

**GLASTONBURY TOWN COUNCIL - AGENDA**  
**REGULAR MEETING – TUESDAY, OCTOBER 10, 2017**  
**7:00 P.M. – COUNCIL CHAMBERS, TOWN HALL, MAIN STREET, GLASTONBURY**

Council Members: Stewart Beckett III, Chairman; Whit Osgood, Vice Chairman; Kurt P. Cavanaugh; Karen Boisvert; Jill Barry, Lawrence J. Byar; William T. Finn; Thomas P. Gullotta; Cara T. Keefe

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1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
  - (a) Action on proposed \$50,000 transfer for final design and specifications – proposed school air-conditioning – Capital Reserve-Unassigned Fund Balance to Capital Projects (refer to Board of Finance; set public hearing).
5. New Business.
  - (a) Action on proposed donation of open space to Town (refer to Town Plan & Zoning Commission).
6. Consent Calendar.
  - (a) Action on the application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone, and then a Change of Zone to Planned Area Development – Glastonbury Glen PAD – 18 single family dwellings on 15.532 acres, Assessor's Lot E-3AA Orchard Street and a portion of Assessor's Lot S-54 Hebron Avenue (refer to Town Plan & Zoning Commission; set public hearing).
7. Town Manager's Report.
8. Committee Reports.
  - (a) Chairman's Report.
9. Communications.
10. (a) Minutes of September 26, 2017 Council Meeting.
11. Appointments and Resignations.
12. Executive Session.



# Town of Glastonbury

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

October 6, 2017

Richard J. Johnson  
Town Manager

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

Re: School Air-Conditioning

Dear Council Members:

At the September 12<sup>th</sup> meeting, Council received updated preliminary cost estimates for the ductless split system air-conditioning proposed for classrooms at Hebron Avenue, Hopewell, Buttonball and Naubuc Elementary Schools. As discussed previously, this scope is greatly reduced from the approach originally contemplated. The information reviewed at the September 12<sup>th</sup> meeting can be summarized as follows:

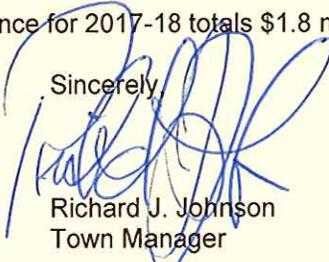
- 110 classroom spaces.
- Ductless split system with individual unit serving each classroom.
- Preliminary cost estimate by Bemis and National Purchasing Consortiums.
  - Purchase 110 units - \$440,000  
Unit price based on multiple National Purchasing Consortiums
  - Electrical upgrades - \$550,000  
Estimate by Bemis for electrical upgrades at all schools.
  - Installation - \$1.65 million  
This assumes \$15,000 per unit for installation. The \$15,000 per unit is likely at the upper end and a reduction with final design is expected. Each \$5,000 in estimated installation costs totals \$550,000.
  - Miscellaneous - \$100,000  
This includes design and other miscellaneous costs.
- Other costs such as contingency, bonds, insurance, general conditions, etc. are included with the numbers noted above. The project is subject to prevailing wage requirements.

For Tuesday evening I was asked to present a proposal to fund final design and specifications. A \$50,000 allocation is suggested for this phase. By proceeding with final design, cost estimates can be fine-tuned, specific unit configuration identified per classroom, method of installation (roof or ground mounted) confirmed, and other such information developed. Subject to funding this month, I would expect design and specifications to be complete by early 2018. Updated information would then be available for the Capital budget process and the project ready to go to bid immediately upon funding approval, as applicable.

*"BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Board of Finance a proposed \$50,000 appropriation and transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-School Air-conditioning, and schedules a public hearing for 8:00 p.m. on Tuesday, October 24, 2017 in Council Chambers of Town Hall, 2155 Main Street, Glastonbury, on the proposed \$50,000 appropriation and transfer, as described in a report by the Town Manager dated October 6, 2017."*

Lastly, the projected Capital Reserve-Unassigned Fund Balance for 2017-18 totals \$1.8 million.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ:yo



# Town of Glastonbury

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Richard J. Johnson  
Town Manager

October 6, 2017

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

Re: Land Donation

Dear Council Members:

The owner of the 5± acre property located off Thompson Street, as shown on the attached page, is interested in donating this land to the Town. This is a wooded open space parcel. Should Council wish to consider accepting this donation, a first step is referral to the Town Plan & Zoning Commission under CGS Section 8-24. Council action on the donation would be scheduled for a subsequent meeting when the TP&Z report and recommendation is available.

*"BE IT RESOLVED, that the Glastonbury Town Council hereby refers to the Town Plan & Zoning Commission acquisition of the 5± acre open space parcel at Lot W18E Thompson Street, as shown on the attached page and described in a report by the Town Manager dated October 6, 2017."*

While the parcel does not adjoin other town owned land, the 5 acres complements open space areas associated with adjoining residential properties.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard J. Johnson", is written over the word "Sincerely,".

