse, and he does not support waiting around for another study. Ms. Wang asked about the timeline for the second round of the implementation grant. Mr. Pennington explained that it has been on an annual basis. Ms. Wang asked about the status of the funding that was previously appropriated for traffic calming measures. Mr. Luiz explained that it is \$150,000 minus the \$24,000 match for this project, so a remaining total of \$126,000.

Ms. Wang asked to look at another location, on Main Street, which has a raised crosswalk and a temporary measure that was considered successful. She requested that the speed limit signs on Griswold Street be placed where the radar is. She then asked what else they could do in the short term. Mr. Luiz stated that a separate study could be conducted, specifically with regard to Griswold Street and the surrounding area.

Discussion continued after the conclusion of the public hearings.

PUBLIC HEARINGS:

NO. 1 PUBLIC INFORMATION HEARING – CONSIDER POSSIBLE CHANGES TO THE TOWN CHARTER.

Mr. Luiz noted that the Town Attorney has made 35 observations on outdated, ambiguous items, and 4 items that could potentially hinder transaction of business. He stated that the Council could appoint a Charter Revision commission, comprised of between 5-15 elected officials, who would issue a final report to the Council; ultimately, there would be a ballot for voters.

James Zeller of 210 Woodland Street, is a member of the Board of Finance (BOF) but spoke as an individual. He stated that, a few weeks ago, he wrote an editorial, offering to serve on the charter commission, and received a lot of weird feedback. He also noted that he read an article in the Glastonbury Citizen which misrepresented a substantial change, if the Charter were to be revised to have an odd number of BOF members. He explained that the BOF is evenly divided, which avoids politics, forcing members to compromise. He believed that an odd number would create a partisan board. He also noted that this gridlock concern did not expand to the Board of Education (BOE). He suggested having the Town Manager take a look at the BOE's budget before it comes before the BOF or Council.

DJ McBride of 263 Spring Street Extension. He expressed support for the charter review, and offered to serve on the commission. He noted that section 204, regarding vacancies in elected offices, could be revised so that the Council may appoint a candidate, regardless of party affiliation, as long as the majority of members of the former incumbent's party vote in favor.

Chip Beckett of 308 Tryon Street. He encouraged the Council to consider a charter revision. He noted that it has been 40 years since the last revision, so he asked the Council to trust in the process with a citizens 'group to evaluate things.

Leo Colgan of 25 Brookview Drive. He did not support opening up the charter right now, but if it is done, then he would like to ensure that the Town budget goes to a referendum every year for the voters to weigh in.

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

NO. 2 ACTION ON A \$597,384 TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE FOR GOODS AND SERVICES ORDERED BUT NOT YET RECEIVED AS OF JUNE 30, 2024.

Mr. Cavanaugh asked about the \$11,000 cost for 8-foot steel picnic tables. Mr. Luiz explained that those are part of the project that the Council approved for the pavilions. Mr. Pennington added that they are looking at installation of multiple tables at different locations. Mr. Cavanna asked how many picnic tables exactly. Mr. Luiz stated that he would find out. Mr. Cavanaugh pointed out that these items are already purchased but not received, so they would not gain anything by voting against this measure.

Lisa Mendum of 41 Candlewood Road. She noted that there is one picnic table at Naubuc School which seats 8 children and the cost is in the thousands. However, she pointed out that these tables would last a lifetime, so it is a good investment.

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

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$597,384 transfer from the General Fund-Unassigned Fund Balance for goods and services ordered but not yet received as of June 30, 2024, as described in a report by the Town Manager dated October 4, 2024 and as recommended by the Board of Finance.

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

NO. 3 ACTION ON PROPOSED AMENDMENT TO THE BUILDING ZONE REGULATIONS REGARDING GROUP CHILD CARE HOMES. (PUBLIC HEARING NO. 3 WILL BE POSTPONED TO THE OCTOBER 22, 2024 COUNCIL MEETING TO ALLOW TIME FOR CRCOG REFERRAL AND REVIEW.

NO. 4 ACTION ON ESTABLISHING A NEW CURTISVILLE EXTENDED VILLAGE DISTRICT OVERLAY ZONE. (PUBLIC HEARING NO. 4 WILL BE POSTPONED TO THE OCTOBER 22, 2024 COUNCIL MEETING TO ALLOW TIME FOR CRCOG REFERRAL AND REVIEW.)

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby postpones the public hearing for action on proposed amendment to the Building Zone Regulations regarding Group Child Care Homes to the Town Council meeting of Tuesday, October 22, 2024, at 8:00 p.m. in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing; and

BE IT FURTHER RESOLVED, that the Glastonbury Town Council hereby postpones the public hearing for action on establishing a new Curtisville Extended Village District Overlay Zone to the Town Council meeting of Tuesday, October 22, 2024, at 8:00 p.m. in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing;

all as described in a report by the Town Manager dated October 4, 2024.

Discussion: Ms. Wang asked to explain why these hearings are being postponed. Mr. Luiz explained that there needs to be a referral to the Capitol Region Council of Governments (CRCOG) first.

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

The public hearings concluded at 8:24 p.m. Discussion returned to Item 3a.

Mr. McChesney noted that the unifying theme is a concern with rising traffic levels and a pattern of unsafe driving. He would like more regular discussion of both Griswold Street and these other areas of concern, as well as a wider discussion of how to address these issues in both the short and long terms.

