

**GLASTONBURY TOWN COUNCIL AGENDA  
TUESDAY, FEBRUARY 25, 2020 – REGULAR MEETING  
6:00 P.M. – COUNCIL CHAMBERS, TOWN HALL  
2155 MAIN STREET, GLASTONBURY**

---

**Council Members:** Thomas P. Gullotta, Chairman; Lawrence Niland, Vice Chairman; Deborah A. Carroll; Dr. Stewart Beckett III; Kurt P. Cavanaugh; Mary LaChance; Jacob McChesney; Whit Osgood; Lillian Tanski

---

**BUDGET REVIEWS FOR FISCAL YEAR 2020-2021 – 6:00 P.M TO 8:00 P.M.**

- Presentation and discussion concerning Town Operations, Debt & Transfer, Revenues & Transfers, Capital Reserve Fund, Capital Improvement Program and other budget related matters involving the combined 2020-2021 budget proposal.
- 

1. Roll Call.
  - (a) Pledge of Allegiance.
2. Public Comment.
3. Special Reports.
4. Old Business.
5. New Business.
  - (a) Discussion and possible action concerning proposed amendments to Building Zone Regulations - Building Heights (set public hearing).
  - (b) Action on Public Safety Tax Abatement (set public hearing).
  - (c) Action on letter to Glastonbury State Legislators concerning DEEP Open Space Grant – 542-acre land acquisition.
  - (d) Action to schedule Final Budget Hearing for Fiscal Year 2020-2021.
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 February 11, 2020 Regular Meeting.
  - (b) Minutes of February 11, 2020 Special Meeting.
11. Appointments and Resignations.
  - (a) Appointment of Doug Bowman to the Zoning Board of Appeals to fill the unexpired term of Charlie Murray (Alternate, D-2023).
  - (b) Appointment of Ellen Saunig to Recreation Commission (D-2023).
12. Executive Session.
  - (a) Potential land acquisition.

Note: The Budget Reviews for Fiscal Year 2020-2021 will convene at 6:00 p.m. on Tuesday, February 25, 2020 in Council Chambers. The Regular Meeting Agenda items will convene upon completion of the Budget Review.



# 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

**BUDGET REVIEWS FOR  
FISCAL YEAR 2020-2021  
02-25-2020 Meeting**

February 21, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: 2020-2021 Budget**

Dear Council Members:

A presentation and review is scheduled for Tuesday evening on the proposed Town Operating Budget. The discussion will also include a summary of the Debt & Transfer, Capital Improvement and other topics as applicable. Department Directors will attend should Council have questions on specific operating areas. Summary background information is presented below and attached.

- The Board of Finance completed its review of the Town Operating, Debt & Transfer, and Education Budget proposals for FY2021. The combined budget proposals were reduced by \$1.146 million.
  - Town Operations (\$141,555)
  - Debt & Transfer (\$120,622)
  - Education (\$884,043)

The attached page provides a comparative summary from the Annual Town Meeting (ATM) to Board of Finance (BOF) action.

- Mill Rate
  - ATM 36.36 to 37.18 or 2.26%
  - BOF 36.36 to 36.9 or 1.49%
- Mill Rate calculation assumes 99.1% collection rate consistent with recent years.
- Grand list increase – 1.28%
- Revenues as proposed at ATM with \$40,000 increase in ECS per Governor Lamont.
- Capital Reserve funded projects proposed for July 1, 2020 are summarized on the attached page.
- General Fund Transfer In – the attached chart responds to a question concerning the historic level of the General Fund – Transfer In.
- The Board of Finance did not recommend any changes to the proposed Capital Projects.

Summary background information is attached.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

**Annual Town Meeting Proposed Compared to FY2020 Budget**

	Adopted 2019-2020	ATM Proposed 2020-2021	\$ Change	Percent Change
Town Operations	43,334,025	45,211,859	1,877,834	4.33%
Debt & Transfers	13,973,755	13,956,799	(16,956)	-0.12%
Education	108,699,846	112,313,089	3,613,243	3.32%
<b>Total</b>	<b>166,007,626</b>	<b>171,481,747</b>	<b>5,474,121</b>	<b>3.30%</b>

*Note: The 4.33% increase in Town Operations results from operating accounts-2.25% and pension-2.08%*

**BOF Proposed Compared to FY2020 Budget**

	Adopted 2019-2020	BOF Proposed 2020-2021	\$ Change	Percent Change
Town Operations	43,334,025	45,070,304	1,736,279	4.01%
Debt & Transfers	13,973,755	13,836,177	(137,578)	-0.98%
Education	108,699,846	111,429,046	2,729,200	2.51%
<b>Total</b>	<b>166,007,626</b>	<b>170,335,527</b>	<b>4,327,901</b>	<b>2.61%</b>

**BOF Proposed Compared to Town Manager Proposed FY2020**

	ATM Proposed 2020-2021	BOF Proposed 2020-2021	\$ Change	Percent Change
Town Operations	45,211,859	45,070,304	(141,555)	-0.31%
Debt & Transfers	13,956,799	13,836,177	(120,622)	-0.86%
Education	112,313,089	111,429,046	(884,043)	-0.79%
<b>Total</b>	<b>171,481,747</b>	<b>170,335,527</b>	<b>(1,146,220)</b>	<b>-0.67%</b>

*Note: The 4.01% increase in Town Operations as recommended by the Board of Finance results from operating accounts-1.92% and pension-2.08%*

February 21, 2020

**General Fund: Summary of Expenditures and Transfers**

DEPARTMENT	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>HUMAN SERVICES</b>					
HEALTH GRANTS	32,577	32,577	32,577	-	0.0%
YOUTH/FAMILY SERVICES	1,235,257	1,301,056	1,572,648	271,592	20.9%
SENIOR & COMMUNITY SERVICES	1,492,174	1,630,871	1,479,449	(151,422)	-9.3%
<b>TOTAL HUMAN SERVICES</b>	<b>2,760,008</b>	<b>2,964,504</b>	<b>3,084,674</b>	<b>120,170</b>	<b>4.1%</b>
<b>LEISURE &amp; CULTURE</b>					
PARKS/RECREATION	4,086,029	3,942,912	3,998,530	55,618	1.4%
WELLES TURNER LIBRARY	1,597,796	1,786,855	1,858,142	71,287	4.0%
SOUTH GLASTONBURY LIBRARY	7,500	7,500	7,500	-	0.0%
EAST GLASTONBURY LIBRARY	7,500	7,500	7,500	-	0.0%
<b>TOTAL LEISURE &amp; CULTURE</b>	<b>5,698,825</b>	<b>5,744,767</b>	<b>5,871,672</b>	<b>126,905</b>	<b>2.2%</b>
<b>TOTAL TOWN</b>	<b>41,745,324</b>	<b>43,334,025</b>	<b>45,211,859</b>	<b>1,877,834</b>	<b>4.3%</b>
<b>DEBT SERVICE &amp; TRANSFERS OUT</b>					
<b>DEBT SERVICE</b>	<b>8,153,655</b>	<b>7,157,157</b>	<b>7,101,799</b>	<b>(55,358)</b>	<b>-0.8%</b>
<b>TRANSFERS OUT</b>					
CAPITAL RESERVE FUND	5,860,000	6,000,000	6,000,000	-	0.0%
DOG FUND	45,000	45,000	45,000	-	0.0%
OPEB FUND	713,719	771,598	810,000	38,402	5.0%
<b>CAPITAL PROJECTS FUND</b>	<b>56,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	
SEWER OPERATING	175,000	-	-	-	
<b>TOTAL TRANSFERS OUT</b>	<b>6,850,219</b>	<b>6,816,598</b>	<b>6,855,000</b>	<b>38,402</b>	<b>0.6%</b>
<b>TOTAL DEBT SERVICE &amp; TRANSFERS OUT</b>	<b>15,003,874</b>	<b>13,973,755</b>	<b>13,956,799</b>	<b>(16,956)</b>	<b>-0.1%</b>
<b>EDUCATION</b>	<b>106,834,222</b>	<b>108,699,846</b>	<b>112,313,089</b>	<b>3,613,243</b>	<b>3.3%</b>
<b>GRAND TOTAL EXPENDITURES AND TRANSFERS</b>	<b>163,583,421</b>	<b>166,007,626</b>	<b>171,481,747</b>	<b>5,474,121</b>	<b>3.3%</b>