Richard J. Johnson  
Town Manager

RJJ:yo  
Attachment





ITEM #6  
10-10-2017 Meeting

# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

October 6, 2017

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

Re: Consent Calendar

Dear Council Members:

The following is provided for Consent Calendar action on Tuesday evening:

a. **Glastonbury Glen PAD.**

This is a proposed 18-unit residential project on a 15.5 acre site located off Orchard Street. The parcel is now zoned Rural Residence. The application is to change from Rural Residence to Residence AA and to PAD. The TP&Z is scheduled to consider the matter at its Tuesday, October 17<sup>th</sup> meeting and a Council public hearing proposed for the December 5<sup>th</sup> meeting.

*"BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby refers the application of Horseshoe Lane Associates, LLC for a Change of Zone from Rural Residence to Residence AA Zone, and then a Change of Zone to Planned Area Development – Glastonbury Glen PAD, Assessor's Lot E-3AA Orchard Street and a portion of Assessor's Lot S-54 Hebron Avenue, to the Town Plan & Zoning Commission for a report and recommendation under CGS Section 8-24, and schedules a public hearing for 8:00 p.m. on Tuesday, December 5, 2017 in the Council Chambers of Town Hall, 2155 Main Street, Glastonbury."*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ:yo  
Attachment

GLASTONBURY, CT  
APPLICATION FOR PLANNED AREA DEVELOPMENT

**APPLICATION FOR CHANGE OF ZONE AND  
FINAL DEVELOPMENT PLAN**  
or  
**APPLICATION FOR A MAJOR AMENDMENT TO AN APPROVED PAD PLAN**

**(2nd step in PAD approval process - following Joint Town Council/Town Plan and  
Zoning Commission Public Hearing on Preliminary Development Plan)**

A complete application shall include the following: application fee (see other side for fees), 21 sets of the proposal plan, and a typed list (name and address) of all property owners located within 500' of the area to be rezoned; or within 500' of the entire PAD area for Major Amendments to existing PADs.

**Applicant**

Horseshoe Lane Associates, LLC  
Name c/o Robert Urso, Member

Address 18-3 Arthur Drive  
South Windsor, CT 06074

Telephone 860-268-2452

Fax \_\_\_\_\_

**Property Owner**

Catholic Cemeteries Associations of the  
Name Archdiocese of Hartford, Inc.

Address 700 Middletown Road  
North Haven, CT 06473

Telephone 860-780-8406

Fax \_\_\_\_\_

**PROPERTY DESCRIPTION/EXISTING ZONING:**

Assessor's Lot E-3AA Orchard Street combined with a portion of Assessor's Lot S-54 Hebron Avenue for a total project Zone Change Area of 15.532 acres.

Existing zone is Rural Residence with concurrent application for zone change to Residence AA Zone

**REASON FOR REQUEST OF CHANGE OF ZONE: EXPLAIN HOW THIS REQUEST RELATES TO THE COMPREHENSIVE PLAN OF CONSERVATION AND DEVELOPMENT**

The Plan of Conservation and Development shows the area of the proposed development in the Suburban Residential Area recommending a density of 2-3 dwelling units/acre. The proposed development has a density of 1.47 units / buildable acre, below the recommended density.

Signature Robert Urso  
Applicant or  
Authorized Representative

Date 9-18-17

Signature John Penn  
Owner or  
Authorized Representative

Date 9/19/17

**For Office Use**

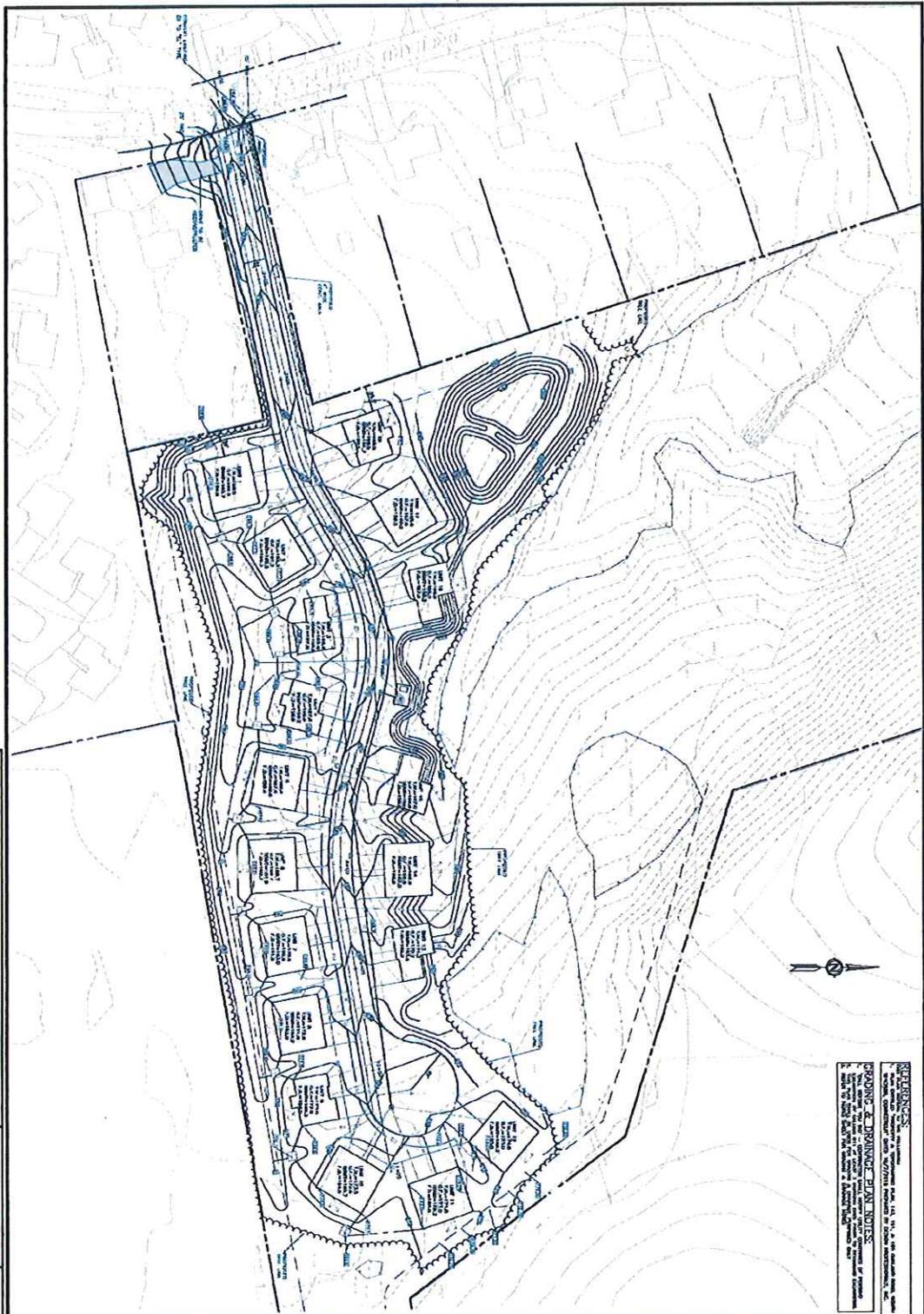
Date Received: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Cash / Check