Mr. Gullotta noted that a lot of measures should have taken place in the past. He stated that Mr. Sweeney's comments about Mr. Sakon were inappropriate because Mr. Sakon no longer owns that undeveloped piece of property. He pointed out that, about 11 years ago, Mr. Sakon conducted a traffic study and a proposal for a public-private road through that undeveloped parcel, which he believes needs to be resurrected. He also noted that former Chief Sweeney has years of experience and is a resident, so the Town ought to include him in their discussions.

Mr. Gullotta noted that, during his childhood, a child was killed on his street in East Hartford by a truck, so his community banded together to prohibit trucks on that street. He stated that Glastonbury ought to do the same here. He also noted that the Town will soon be conducting a comprehensive review of their zoning regulations, so he hopes that changes will come that ensure better development.

4. Old Business. None.

5. New Business.

a. Action regarding the naming of the Town-owned former MDC property (selection of ad hoc members and referral to Committee to Name a Public Facility).

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council Chair hereby refers the request to formally name the Town-Owned former Pension Fund Land of the Metropolitan District to the Committee to Name a Public Facility, as well as appropriate members of the Recreation Commission, for consideration and a recommendation, as described in a report by the Town Manager dated October 4, 2024.

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

b. Discussion and action on appropriation of two supplemental American Rescue Plan Act (ARPA) Grants – 50 Nye Road Roof Replacement – \$450,000 and 50 Nye Road Roof Replacement and Renovations – \$500,000 funded through the Office of Policy and Management’s Coronavirus State Fiscal Recovery Fund (refer to Board of Finance; set public hearing).

Mr. Luiz explained that the process is to use the total \$950,000 to replace the roof at 50 Nye Road, which has an estimated cost of \$740,000; any leftover amount would go towards the following: fire alarm system replacement, sewer pumps replacement, HVAC upgrades, and lastly, aesthetic improvements.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance the proposed appropriation of two supplemental American Rescue Plan Act Grants of \$450,000 and \$500,000 to the ARPA Fund – Nye Road Roof Replacement and Improvements Project, which grants are funded through the Office of Policy and Management’s Coronavirus State Fiscal Recovery Fund, and schedules a public hearing for 8:00 p.m. on Tuesday, October 22, 2024 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury and/or through Zoom Video Conferencing to consider the proposed appropriation and transfer, as described in a report by the Town Manager dated October 4, 2024.

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

c. Discussion and action regarding the location of the recently refurbished ornamental Town seal.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby selects the brick area as the designated location to display the ornamental Town seal, as described in a report by the Town Manager dated October 4, 2024.

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

6. Consent Calendar.

a. Action on FY 2025 Public Health Emergency Preparedness Grant – \$21,905.61.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that Jonathan Luiz, Town Manager, is authorized to make, execute, and approve on behalf of the Town of Glastonbury, any and all contracts or amendments thereof with the Capitol Region Council of Governments for the FY 2025 Public Health Emergency Preparedness Grant, as described in a report by the Town Manager dated October 4, 2024.

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

7. Town Manager's Report.

Mr. Luiz presented his report. Mr. McChesney asked if the Chamber of Commerce has been informed of the Small Business Assistance program's opportunity. Mr. Luiz stated that he will check to see if they have been informed directly. Mr. Niland addressed Mr. Monaco's public comment, stating that everybody in town needs to work with both their businesses and residents, and this is something that they would continue to look into. He then stated that Ms. Carroll has served the Town with such grace and devotion, and Glastonbury owes her a debt of gratitude. Ms. LaChance echoed, noting that Ms. Carroll would be deeply missed.

Mr. Cavanna remarked that he was excited to read about the Smut Pond dam inspection. He would like to see that dam preserved on the National Register of Historic Places one day. Mr. Gullotta spoke to Mr. Ethier's public comment, asking if the Town could offer more than what the State does. Mr. Luiz explained that this issue was raised previously, and per the Town Attorney, the Town cannot offer more than what the State permits. Mr. Gullotta asked if the Town has done everything that the public act permits them to do. Mr. Luiz noted that he has received an email from the Assessor's office but has not read it yet; he agreed to share that information with the Council. Mr. Gullotta asked to put that item on the next agenda.

8. Committee Reports.

a. Chairman's Report.

Mr. Gullotta stated that Ms. Carroll would be missed. Mr. McChesney concurred. Ms. Wang stated that she has been inspired by Ms. Carroll's depth and breadth of her service. Mr. Cavanaugh shared that, on behalf of the Republican Party, Ms. Carroll would be missed, and her work would be greatly appreciated by the public.

b. MDC. *None.*

c. CRCOG. *None.*

d. Board of Education Facilities Committee Report. *None.*

9. Communications. *None.*

10. Minutes.

a. Minutes of September 24, 2024 Regular Meeting.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes of the September 24, 2024 Regular Meeting.

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

11. Appointments and Resignations.

12. Executive Session.

a. Discussion of the selection of a site or the lease, sale or purchase of real estate.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby enters into Executive Session at 9:05 p.m. for the purpose of:

a. Discussion of the selection of a site or the lease, sale or purchase of real estate.

Attendees to include Council Members, Town Manager, and Director of Community Development.

Following the Executive Session, the Council will discuss, in private, collective bargaining negotiations and such discussions are not treated as a meeting under the applicable sections of the Freedom of Information Act (FOIA). Attendees for the private session include the Town Council members, the Town Manager, and the Director of Human Resources.

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

The Director of Community Development joined the Executive Session at 9:40 p.m.

The Council came out of Executive Session at 9:53 p.m.

Motion by: Ms. Carroll

Seconded by: Mr. Cavanaugh

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns the Town Council meeting of October 8, 2024 at 9:54 p.m.

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

Respectfully submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk

Thomas Gullotta
Chairman