**General Fund: Summary of Expenditures and Transfers**

DEPARTMENT	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>TOWN</b>					
<b>GENERAL GOVERNMENT</b>					
TOWN COUNCIL	119,199	143,233	141,507	(1,726)	-1.2%
TOWN MANAGER	562,941	615,550	646,259	30,709	5.0%
HUMAN RESOURCES	710,037	567,371	617,618	50,247	8.9%
FACILITIES MAINTENANCE	1,888,179	1,985,648	1,986,955	1,307	0.1%
<b>TOTAL GENERAL GOVERNMENT</b>	<b>3,280,356</b>	<b>3,311,802</b>	<b>3,392,339</b>	<b>80,537</b>	<b>2.4%</b>
<b>COMMUNITY DEVELOPMENT</b>					
COMMUNITY DEVELOPMENT	525,364	562,910	607,949	45,039	8.0%
BUILDING INSPECTION	478,418	552,405	563,269	10,864	2.0%
FIRE MARSHAL	328,931	359,192	381,945	22,753	6.3%
HEALTH	711,044	727,422	766,354	38,932	5.4%
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>2,043,757</b>	<b>2,201,929</b>	<b>2,319,517</b>	<b>117,588</b>	<b>5.3%</b>
<b>ADMINISTRATIVE SERVICES</b>					
FINANCIAL ADMINISTRATION	1,433,970	1,517,047	1,681,505	164,458	10.8%
ACCOUNTING	441,609	449,625	431,562	(18,063)	-4.0%
PROPERTY ASSESSMENT	618,595	677,385	640,823	(36,562)	-5.4%
REVENUE COLLECTION	460,662	497,684	495,435	(2,249)	-0.5%
TOWN CLERK	527,095	546,198	561,775	15,577	2.9%
VOTER REGISTRATION	165,169	170,200	179,867	9,667	5.7%
LEGAL SERVICES	339,034	300,000	300,000	-	0.0%
PROBATE SERVICES	15,004	24,800	24,800	-	0.0%
INSURANCE/PENSIONS	2,030,062	2,030,799	2,112,694	81,895	4.0%
<b>TOTAL ADMINISTRATIVE SERVICES</b>	<b>6,031,200</b>	<b>6,213,738</b>	<b>6,428,461</b>	<b>214,723</b>	<b>3.5%</b>
<b>PUBLIC SAFETY</b>					
POLICE	12,790,739	13,396,071	14,270,358	874,287	6.5%
VOLUNTEER AMBULANCE	17,115	20,820	-	(20,820)	-100.0%
FIRE	1,233,426	1,131,961	1,227,160	95,199	8.4%
CIVIL PREPAREDNESS	32,401	31,202	33,752	2,550	8.2%
<b>TOTAL PUBLIC SAFETY</b>	<b>14,073,682</b>	<b>14,580,054</b>	<b>15,531,270</b>	<b>951,216</b>	<b>6.5%</b>
<b>PHYSICAL SERVICES</b>					
ENGINEERING	1,525,020	1,657,000	1,634,010	(22,990)	-1.4%
HIGHWAY	4,319,895	4,534,907	4,632,985	98,078	2.2%
FLEET MAINTENANCE	1,208,427	1,265,363	1,307,963	42,600	3.4%
<b>TOTAL PHYSICAL SERVICES</b>	<b>7,053,343</b>	<b>7,457,270</b>	<b>7,574,958</b>	<b>117,688</b>	<b>1.6%</b>
<b>SANITATION</b>					
REFUSE DISPOSAL	804,154	859,961	1,008,968	149,007	17.3%
<b>TOTAL SANITATION</b>	<b>804,154</b>	<b>859,961</b>	<b>1,008,968</b>	<b>149,007</b>	<b>17.3%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>OTHER REVENUES</b>					
<b>Other Revenues</b>					
Probate Court Reimbursements	2,960	2,480	2,480	-	0.0%
Interest on Investments	1,317,030	1,500,000	838,000	(662,000)	-44.1%
Land Sales & Rentals	208,004	264,932	254,932	(10,000)	-3.8%
Miscellaneous	34,226	20,000	20,000	-	0.0%
Educ Student Activities	1,033	200	200	-	0.0%
Educ Vo Ag Tuition	293,243	365,989	365,989	-	0.0%
Purchasing - Auction Sales	19,322	35,000	23,950	(11,050)	-31.6%
PhyServ Refunds & Sales	3,142	3,500	3,500	-	0.0%
Refuse Recycling	71,971	30,000	35,050	5,050	16.8%
Bulky Waste Fill	8,996	30,000	35,000	5,000	16.7%
Claims Reimbursements	39,628	40,000	40,000	-	0.0%
Public Safety Police	87,297	75,000	76,000	1,000	1.3%
Youth & Family Services	28,932	33,400	33,400	-	0.0%
Library Trustee Account	52,644	40,000	40,000	-	0.0%
Clinical Fees	1,925	750	750	-	0.0%
Library Miscellaneous	11,484	16,000	16,000	-	0.0%
PURCHASING CARD REBATES	6,171	5,000	8,000	3,000	60.0%
Attorney Fee's Reimbursed	31,121	12,000	25,000	13,000	108.3%
Utilities Reimbursed	8,444	-	2,500	2,500	0.0%
Tower Lease	18,000	-	-	-	0.0%
Unrealized Gain/(Loss) on Inv	183,370	-	-	-	0.0%
ICMA Administrative Allowance	23,383	-	-	-	0.0%
<b>TOTAL OTHER REVENUES</b>	<b>2,452,326</b>	<b>2,474,251</b>	<b>1,820,751</b>	<b>(653,500)</b>	<b>-26.4%</b>
<b>TRANSFERS IN</b>					
<b>Transfers In</b>					
From Capital Projects	1,400,000	-	-	-	0.0%
From General Fund		575,000	975,000	400,000	69.6%
<b>TOTAL TRANSFERS IN</b>	<b>1,400,000</b>	<b>575,000</b>	<b>975,000</b>	<b>400,000</b>	<b>69.6%</b>
<b>GRAND TOTAL REV. AND TRANSFERS</b>	<b>166,969,490</b>	<b>166,007,626</b>	<b>171,481,747</b>	<b>5,474,121</b>	<b>3.3%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>Admin Services</b>					