SOURCE: PLAN PROVIDED BY DESIGN PROFESSIONALS, INC.

NOT TO SCALE



**DESIGN PROFESSIONALS, INC.**  
 100 WINDSOR STREET, SUITE 100  
 SOUTH WINDSOR, CONNECTICUT 06094  
 TEL: 860.261.1234 FAX: 860.261.1235  
 WWW.DESIGNPROFESSIONALS.COM  
 PROJECT NO. 1702010  
 DATE: MAY 2017

Wetlands Function & Value Assessment  
 Proposed Orchard Street Development  
 Glastonbury, Connecticut  
 Robert Ursio  
 South Windsor, Connecticut



PROPOSED PLAN  
 Project 1702010  
 May 2017  
 Fig. 2

<b>GRADING PLAN</b> SCALE: 1" = 20' DATE: 5/17/17	<b>REVISIONS</b> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION							<b>ORCHARD STREET</b> LOT 8-54A ORCHARD STREET LOT 8-54 BERRON AVENUE GLASTONBURY, CONNECTICUT SITE PLAN	Project No.: 1702010 Project Name: ROBERT URSIO Project Location: SOUTH WINDSOR, CT 06094	<b>Design Professionals, Inc.</b> 100 WINDSOR STREET, SUITE 100 SOUTH WINDSOR, CT 06094 TEL: 860.261.1234 FAX: 860.261.1235 WWW.DESIGNPROFESSIONALS.COM
	NO.	DATE	DESCRIPTION										
<b>GD-1</b> SHEET NO. 1 OF 1	1702010-01	5/17/17	1702010-01	1702010-01									



# Town of Glastonbury

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

Richard J. Johnson  
Town Manager

October 6, 2017

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. **Roundabout.**

The roundabout at Hebron Avenue/New London Turnpike became fully operational on Friday, October 6<sup>th</sup>. Landscaping and miscellaneous finish work will proceed over the next week or so.

2. **Expense Report.**

My expense report for July through September 2017 was forwarded separately. I will appreciate Council confirming receipt of this report Tuesday evening.

3. **Explanatory Text.**

A copy of the explanatory text for the land acquisition proposal is attached. This is distributed with absentee ballots and will be mailed town-wide 1± week before Election Day.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ:yo

**TOWN OF GLASTONBURY, CT**

**REFERENDUM  
TUESDAY, NOVEMBER 7, 2017**

**NOTE: VOTING WILL TAKE PLACE AT ALL POLLING LOCATIONS**

**6:00 A.M. to 8:00 P.M.**

**VOTE QUESTION NO. 1**

**“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN’S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”**

**Voters approving the proposed question shall vote “Yes” and voters opposing the proposed question shall vote “No.”**

**GLASTONBURY RESIDENTS MAY REGISTER TO VOTE IN PERSON, ONLINE OR BY MAIL. IN PERSON AND ONLINE REGISTRATIONS WILL BE RECEIVED THROUGH TUESDAY, OCTOBER 31, 2017. MAIL-IN REGISTRATIONS MUST BE POSTMARKED NO LATER THAN TUESDAY, OCTOBER 31, 2017. UNDER CERTAIN QUALIFYING CIRCUMSTANCES, RESIDENTS MAY REGISTER TO VOTE UP THROUGH MONDAY, NOVEMBER 6, 2017 AND ON THE DAY OF THE ELECTION. RESIDENTS ARE ENCOURAGED TO REFER TO THE TOWN’S WEBSITE AT [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) FOR THE SPECIFIC QUALIFYING CIRCUMSTANCES AND DEADLINES.**

**Absentee ballots are available beginning October 6, 2017, as provided by law, in the Office of the Town Clerk, 2155 Main Street, Glastonbury, CT, Monday – Friday, 8:00 A.M. to 4:30 P.M.**

This explanatory text is intended to provide a general overview of the question presented for voter approval on Tuesday, November 7, 2017. A copy of the resolution approved by the Town Council on Tuesday, August 1, 2017 is included as a part of this document and is available for public inspection at the Office of the Town Clerk, 2155 Main Street, Glastonbury, during normal business hours. Three posters of this explanatory text will be available at each polling location.