ST/CT Historical Document Pres	6,500	7,500	7,500	-	0.0%
	<b>6,500</b>	<b>7,500</b>	<b>7,500</b>	-	<b>0.0%</b>
<b>Public Safety</b>					
Regional Dispatch Reimbursement	227,541	160,000	160,000	-	0.0%
Police Grants	323,295	194,000	198,597	4,597	2.4%
Civil Preparedness	11,617	11,110	11,610	500	4.5%
Volunteer Ambul Reimbursements	11,431	20,820	20,000	(820)	-3.9%
	<b>573,884</b>	<b>385,930</b>	<b>390,207</b>	<b>4,277</b>	<b>1.1%</b>
<b>PHYS SERVICES / SANITATION</b>					
CRRA/Resource Recovery	-	-	-	-	0.0%
	-	-	-	-	<b>0.0%</b>
<b>Human Services</b>					
State of CT Health Grants	7,990	-	-	-	0.0%
Dial A Ride Grant	51,278	51,278	51,278	-	0.0%
Housing Auth Resident Services	47,680	60,000	47,990	(12,010)	-20.0%
Youth & Family ST Grant	25,814	26,658	31,832	5,174	19.4%
	<b>132,762</b>	<b>137,936</b>	<b>131,100</b>	<b>(6,836)</b>	<b>-5.0%</b>
<b>TOTAL INTERGOVERNMENTAL</b>	<b>8,860,993</b>	<b>6,781,043</b>	<b>6,865,560</b>	<b>84,517</b>	<b>1.2%</b>
<b>CHARGES FOR SERVICES</b>					
<b>Charges for Services</b>					
Planning & Zoning	12,956	17,000	12,000	(5,000)	-29.4%
Town Clerk Recording Fees	174,357	169,800	171,000	1,200	0.7%
Town Clerk Conveyance Fee	849,705	561,500	616,400	54,900	9.8%
Educ/Community Serv Fees	59,629	20,000	20,000	-	0.0%
Solid Waste Tip Fees	203,142	265,000	250,000	(15,000)	-5.7%
Sewer Inspection Fees	-	2,000	2,000	-	0.0%
Parks/Rec Swimming Fees	104,646	132,200	123,700	(8,500)	-6.4%
Parks/Rec Program Fees	34,335	45,985	36,383	(9,602)	-20.9%
Subdivision OT Inspection	-	1,000	1,000	-	0.0%
Fire Watch Services	6,453	5,320	5,320	-	0.0%
Health Soil Tests	3,300	4,000	3,500	(500)	-12.5%
Senior Ser Programs	58,747	77,960	77,960	-	0.0%
Senior Nutrition Program	32,302	35,000	37,500	2,500	7.1%
Library Fines	31,966	40,000	40,000	-	0.0%
Notary Services	6,097	5,000	5,100	100	2.0%
Passport Processing	26,343	55,000	39,800	(15,200)	-27.6%
<b>TOTAL CHARGES FOR SERVICES</b>	<b>1,603,978</b>	<b>1,436,765</b>	<b>1,441,663</b>	<b>4,898</b>	<b>0.3%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>TAXES</b>					
<b>Tax Revenues</b>					
Current Levy	148,582,258	151,287,767	156,773,673	5,485,906	3.6%
Auto Supplemental	1,559,440	1,450,000	1,500,000	50,000	3.4%
Delinquent Motor Vehicle Fees	14,354	-	-	-	0.0%
Prior Years	651,084	500,000	500,000	-	0.0%
Interest & Fees	411,759	350,000	350,000	-	0.0%
Miscellaneous Fees	3,818	2,000	2,000	-	0.0%
<b>TOTAL TAXES</b>	<b>151,222,713</b>	<b>153,589,767</b>	<b>159,125,673</b>	<b>5,535,906</b>	<b>3.6%</b>
<b>LICENSES &amp; PERMITS</b>					
<b>Licenses &amp; Permits</b>					
Building Inspection Fees	901,868	650,000	750,000	100,000	15.4%
Town Clerk Fees	84,459	70,000	80,000	10,000	14.3%
Physical Services Fees	13,975	11,000	11,000	-	0.0%
Refuse Permit Fees	304,385	302,000	290,000	(12,000)	-4.0%
Health	118,285	112,700	117,000	4,300	3.8%
Fire Marshal	6,508	5,100	5,100	-	0.0%
<b>TOTAL LICENSES &amp; PERMITS</b>	<b>1,429,480</b>	<b>1,150,800</b>	<b>1,253,100</b>	<b>102,300</b>	<b>8.9%</b>
<b>INTERGOVERNMENTAL</b>					
<b>HousAuth In-Lieu Tax</b>					
Housing Auth Welles Vill	90,333	87,000	87,000	-	0.0%
Other Housing Projects	105,530	106,000	106,000	-	0.0%
	<b>195,863</b>	<b>193,000</b>	<b>193,000</b>	<b>-</b>	<b>0.0%</b>
<b>St Conn In-Lieu Taxes</b>					
St/CT Pilot	-	-	-	-	-
HomeownerTxRelief	-	150,000	-	(150,000)	-100.0%
Disability Exemption	2,011	2,400	2,400	-	0.0%
Veterans Exemption	9,756	12,000	12,000	-	0.0%
St/CT Telephone Access	70,853	85,000	72,000	(13,000)	-15.3%
Mashantucket Pequot	-	-	-	-	0.0%
State Stabilization Grant	385,930	385,930	385,930	-	0.0%
Undesigntd Reduction State Aid	-	-	-	-	0.0%
	<b>468,550</b>	<b>635,330</b>	<b>472,330</b>	<b>(163,000)</b>	<b>-25.7%</b>
<b>ST Educ Entitlements</b>					
Magnet School Transportation	24,400	-	-	-	0.0%
ECS Cost Sharing Grant	5,897,871	5,089,459	5,339,535	250,076	4.9%
Spec Educ Excess/Agency	1,236,534	-	-	-	0.0%
Vocational Agriculture	324,629	331,888	331,888	-	0.0%
	<b>7,483,434</b>	<b>5,421,347</b>	<b>5,671,423</b>	<b>250,076</b>	<b>4.6%</b>