This explanatory text was approved for printing and town-wide distribution by the  
Glastonbury Town Council.

## QUESTION NO. 1

**“SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN’S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?”**

### **BACKGROUND**

At a meeting held on Tuesday, August 1, 2017, the Town Council voted to present the request for a \$3,000,000 appropriation and bond authorization at a referendum to be held on Tuesday, November 7, 2017. The following will summarize the proposal.

In June 1988, the Town Council adopted the Reserve for Land Acquisition and Preservation Ordinance. Through the ordinance, a mechanism is created that enables the Town to establish a funding reserve for land acquisition and purchase of development rights.

The ordinance defines the types of land to be considered for acquisition or preservation by establishing certain criteria. Examples include, but are not limited to, land that has value for recreation, agriculture, and potential for schools or municipal facilities. Other criteria include land that has scenic, conservation, wilderness, historical, or archaeological value.

The ordinance requires at least one Town Council public hearing prior to the acquisition of land by the Town. In addition, input from Town staff, boards, commissions and committees is requested as needed. This includes the Board of Finance, Town Plan and Zoning Commission, Board of Education, Recreation Commission, Conservation Commission and others, as applicable.

Following approval of the ordinance in 1988, a public referendum was held in August of the same year. Voters approved a \$2 million appropriation and bond authorization for purchases under the ordinance. Since 1988 there have been 10 public referenda authorizing \$2 million, \$3 million or \$4 million for a combined \$28 million for land acquisition and preservation.

While voter approval is required to authorize appropriations and borrowing for land acquisition and preservation, no land is purchased or debt issued until a specific purchase is approved by the Town Council. The referendum approval authorizes the Town Council to spend funds and issue debt, as applicable, for approved purchases. In addition to the funds approved at referendum, other monies have been appropriated to fund certain land acquisitions.

### **ACQUISITION AND PRESERVATION EFFORTS TO DATE**

Since 1988, the Reserve for Land Acquisition and Preservation Ordinance has enabled the purchase of 40± parcels totaling approximately 1,550+ acres of land in Glastonbury. State and federal grants and funding assistance from non-profit organizations and private donors have supplemented Town funding for a number of land acquisitions. A summary of lands acquired through previous bond authorizations and other funding sources is available at the Town web site at [www.glastonbury-ct.gov](http://www.glastonbury-ct.gov) and the Town Manager’s Office during normal business hours.

## PROPOSAL

The available appropriation and bond authorizations under the Town's Reserve for Land Acquisition and Preservation Ordinance now totals approximately \$2.65 million. **Pending land acquisitions could reduce this amount over the coming months.** The proposal described herein seeks voter approval for a \$3 million appropriation and bond authorization for future potential activities under the Reserve for Land Acquisition and Preservation program.

## FINANCES

Voter authorization is requested to authorize a \$3 million appropriation and bond authorization for land acquisition. Actual appropriation of funds and borrowing will not take place until a specific purchase is approved by the Town Council after a public hearing process.

## COST TO TAXPAYER

The estimated cost to the taxpayer is calculated with the following assumptions:

Grand List of October 1, 2016	Estimated Net Project Cost of \$3 million
Mill Equals \$3,639,590	Grand List remains constant
20 year level principal	3.75% estimated interest cost

The bond issues are estimated to result in the annual principal and interest costs shown below. Each succeeding year following year 5, annual payments will decrease as annual interest costs decrease. The estimated annual debt payment for the first five years is shown below.

An example of the estimated tax impact of the land acquisition proposal on a residential property with a current assessed value of \$100,000, \$200,000 and \$300,000 is shown below. The assessed value is 70% of estimated market value.

<u>Year</u>	<u>Annual Debt Payment</u>	<u>Cost per \$1,000 of Assessment</u>	<u>Cost per \$100,000 of Assessment</u>	<u>Cost per \$200,000 of Assessment</u>	<u>Cost per \$300,000 of Assessment</u>
1	\$262,500	\$0.072	\$7.20	\$14.42	\$21.64
2	\$256,875	\$0.071	\$7.10	\$14.12	\$21.18
3	\$251,250	\$0.069	\$6.90	\$13.81	\$20.71
4	\$245,625	\$0.067	\$6.70	\$13.50	\$20.25
5	\$240,000	\$0.066	\$6.60	\$13.19	\$19.78

Each succeeding year, the annual debt payment decreases as principal and interest payments are made.

## SCHEDULE

Because of the uncertainty of opportunities for land acquisition and preservation, a specific schedule for expenditures under the ordinance is not possible.