## General Fund Summary of Revenues and Appropriations/Expenditures

DESCRIPTION	2019 Actual	2020 Adopted	2021 Proposed	Increase (Decrease)	% Increase (Decrease)
<b>REVENUES</b>					
Taxes	151,222,713	153,589,767	159,125,673	5,535,906	3.6%
Licenses & Permits	1,429,480	1,150,800	1,253,100	102,300	8.9%
Intergovernmental	8,860,993	6,781,043	6,865,560	84,517	1.2%
Charges for Services	1,603,978	1,436,765	1,441,663	4,898	0.3%
Other	2,452,326	2,474,251	1,820,751	(653,500)	-26.4%
Use of Fund Balance	1,400,000	575,000	975,000	400,000	69.6%
<b>TOTAL REVENUES</b>	<b>166,969,490</b>	<b>166,007,626</b>	<b>171,481,747</b>	<b>5,474,121</b>	<b>3.3%</b>
<b>APPROPRIATIONS/EXPENDITURES</b>					
<b>TOWN</b>					
General Government	3,280,356	3,311,802	3,392,339	80,537	2.4%
Community Development	2,043,757	2,201,929	2,319,517	117,588	5.3%
Administrative Services	6,031,200	6,213,738	6,428,461	214,723	3.5%
Public Safety	14,073,682	14,580,054	15,531,270	951,216	6.5%
Physical Services	7,053,343	7,457,270	7,574,958	117,688	1.6%
Sanitation	804,154	859,961	1,008,968	149,007	17.3%
Human Services	2,760,008	2,964,504	3,084,674	120,170	4.1%
Leisure & Culture	5,698,825	5,744,767	5,871,672	126,905	2.2%
<b>TOTAL TOWN</b>	<b>41,745,324</b>	<b>43,334,025</b>	<b>45,211,859</b>	<b>1,877,834</b>	<b>4.3%</b>
<b>DEBT &amp; TRANSFERS OUT</b>	<b>15,003,874</b>	<b>13,973,755</b>	<b>13,956,799</b>	<b>(16,956)</b>	<b>-0.1%</b>
<b>EDUCATION</b>	<b>106,834,222</b>	<b>108,699,846</b>	<b>112,313,089</b>	<b>3,613,243</b>	<b>3.3%</b>
<b>TOTAL APPROPRIATIONS/EXPENDITURES</b>	<b>163,583,421</b>	<b>166,007,626</b>	<b>171,481,747</b>	<b>5,474,121</b>	<b>3.3%</b>

## General Fund: Summary of Expenditures and Transfers

DEPARTMENT	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>SANITATION</b>					
REFUSE DISPOSAL	804,154	859,961	1,008,968	149,007	17.3%
<b>TOTAL SANITATION</b>	<b>804,154</b>	<b>859,961</b>	<b>1,008,968</b>	<b>149,007</b>	<b>17.3%</b>
<b>HUMAN SERVICES</b>					
HEALTH GRANTS	32,577	32,577	32,577	-	0.0%
YOUTH/FAMILY SERVICES	1,235,257	1,301,056	1,572,648	271,592	20.9%
SENIOR & COMMUNITY SERVICES	1,492,174	1,630,871	1,479,449	(151,422)	-9.3%
<b>TOTAL HUMAN SERVICES</b>	<b>2,760,008</b>	<b>2,964,504</b>	<b>3,084,674</b>	<b>120,170</b>	<b>4.1%</b>
<b>LEISURE &amp; CULTURE</b>					
PARKS/RECREATION	4,086,029	3,942,912	3,998,530	55,618	1.4%
WELLES TURNER LIBRARY	1,597,796	1,786,855	1,858,142	71,287	4.0%
SOUTH GLASTONBURY LIBRARY	7,500	7,500	7,500	-	0.0%
EAST GLASTONBURY LIBRARY	7,500	7,500	7,500	-	0.0%
<b>TOTAL LEISURE &amp; CULTURE</b>	<b>5,698,825</b>	<b>5,744,767</b>	<b>5,871,672</b>	<b>126,905</b>	<b>2.2%</b>
<b>TOTAL TOWN</b>	<b>41,745,324</b>	<b>43,334,025</b>	<b>45,070,304</b>	<b>1,736,279</b>	<b>4.0%</b>
<b>DEBT SERVICE &amp; TRANSFERS OUT</b>					
<b>DEBT SERVICE</b>	<b>8,153,655</b>	<b>7,157,157</b>	<b>7,101,799</b>	<b>(55,358)</b>	<b>-0.8%</b>
<b>TRANSFERS OUT</b>					
CAPITAL RESERVE FUND	5,860,000	6,000,000	5,879,378	(120,622)	-2.0%
DOG FUND	45,000	45,000	45,000	-	0.0%
OPEB FUND	713,719	771,598	810,000	38,402	5.0%
CAPITAL PROJECTS FUND	56,500	-	-	-	-
SEWER OPERATING	175,000	-	-	-	-
<b>TOTAL TRANSFERS OUT</b>	<b>6,850,219</b>	<b>6,816,598</b>	<b>6,734,378</b>	<b>(82,220)</b>	<b>-1.2%</b>
<b>TOTAL DEBT SERVICE &amp; TRANSFERS OUT</b>	<b>15,003,874</b>	<b>13,973,755</b>	<b>13,836,177</b>	<b>(137,578)</b>	<b>-1.0%</b>
<b>EDUCATION</b>	<b>106,834,222</b>	<b>108,699,846</b>	<b>111,429,046</b>	<b>2,729,200</b>	<b>2.5%</b>
<b>GRAND TOTAL EXPENDITURES AND TRANSFERS</b>	<b>163,583,421</b>	<b>166,007,626</b>	<b>170,335,527</b>	<b>4,327,901</b>	<b>2.6%</b>