## BOND RESOLUTION

The full text of the bond resolution follows.

RESOLUTION APPROPRIATING \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZING THE ISSUE OF \$3,000,000 BONDS AND NOTES TO FINANCE SAID APPROPRIATION

RESOLVED,

(a) That the Town of Glastonbury appropriate THREE MILLION DOLLARS (\$3,000,000) for the purchase of development rights and the acquisition of land pursuant to the Town's Ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition to the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council. The appropriation may be spent for survey fees, feasibility and planning studies related to any potential acquisition, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project and its financing.

(b) That the Town issue bonds or notes in an amount not to exceed THREE MILLION DOLLARS (\$3,000,000) to finance the appropriation for the project. The amount of bonds or notes authorized to be issued shall be reduced by the amount of grants received by the Town for the project, unless the Town approves an additional appropriation to spend such grants. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed THREE MILLION DOLLARS (\$3,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

(d) That the Town Manager and the Treasurer of the Town shall sign any bonds or notes by their manual or facsimile signatures. The Town Manager and the Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that (except to the extent reimbursed from grant moneys) the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager and the Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

(g) That the Town Manager, on behalf of the Town, is authorized to apply for and accept federal and state grants to help finance the appropriation for the project, and to enter into any grant agreement necessary to obtain such grants. Any grant proceeds may be used to pay project costs or principal and interest on bonds, notes or temporary notes.

(h) That the Town Manager or his designee shall administer and supervise the project. The Town Manager, the Treasurer and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

(i) That this resolution shall not become effective until approved at referendum pursuant to Section 312 of the Town Charter. The wording of the question for the referendum ballot shall be:

"SHALL THE TOWN OF GLASTONBURY APPROPRIATE \$3,000,000 FOR THE PURCHASE OF DEVELOPMENT RIGHTS AND ACQUISITION OF LAND PURSUANT TO ORDINANCE ESTABLISHING THE TOWN'S RESERVE FOR LAND ACQUISITION AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE SAID APPROPRIATION?"

Town of Glastonbury  
PO Box 6523  
Glastonbury, CT 06033-6523

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**\*\*\*\*\*ECRWSS  
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DATE FILED 10/03/2017 11:51:28 AM  
JOYCE P. MASCEHA  
TOWN CLERK  
GLASTONBURY CT

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, SEPTEMBER 26, 2017**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Roll Call**

*Council Members*

Dr. Stewart Beckett III, Chairman  
Mr. Whit C. Osgood, Vice Chairman  
Mrs. Jill Barry  
Ms. Karen Boisvert  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh  
Mr. William T. Finn  
Mr. Thomas P. Gullotta  
Mrs. Cara T. Keefe {excused}

(a) **Pledge of Allegiance.**

*Led by Chairman Beckett*

**2. Public Comment.**

*Ms. Deb Carroll of 17 Green Briar* noted that the room was air conditioned and they would never dream of holding a Town Council meeting without air conditioning. She said that at 7:50 am, it was 92 degrees in the classroom for her 5 year old emphasizing that the extreme temperatures are particularly hard on the elderly and young. She said that she didn't trust the Town Council with the safety of her children and urged them to do their job.

*Mrs. Susan Karp of 32 Rampart Drive* said she spoke for herself but brought a letter from the Board of Education. She indicated that it seems like they are always presented with a hoop, first that the Town Council wouldn't decide until the Board of Education decided on school consolidation which was done. She continued saying then the cost estimate was too high so the Board of Education reduced the scope significantly to \$1.6M. Then, she said that they are being told it doesn't include Gideon Welles. She said they want to move forward with K-5 and are very happy to work with the Town Council. She conveyed that Dr. Bookman said that the staff would do the installation and then they were told to put it in the CIP. She emphasized that this has been their top priority for years and their inaction is impacting 2000 students and 400 staff every warm day. She said that they are not able to fully utilize the tax money being spent when teachers are too hot to teach and children are too hot to learn. She asked that they allocate the money for this project to get done.

**Mr. Jake McChesney of 48 Mark Drive** voiced strong support for air conditioning at the elementary schools. He said that he was dismayed this was kicked down the road at the last meeting and sad that they are proceeding with a revolving door at the town hall before this important project to protect the health and education of their children.

**Master Alex Niland of 3271 Hebron Avenue** said he was a 5<sup>th</sup> grader at Hebron Avenue and that when it's hot, no one wants to work. He said that he gets hot and sweaty, they have to take frequent water breaks and he feels light headed. He advocated for air conditioning in the schools.

**Mr. Larry Niland of 3271 Hebron Avenue** asked the Town Council to allocate the funding for air conditioning. He said it was likely about 72 degrees at the meeting and said if it was 27 degrees warmer, the meeting would likely be postponed or shortened. He said for stretches of days, they expect the children and teachers to perform in 95 degree temperatures. He said that he understood that the state was in a financial bind but noted that they found \$1M for the town hall and to align Douglas Road where there weren't any problems. He said that this shouldn't be partisan and asked them to do what's right and that this is necessary.

**Ms. Mary LaChance of 281 Cedar Ridge Drive** said she had two kids in 7<sup>th</sup> and 9<sup>th</sup> grades and said that spring and fall days can be very warm and it shouldn't be partisan about the health and safety of the children. She said 20% of the days are too hot for learning.

**Ms. Wendy Smith of 73 Dogwood Lane** said she became aware of the problem temperatures in 2015 and couldn't believe how hot the buildings are into November. As a scientist, she researched about what's too hot and too cold and 82 degrees is significant where learning deteriorates. She said she bought a data logger with her own money and put it into the schools where the temperature is taken every 15 minutes accurate within the hundredth of a degree. She said that she has graphs and charts she can show the council but that 1 out of every 5 days, the children and teachers are in a low functioning environment and money spent on the teacher training and technology won't make a difference.

**Ms. Becky Wingle of 2 Chase Hollow** picked up her child from school and he was red faced with his hair flat to his face and at 7, said that he felt tingly and the room was moving. She said that she packs all sorts of things to help him cope with the heat but if you see the children at the end of the day, they are like zombies. She expressed support of the Board of Education and that it's time to put air conditioning in the schools. She said that studies are clear that temperature impacts performance. She said that today at Hebron Avenue, it was in the 90's at 9am and it is not okay to send children into those conditions. She noted that if it is September and May, that is two months of the year lost and they would never consider shutting off the heat in the room during winter. She urged the Town Council to preserve the school system which is the reason why the families moved into town. She said that they love that they keep the seniors here, are attracting millennials and are buying open space but think of who is paying the taxes and that's the families.

*Ms. Cindy Wallace of 24 Ridge Road* questioned how many of the Town Council Members had been in the schools noting that it was over 90 degrees in the morning. She said that she knew there were state issues but they are funding many other things around town. She said she was at school for 15 minutes and was dripping so much, she had to go home and change. She said at open house, her son's second grade classroom was over 100 degrees. She said the inability to move forward will impact the election.

*Ms. Laura Hancock of 262 Bell Street* echoed the remarks of the previous speaker urging any Council Members uncertain to come to the schools adding that they are like ovens. She said that she doesn't want her child to have to deal with it. She said that in the past, they were able to have the doors open and have air moving but they can't do that any longer due to security. She urged the Council to support the funding.

Mrs. Barry asked to add school air conditioning to the agenda but Chairman Beckett said instead, they can discuss during the Town Manager's Report per protocol.

### **3. Special Reports.**

#### **(a) Report on activities of Poet Laureate – Sandy Sergio.**

Mrs. Alexandrina Sergio, Poet Laureate, reviewed her report on poetry activities in town throughout the year. She thanked Barbara Bailey and the Welles-Turner Library and staff specifically, for all of their support. She emphasized that poetry is being woven into the fabric of Glastonbury. She suggested the Council reconvene the Poet Laureate Committee as her term comes to an end, saying that the process worked well the first time. She also suggested they provide a small budget like \$100/year to allow for light refreshments such as cookies for events, postage and expenses like the purchase of the anthologies.

### **4. Old Business.**

#### **(a) Action on proposed Communication Tower, 63 Woodland Street – intervenor status.**

Mr. Johnson reviewed his memo to the Council on the subject dated September 22, 2017, noting that intervenor status protects their interest if they want to provide testimony. Vice Chairman Osgood and Mrs. Barry expressed support.

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby authorizes the Town Manager to request intervenor status in the proposal by EcoSite, Inc. and T-Mobile Northeast to construct a 150± foot communication tower at 63 Woodland Street, as described in a report by the Town Manager dated September 22, 2017.

**Result:** Motion passes unanimously {8-0-0}

**5. New Business.**

**(a) Action on proposed Interlocal Agreement – CT Center for Digital Investigations.**

Mr. Johnson reviewed his memo to the Council on the subject dated September 22, 2017. Chairman Beckett noted that this has been a longstanding project of the Police Department. Interim Police Chief Sweeny explained that Glastonbury has taken the lead on cybercrime issues since 2004 from sexual predation to bullying to financial crimes noting that cell phones are involved in almost every single crime. He told the story of a stolen car whose system engaged the thief's cell phone and there was only one officer in the state with experience on how to access that data. He said that they discussed the need to pool regional resources since 2012 but need a foundation noting that there were over 600 cases and it would cost over \$450,000 if had to go to an outside lab.

Ms. Boisvert asked if there was an effort to consolidate money, if there was a physical space and asked about police powers in other jurisdictions. Chief Sweeny said that there is a mechanism to determine needs and get the appropriate person in position for efficiency adding that they can't go and ask for money because they have no approved foundation for their arrangement. He said that they do have a physical location and that on issues where the investigation originates out of the laboratory, they may take the lead and in Glastonbury, there may be other officers that support their cases. Vice Chairman Osgood said that the concept to do this regionally makes huge sense and asked if there is a budget that is part of the request or if they support this, will they be expected to pay more in the future.