## General Fund: Summary of Expenditures and Transfers

DEPARTMENT	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>TOWN</b>					
<b>GENERAL GOVERNMENT</b>					
TOWN COUNCIL	119,199	143,233	141,507	(1,726)	-1.2%
TOWN MANAGER	562,941	615,550	646,259	30,709	5.0%
HUMAN RESOURCES	710,037	567,371	617,618	50,247	8.9%
FACILITIES MAINTENANCE	1,888,179	1,985,648	1,986,955	1,307	0.1%
<b>TO BE IDENTIFIED REDUCTION</b>	-	-	(141,555)	(141,555)	
<b>TOTAL GENERAL GOVERNMENT</b>	<b>3,280,356</b>	<b>3,311,802</b>	<b>3,250,784</b>	<b>(61,018)</b>	<b>-1.8%</b>
<b>COMMUNITY DEVELOPMENT</b>					
COMMUNITY DEVELOPMENT	525,364	562,910	607,949	45,039	8.0%
BUILDING INSPECTION	478,418	552,405	563,269	10,864	2.0%
FIRE MARSHAL	328,931	359,192	381,945	22,753	6.3%
HEALTH	711,044	727,422	766,354	38,932	5.4%
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>2,043,757</b>	<b>2,201,929</b>	<b>2,319,517</b>	<b>117,588</b>	<b>5.3%</b>
<b>ADMINISTRATIVE SERVICES</b>					
FINANCIAL ADMINISTRATION	1,433,970	1,517,047	1,681,505	164,458	10.8%
ACCOUNTING	441,609	449,625	431,562	(18,063)	-4.0%
PROPERTY ASSESSMENT	618,595	677,385	640,823	(36,562)	-5.4%
REVENUE COLLECTION	460,662	497,684	495,435	(2,249)	-0.5%
TOWN CLERK	527,095	546,198	561,775	15,577	2.9%
VOTER REGISTRATION	165,169	170,200	179,867	9,667	5.7%
LEGAL SERVICES	339,034	300,000	300,000	-	0.0%
PROBATE SERVICES	15,004	24,800	24,800	-	0.0%
INSURANCE/PENSIONS	2,030,062	2,030,799	2,112,694	81,895	4.0%
<b>TOTAL ADMINISTRATIVE SERVICES</b>	<b>6,031,200</b>	<b>6,213,738</b>	<b>6,428,461</b>	<b>214,723</b>	<b>3.5%</b>
<b>PUBLIC SAFETY</b>					
POLICE	12,790,739	13,396,071	14,270,358	874,287	6.5%
VOLUNTEER AMBULANCE	17,115	20,820	-	(20,820)	-100.0%
FIRE	1,233,426	1,131,961	1,227,160	95,199	8.4%
CIVIL PREPAREDNESS	32,401	31,202	33,752	2,550	8.2%
<b>TOTAL PUBLIC SAFETY</b>	<b>14,073,682</b>	<b>14,580,054</b>	<b>15,531,270</b>	<b>951,216</b>	<b>6.5%</b>
<b>PHYSICAL SERVICES</b>					
ENGINEERING	1,525,020	1,657,000	1,634,010	(22,990)	-1.4%
HIGHWAY	4,319,895	4,534,907	4,632,985	98,078	2.2%
FLEET MAINTENANCE	1,208,427	1,265,363	1,307,963	42,600	3.4%
<b>TOTAL PHYSICAL SERVICES</b>	<b>7,053,343</b>	<b>7,457,270</b>	<b>7,574,958</b>	<b>117,688</b>	<b>1.6%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>OTHER REVENUES</b>					
<b>Other Revenues</b>					
Probate Court Reimbursements	2,960	2,480	2,480	-	0.0%
Interest on Investments	1,317,030	1,500,000	838,000	(662,000)	-44.1%
Land Sales & Rentals	208,004	264,932	254,932	(10,000)	-3.8%
Miscellaneous	34,226	20,000	20,000	-	0.0%
Educ Student Activities	1,033	200	200	-	0.0%
Educ Vo Ag Tuition	293,243	365,989	365,989	-	0.0%
Purchasing - Auction Sales	19,322	35,000	23,950	(11,050)	-31.6%
PhyServ Refunds & Sales	3,142	3,500	3,500	-	0.0%
Refuse Recycling	71,971	30,000	35,050	5,050	16.8%
Bulky Waste Fill	8,996	30,000	35,000	5,000	16.7%
Claims Reimbursements	39,628	40,000	40,000	-	0.0%
Public Safety Police	87,297	75,000	76,000	1,000	1.3%
Youth & Family Services	28,932	33,400	33,400	-	0.0%
Library Trustee Account	52,644	40,000	40,000	-	0.0%
Clinical Fees	1,925	750	750	-	0.0%
Library Miscellaneous	11,484	16,000	16,000	-	0.0%
PURCHASING CARD REBATES	6,171	5,000	8,000	3,000	60.0%
Attorney Fee's Reimbursed	31,121	12,000	25,000	13,000	108.3%
Utilities Reimbursed	8,444	-	2,500	2,500	
Tower Lease	18,000	-	-	-	
Unrealized Gain/(Loss) on Inv	183,370	-	-	-	
ICMA Administrative Allowance	23,383	-	-	-	
<b>TOTAL OTHER REVENUES</b>	<b>2,452,326</b>	<b>2,474,251</b>	<b>1,820,751</b>	<b>(653,500)</b>	<b>-26.4%</b>
<b>TRANSFERS IN</b>					
<b>Transfers In</b>					
From Capital Projects	1,400,000	-	-	-	
From General Fund		575,000	975,000	400,000	69.6%
<b>TOTAL TRANSFERS IN</b>	<b>1,400,000</b>	<b>575,000</b>	<b>975,000</b>	<b>400,000</b>	<b>69.6%</b>
<b>GRAND TOTAL REV. AND TRANSFERS</b>	<b>166,969,490</b>	<b>166,007,626</b>	<b>170,335,527</b>	<b>4,327,901</b>	<b>2.6%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>Admin Services</b>					
ST/CT Historical Document Pres	6,500	7,500	7,500	-	0.0%
	<b>6,500</b>	<b>7,500</b>	<b>7,500</b>	-	<b>0.0%</b>
<b>Public Safety</b>					
Regional Dispatch Reimbursement	227,541	160,000	160,000	-	0.0%
Police Grants	323,295	194,000	198,597	4,597	2.4%
Civil Preparedness	11,617	11,110	11,610	500	4.5%
Volunteer Ambul Reimbursements	11,431	20,820	20,000	(820)	-3.9%
	<b>573,884</b>	<b>385,930</b>	<b>390,207</b>	<b>4,277</b>	<b>1.1%</b>
<b>PHYS SERVICES / SANITATION</b>					
CRRA/Resource Recovery	-	-	-	-	
	-	-	-	-	
<b>Human Services</b>					
State of CT Health Grants	7,990	-	-	-	
Dial A Ride Grant	51,278	51,278	51,278	-	0.0%
Housing Auth Resident Services	47,680	60,000	47,990	(12,010)	-20.0%
Youth & Family ST Grant	25,814	26,658	31,832	5,174	19.4%
	<b>132,762</b>	<b>137,936</b>	<b>131,100</b>	<b>(6,836)</b>	<b>-5.0%</b>
<b>TOTAL INTERGOVERNMENTAL</b>	<b>8,860,993</b>	<b>6,781,043</b>	<b>6,905,560</b>	<b>124,517</b>	<b>1.8%</b>
<b>CHARGES FOR SERVICES</b>					
<b>Charges for Services</b>					
Planning & Zoning	12,956	17,000	12,000	(5,000)	-29.4%
Town Clerk Recording Fees	174,357	169,800	171,000	1,200	0.7%
Town Clerk Conveyance Fee	849,705	561,500	616,400	54,900	9.8%
Educ/Community Serv Fees	59,629	20,000	20,000	-	0.0%
Solid Waste Tip Fees	203,142	265,000	250,000	(15,000)	-5.7%
Sewer Inspection Fees	-	2,000	2,000	-	0.0%
Parks/Rec Swimming Fees	104,646	132,200	123,700	(8,500)	-6.4%
Parks/Rec Program Fees	34,335	45,985	36,383	(9,602)	-20.9%
Subdivision OT Inspection	-	1,000	1,000	-	0.0%
Fire Watch Services	6,453	5,320	5,320	-	0.0%
Health Soil Tests	3,300	4,000	3,500	(500)	-12.5%
Senior Ser Programs	58,747	77,960	77,960	-	0.0%
Senior Nutrition Program	32,302	35,000	37,500	2,500	7.1%
Library Fines	31,966	40,000	40,000	-	0.0%
Notary Services	6,097	5,000	5,100	100	2.0%
Passport Processing	26,343	55,000	39,800	(15,200)	-27.6%
<b>TOTAL CHARGES FOR SERVICES</b>	<b>1,603,978</b>	<b>1,436,765</b>	<b>1,441,663</b>	<b>4,898</b>	<b>0.3%</b>