Chief Sweeny said that they will be trying their best to seek other funding sources and are not requesting any funding at present. Mr. Johnson added that if it is supported, they will be setting up a special revenue account where money from other towns could be deposited and allow the group to seek funding. Vice Chairman Osgood said that the budget is the only concern and asked if they could pull out of the agreement to which Chief Sweeny said yes. Mr. Finn asked if the agreement was reviewed by the town attorney to which Mr. Johnson indicated yes. Mr. Finn agreed it was a growing area and it made sense to pull together and urged them to provide the Town Council with information on need in the future. Mr. Cavanaugh asked about jurisdiction and if an arrest has to be done by a town officer. Chief Sweeny said that if a Manchester case, they keep the case and use the lab for analytics but if it was a case initiated by the lab, they would go to the Manchester Police. Mr. Byar said his questions were answered and he was in support. Mr. Gullotta said that they know there will be a need for funding down the road. Chairman Beckett said that they can certainly discuss the cost but should also include the cost of the crimes which is far, far higher for their citizens.

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby ratifies the Interlocal Agreement for the CT Center for Digital Investigations, as described in a report by the Town Manager dated September 22, 2017.

**Result:** Motion passes unanimously {8-0-0}

Chairman Beckett asked if anyone were here for the public hearing but with no response, he deferred it until after regular business.

**(b) Action on Interdepartment transfers.**

Mr. Johnson reviewed his memo to the Council on the subject dated September 22, 2017 saying that this year is unusual. Vice Chairman Osgood asked if the Police wages for OT due to staffing levels and asked about the interplay with the pension. Mr. Johnson said that there were some staffing challenges and that for many newer officers, it is not part of the pension.

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a transfer of \$607,256 from General Government, Financial Administration, Public Safety, Sanitation and Human Service accounts to Police/Wages-Other (\$207,659), Financial Administration/Legal Services (\$271,862), Highway/Utilities & Communications (\$40,660), and Financial Administration/Insurance (\$87,345), as described in a report by the Town Manager dated September 22, 2017 and as recommended by the Board of Finance.

**Result:** Motion passes unanimously {8-0-0}

**(c) Action on wage adjustment – Town Manager.**

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a 2% wage adjustment for Town Manager, Richard J. Johnson, effective July 1, 2017 for a new annual salary of \$184,467, and a \$4,500 payment to the Town Manager retirement account.

**Disc:** Mrs. Barry praised Mr. Johnson saying that Glastonbury was wonderful and a great deal of credit is owed to Mr. Johnson. Vice Chairman Osgood agreed. Ms. Boisvert thanked Mr. Johnson for all he does. Chairman Beckett agreed.

**Result:** Motion passes unanimously {8-0-0}

**6. Consent Calendar.**

**(a) Action on FY 2017-2018 Public Preventive Health & Human Service Block Grant.**

**(b) Action on Major Amendment – The Tannery – Adaptive Redevelopment Zone.**

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

**a. Preventive Health and Human Services Block Grant:**

BE IT RESOLVED, that Richard J. Johnson, Town Manager, is authorized to make, execute and approve on behalf of the Town of Glastonbury any and all contracts and amendments thereof with the State of Connecticut Department of Public Health for the annual Preventive Health and Human Services Block grant, as described in a report by the Town Manager dated September 22, 2017.

**b. Major Amendment – The Tannery – Adaptive Redevelopment Zone:**

BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby establishes the effective date for the Major Amendment to The Tannery – Adaptive Redevelopment Zone, approved at the September 12, 2017 Council meeting as 10 days following publication – September 25, 2017.

**Result:** Motion passes unanimously {8-0-0}

**7. Town Manager’s Report.**

Mr. Johnson briefly reviewed his report to the Council dated September 22, 2017, and the supplemental report dated September 26, 2017. A consensus was reached to allow the DEP to trap bobcats for research. Vice Chairman Osgood asked about the sidewalk by 2 Hopewell. Mr. Johnson said that that it was going forward and they got favorable bids for it and the one by Addison. Mr. Byar noted commercial signs in public rights of way in East Glastonbury. Mr. Johnson said that the sign patrol will be back out and this is a typical time of year to see those pop up.

**Motion By:** Mrs. Barry

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby adds to the agenda action to make a mid-year appropriation of \$1.6M for school air conditioning as requested by the Board of Education.

**Disc:** Mrs. Barry said that the Town Council received a formal request to consider a mid-year transfer indicating that this is an urgent and overdue need. Mr. Gullotta said that he was involved in running a mental health facility with childcare and if the air conditioning went out, it was an emergency as they were required to maintain temperatures of 65 to 80 degrees but municipalities are exempt. He said that temperatures of 85 degrees or more create conditions adverse to learning and if they wait for CIP, they will lose the spring, fall and maybe the following spring. He said that they have compelling data and testimony and should put the money in place to get this done.

Vice Chairman Osgood thanked the parents for coming in and agreed it needs to be addressed but added that they have procedures for how to go about it. He said that Mr. Gullotta could have requested at leadership that it be on the agenda which would provide notice adding that at the previous meeting, Mr. Gullotta had suggested it be on CIP. He said that Board of Education priorities have included boilers and roofs, too, and two weeks won't make a difference. He said he wouldn't support adding it to the agenda. Mrs. Barry said that this is not the first time this has been discussed or considered and it is really unfinished business. Mr. Gullotta clarified that at the last meeting when he heard no enthusiasm for pursuing the project at the time, he raised the CIP. He said that recognizing the delays such a schedule would present, he suggests a mid-year allocation and they could take it out of the coming year's CIP.