## General Fund Summary of Revenues and Transfers

DESCRIPTION	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>TAXES</b>					
<b>Tax Revenues</b>					
Current Levy	148,582,258	151,287,767	155,587,453	4,299,686	2.8%
Auto Supplemental	1,559,440	1,450,000	1,500,000	50,000	3.4%
Delinquent Motor Vehicle Fees	14,354	-	-	-	
Prior Years	651,084	500,000	500,000	-	0.0%
Interest & Fees	411,759	350,000	350,000	-	0.0%
Miscellaneous Fees	3,818	2,000	2,000	-	0.0%
<b>TOTAL TAXES</b>	<b>151,222,713</b>	<b>153,589,767</b>	<b>157,939,453</b>	<b>4,349,686</b>	<b>2.8%</b>
<b>LICENSES &amp; PERMITS</b>					
<b>Licenses&amp; Permits</b>					
Building Inspection Fees	901,868	650,000	750,000	100,000	15.4%
Town Clerk Fees	84,459	70,000	80,000	10,000	14.3%
Physical Services Fees	13,975	11,000	11,000	-	0.0%
Refuse Permit Fees	304,385	302,000	290,000	(12,000)	-4.0%
Health	118,285	112,700	117,000	4,300	3.8%
Fire Marshal	6,508	5,100	5,100	-	0.0%
<b>TOTAL LICENSES &amp; PERMITS</b>	<b>1,429,480</b>	<b>1,150,800</b>	<b>1,253,100</b>	<b>102,300</b>	<b>8.9%</b>
<b>INTERGOVERNMENTAL</b>					
<b>HousAuth In-Lieu Tax</b>					
Housing Auth Welles Vill	90,333	87,000	87,000	-	0.0%
Other Housing Projects	105,530	106,000	106,000	-	0.0%
	<b>195,863</b>	<b>193,000</b>	<b>193,000</b>	<b>-</b>	<b>0.0%</b>
<b>St Conn In-Lieu Taxes</b>					
HomeownerTxRelief	-	150,000	-	(150,000)	-100.0%
Disability Exemption	2,011	2,400	2,400	-	0.0%
Veterans Exemption	9,756	12,000	12,000	-	0.0%
St/CT Telephone Access	70,853	85,000	72,000	(13,000)	-15.3%
Mashantucket Pequot	-	-	-	-	
State Stabilization Grant	385,930	385,930	385,930	-	0.0%
	<b>468,550</b>	<b>635,330</b>	<b>472,330</b>	<b>(163,000)</b>	<b>-25.7%</b>
<b>ST Educ Entitlements</b>					
Magnet School Transportation	24,400	-	-	-	
ECS Cost Sharing Grant	5,897,871	5,089,459	5,379,535	290,076	5.7%
Spec Educ Excess/Agency	1,236,534	-	-	-	
Vocational Agriculture	324,629	331,888	331,888	-	0.0%
	<b>7,483,434</b>	<b>5,421,347</b>	<b>5,711,423</b>	<b>290,076</b>	<b>5.4%</b>

## General Fund Summary of Revenues and Appropriations/Expenditures

DESCRIPTION	2019 Actual	2020 Adopted	2021 BOF Proposed	Increase (Decrease)	% Increase (Decrease)
<b>REVENUES</b>					
Taxes	151,222,713	153,589,767	157,939,453	4,349,686	2.8%
Licenses & Permits	1,429,480	1,150,800	1,253,100	102,300	8.9%
Intergovernmental	8,860,993	6,781,043	6,905,560	124,517	1.8%
Charges for Services	1,603,978	1,436,765	1,441,663	4,898	0.3%
Other	2,452,326	2,474,251	1,820,751	(653,500)	-26.4%
Use of Fund Balance	1,400,000	575,000	975,000	400,000	69.6%
<b>TOTAL REVENUES</b>	<b>166,969,490</b>	<b>166,007,626</b>	<b>170,335,527</b>	<b>4,327,901</b>	<b>2.6%</b>
<b>APPROPRIATIONS/EXPENDITURES</b>					
<b>TOWN</b>					
General Government	3,280,356	3,311,802	3,250,784	(61,018)	-1.8%
Community Development	2,043,757	2,201,929	2,319,517	117,588	5.3%
Administrative Services	6,031,200	6,213,738	6,428,461	214,723	3.5%
Public Safety	14,073,682	14,580,054	15,531,270	951,216	6.5%
Physical Services	7,053,343	7,457,270	7,574,958	117,688	1.6%
Sanitation	804,154	859,961	1,008,968	149,007	17.3%
Human Services	2,760,008	2,964,504	3,084,674	120,170	4.1%
Leisure & Culture	5,698,825	5,744,767	5,871,672	126,905	2.2%
<b>TOTAL TOWN</b>	<b>41,745,324</b>	<b>43,334,025</b>	<b>45,070,304</b>	<b>1,736,279</b>	<b>4.0%</b>
<b>DEBT &amp; TRANSFERS OUT</b>	<b>15,003,874</b>	<b>13,973,755</b>	<b>13,836,177</b>	<b>(137,578)</b>	<b>-1.0%</b>
<b>EDUCATION</b>	<b>106,834,222</b>	<b>108,699,846</b>	<b>111,429,046</b>	<b>2,729,200</b>	<b>2.5%</b>
<b>TOTAL APPROPRIATIONS/EXP.</b>	<b>163,583,421</b>	<b>166,007,626</b>	<b>170,335,527</b>	<b>4,327,901</b>	<b>2.6%</b>

**Capital Improvement Program: Town Manager Recommended Projects:  
2020-2021 January 20, 2020**

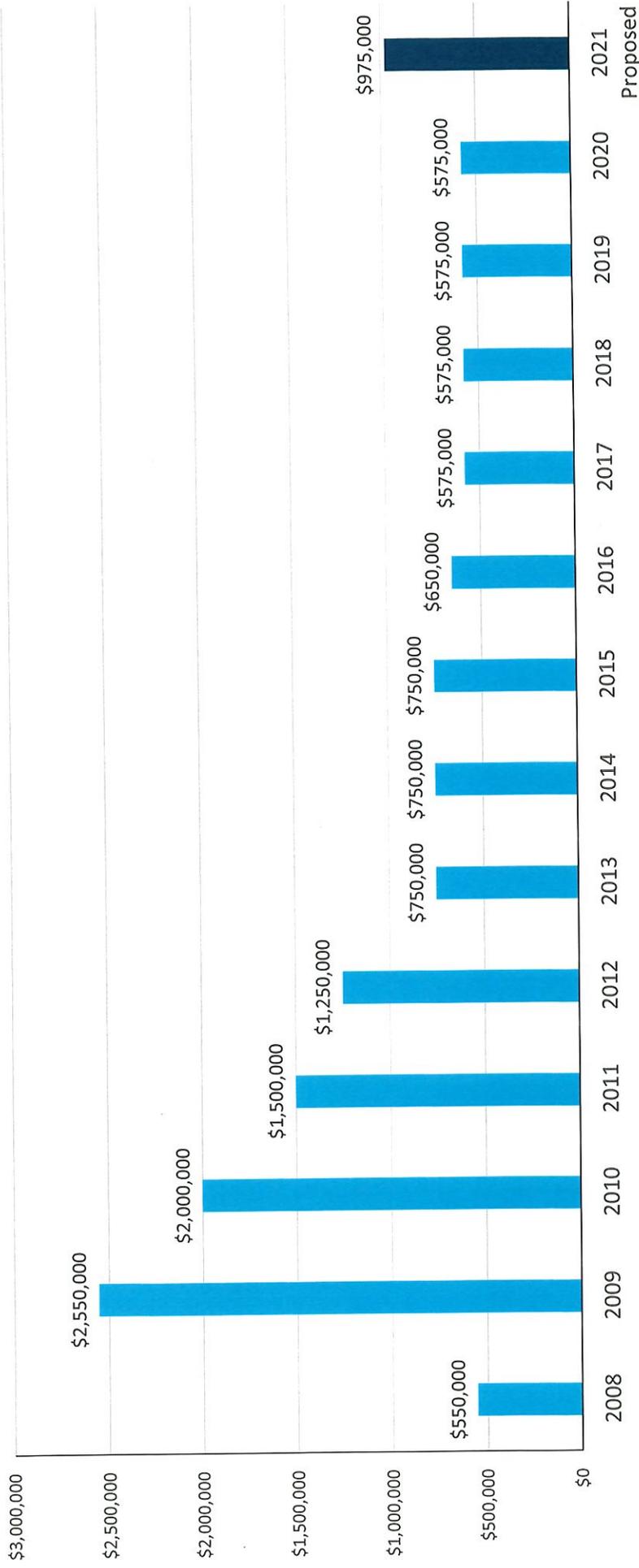
Infrastructure & Major Equipment Care & Maintenance	\$ 6,840,000	Aligns with objective for...		
		Sustainable	Economic Development	Liveable Communities
<b>Physical Services</b>				
Road Overlay Program	\$ 1,400,000		X	
Sidewalk Maintenance	\$ 175,000	X		X
Fisher Hill Bridge Replacement	\$ 1,450,000			X
Renovation - Slocomb Dam	\$ 225,000	X		
Town Center Streetscape Improvements	\$ 200,000		X	X
Glastonbury Boulevard Pavement Rehabilitation	\$ 400,000		X	
Heavy Equipment (Highway) (A)	\$ 225,000			
General Storm Drainage Improvements	\$ 100,000	X		
Pavement Restoration-Town & Education Facilities	\$ 200,000			X
Mill Street Bridge Replacement	\$ 180,000			X
<b>Public Safety</b>				
Public Safety Communications	\$ 375,000			X
Self Contained Breathing Apparatus (SCBA)	\$ 120,000			
Fire Station Renovations	\$ 75,000			
Police Building - Renovations	\$ 50,000			
<b>Education</b>				
Hopewell - Parking Lot Re-Paving & Curbing	See notes			
GHS - Construction Services - New Field House	\$ 850,000	X		
Smith Middle - Moisture Mitigation/Gym Floor Replacement	\$ 200,000			
<b>Parks &amp; Recreation</b>				
Tree Management	\$ 125,000	X		
Addison Park Renovations	\$ 225,000	X		X
Mower - 16' Rotary Mower Replacement	\$ 120,000			
Winter Hill	\$ 25,000			
<b>General Government</b>				
System-Wide Municipal Roof Replacements	\$ 50,000			
Town Hall, Academy & Security Improvements	\$ 70,000			
<b>Ongoing Projects</b>	<b>\$ 720,000</b>			
<b>General Government</b>				
Property Revaluation	\$ 145,000			
Energy Efficiency - Sustainability	\$ 50,000	X		
<b>Physical Services</b>				
Main Street Sidewalks - Phase 3	\$ 325,000		X	X
Traffic Calming	\$ -		X	X
New Sidewalk Construction	\$ 175,000		X	X
New London Tpke/Route 17 Ramp Configuration	\$ 25,000		X	
<b>New Projects</b>	<b>\$ 715,000</b>			
Splash Pad	\$ 500,000		X	
Bulky Waste Closure Fund	\$ 50,000			
General Bicycle/Pedestrian Improvements	\$ 75,000	X		X
Academy-Williams Memorial	\$ 40,000	X		X
Fiber Connections	\$ 50,000			
<b>Subtotal</b>	<b>\$ 8,275,000</b>			
(A) Less Available Funding	\$ 90,000			
Less Approved Grants and Donations	\$ 1,954,000			
<b>Net Estimated Cost</b>	<b>\$ 6,231,000</b>			

**Other Projects to be Funded Outside of Capital Reserve Program**

Town Aid	\$ 461,217
----------	------------

Notes: Project will proceed in summer 2020 under available and proposed capital funding – pavement restoration.

## General Fund - Use of Fund Balance



The Transfer-In was increased by \$2 million in 2009 to recognize ECS funds significantly above budget received in 2008. Specifically, additional grant revenues for the ECS program were approved by the state legislature in August 2007 and long after final budget action for fiscal year 2007-2008. Effective 2008-2009, the Council voted to allocate these funds to reduce the tax rate by increasing the General Fund Transfer-In by \$2 million. A phased reduction in the \$2.55 million transfer was contemplated. The proposed FY2021 \$400,000 increase will help mitigate the increase to the pension ADC for updated mortality tables. Effective FY2022, the \$975,000 would be reduced \$100,000 annually until returning to the current \$575,000 level.



# Town of Glastonbury

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

**ITEM #5(A)**  
**02-25-2020 Meeting**

Richard J. Johnson  
Town Manager

February 21, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Building Zone Regulations – Building Heights**

Dear Council Members:

This topic involves proposed amendment to the Building Zone Regulations concerning building heights in commercial zones. This topic was first brought up at the Council table and referred to an Ad Hoc Working Group (AHWG). The working group forwarded the recommendation cited in the attached memorandum. This matter was then reviewed by the Town Plan and Zoning Commission with Commission recommendations presented in its June 17, 2019 report. The Council considered this topic at public hearings on July 23, 2019 and September 10, 2019. Based on testimony and Council discussion, the matter was referred back to the TP&Z per the following:

- Should the building height be increased in outlying areas.
- Should increases to building heights be considered in the Village District and particularly Bucks Corner and Buckingham.
- Is a minimum lot size applicable to proposed changes, realizing that parking, open space, etc. does limit square footage on smaller parcels.