Mr. Byar concurred that this needs to be addressed and that it has been dragged out a long time, not all of which was the Town Council. He said that there are procedures suggesting they ask Mr. Johnson tonight to add it to the next agenda saying he would want fund balance information and maybe more budget information. Ms. Boisvert agreed, she supports air conditioning but she was not prepared to appropriate the \$1.6M tonight. She supported it on the next agenda saying 2 weeks won't make a difference. She expressed surprise that the schools weren't shut down with such adverse classroom temperatures. Mr. Finn agreed, he supported air conditioning but he was not prepared to allocate the \$1.6M tonight. He said that he felt they should have a good handle on Gideon Welles. He said that the state budget could have the greatest impact on Glastonbury over any other towns and would like to understand that. He said that all Town Council members hold the wellbeing of the students and teachers in the highest regard but they must be prudent in their expenditures and follow the process.

Mr. Byar reiterated the desire to add it to the next agenda saying that he is nervous about \$1.6M to "get started" leaving something open ended and not understanding the work at Gideon Welles. He wanted to understand further the difference between \$1.6M and the \$2.7M raised by the Town Manager. Mr. Cavanaugh asked if they can allocate the \$1.6M without a referral to the Board of Finance or public hearing to which Mr. Johnson replied saying no. Chairman Beckett said that they all agreed for well over a year that air conditioning was needed. He said that he and Mr. Byar asked about room air conditioning a long time ago and was told it wouldn't meet the sound specifications and now this proposal but it's unclear the \$1.6M versus \$2.7M. He said that if a classroom is 90 degrees when it is 64 degrees outside, someone is not managing the buildings right. He emphasized that the Town Council is not all at fault. He said that he would suggest they consider \$25K for continued design.

Mrs. Barry said she was totally disgusted by some of the comments and the inaction tonight speaks volumes. She said that respect was out the window for the Board of Education, teachers and children and that she was disheartened. Mr. Byar reiterated his support it be on the next agenda noting they don't have the ability to take action tonight by charter. Mrs. Barry suggested they could revise the motion to send it to the Board of Finance and public hearing. Mr. Johnson said that they can't take action to approve funds before sending it to public hearing and they need

to know what they are sending to public hearing. He said nothing will be delayed if they do it the next meeting and that no matter what, it would land on the second meeting in October.

**Result:** Motion fails {2-6-0} with Mrs. Barry and Mr. Gullotta supporting.

**8. Committee Reports.**  
**(a) Chairman's Report.**

Chairman Beckett said he wrote to the Glastonbury Citizen and said he wanted to clarify that he was not representing the Town Council. He said that there was nothing to report from CRCOG. Vice Chairman Osgood said that the MDC was starting to develop their budget but he hadn't seen it.

**9. Communications.**

- (a) Letter from CT Siting Council regarding proposed installation of a small cell telecommunications facility – 3039 Main Street.**
- (b) Letter from CT Siting Council regarding proposed modifications to an existing telecommunications facility – 374 Three Mile Road.**

**10. Minutes**

- (a) Minutes of September 12, 2017 Council Meeting.**

**Motion By:** Mr. Cavanaugh

**Seconded By:** Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the regular meeting held September 12, 2017.

**Result:** Motion passes unanimously {8-0-0}

**11. Appointments and Resignations.**

*None*

**PUBLIC HEARING AND ACTION ON PUBLIC HEARING – 8:00 P.M.**

**NO. 1 \$214,359 TRANSFER FROM THE GENERAL FUND-UNASSIGNED FUND BALANCE FOR GOODS AND SERVICES ORDERED BUT NOT YET RECEIVED AS OF JUNE 30, 2017**

Mr. Johnson briefly reviewed his memo to the Council on the subject dated September 22, 2017. Chairman Beckett called for public comment but no one spoke. Hearing nothing further, he closed the public hearing.

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$214,359 transfer from the General Fund-Unassigned Fund Balance for goods and services ordered but not yet received as of June 30, 2017, as described in a report by the Town Manager dated September 22, 2017.

**Result:** Motion passes unanimously {8-0-0}

**12. Executive Session.**

**(a) Potential land acquisition.**

**(b) Pending litigation (Town of Glastonbury v. Sakon).**

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby enters executive session at 8:45pm for the purposes of discussing a potential land acquisition and pending litigation (Town of Glastonbury v. Sakon)

**Result:** Motion passes unanimously {8-0-0}.

**Present for the executive session was Dr. Stewart Beckett III, Chairman, Mr. Whit C. Osgood, Vice Chairman, Mrs. Jill Barry, Ms. Karen Boisvert, Mr. Lawrence J. Byar, Mr. Kurt P. Cavanaugh, Mr. William T. Finn and Mr. Thomas P. Gullotta with Mr. Richard Johnson, Town Manager.**

**Motion By:** Mr. Cavanaugh **Seconded By:** Mr. Gullotta  
BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 9:35pm.

**Result:** Motion passes unanimously {8-0-0}.

**13. Adjournment**

*Motion By:* Vice Chairman Osgood

*Seconded By:* Mr. Gullotta

BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of September 26, 2017, at 9:36pm.

*Result:* Motion passes unanimously {8-0-0}.

Respectfully submitted,

***Kimberly Meanix Miller***

Kimberly Meanix Miller  
Recording Clerk



**Stewart Beckett, III**  
**Chairman**