The Town Plan and Zoning Commission considered the questions noted above and approved a revised recommendation by proposing the following:

Consistent with Original Recommendation:

- Establish 14.25 feet per floor throughout all zones – recommendation 1. of AHWG.
- Planned Travel Zone increase permitted floors from 2.5 to 3 floors – recommendation 2. of AHWG.
- Planned Employment and Planned Commerce – recommendation 3. of AHWG.

Amendments to Original Recommendation:

- Develop Overlay Zone in the Planned Business and Development Zone (North Main Street area). This increases the number of permitted floors in the PBD Zone from 2.5 to 3 excluding those smaller parcels located in outlying areas (dark green). This amends recommendation 2. of the AHWG per Council comment.

This matter is scheduled for discussion on Tuesday evening. My sense is to confirm Council questions and concerns have been fully answered before scheduling for public hearing and action. A formal motion will be available on Tuesday evening to complement Council discussion.

Sincerely,

  
Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments

**MEMORANDUM**

To: Town Council Members

From: Building Zone Regulations Subcommittee  
Whit Osgood (Town Council)  
Larry Niland (Town Council)  
Sharon Purtill (Town Plan & Zoning Commission)  
Matt Saunig (Town Plan & Zoning Commission)  
Harold Harris (Economic Development Commission)  
Diane Lipos (Chamber of Commerce)  
Hans Hansen (Town Center Initiative)

Date: January 18, 2019

**Re: Report and Recommendation**

As requested the Subcommittee has met to consider possible amendments to the Building Zone Regulations concerning building heights and stories in certain commercial zones. Based on a review of current regulations and current building heights throughout the Town Center, Glastonbury Boulevard, Gateway, Hebron Avenue, and other business districts, the Subcommittee recommends the following amendments.

1. Height per floor used throughout town should be consistent. Committee recommends 14.25' per floor as is currently the case in the Planned Employment and Planned Commerce Zones. Example: Town Center allows 3 stories or 38 feet. 38 feet would change to 42.75 feet.
2. Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to three floors as is currently the case in the Town Center Zone.
3. Planned Employment and Planned Commerce currently allow 4 stories for office, general and professional use. Change the permitted number of floors in the two zones from 2.5 stories to 4 stories. Example: Any permitted use could be a 4 story building.
4. Consider allowing a 4<sup>th</sup> floor in the Town Center Zone (possibly Planned Business and Development as well) by special permit with criteria being 4<sup>th</sup> floor would be set back from façade and not visible from street level. Could also consider restricting 4<sup>th</sup> floor use to residential.

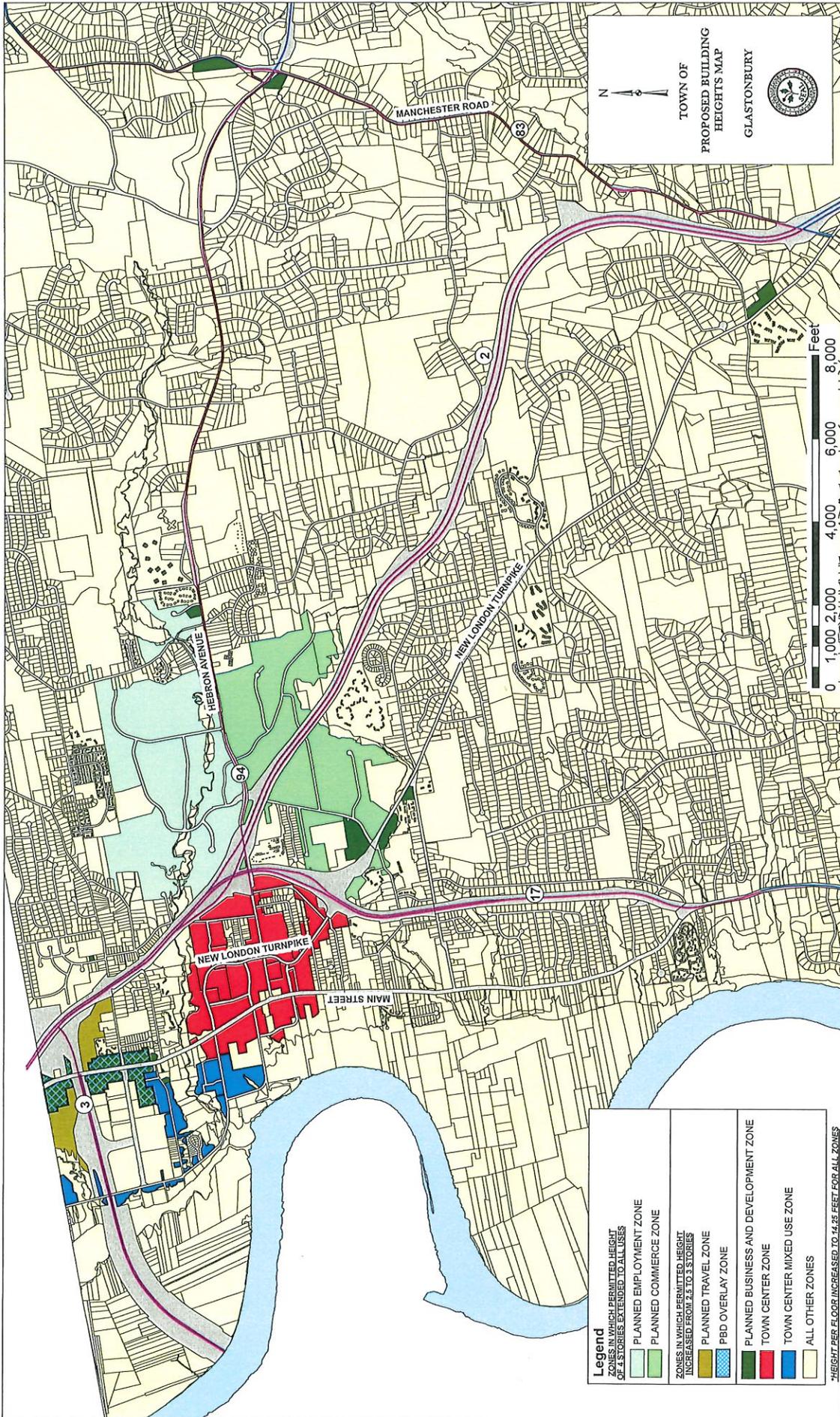
This topic is scheduled for Council discussion on Tuesday evening. As a next step, a referral to the Town Plan and Zoning Commission is suggested. Upon receipt of comments by the TP&Z, a Council public hearing and action on specific amendments can be scheduled. Council Members Niland and Osgood represented the full Council in this matter.

RJJ/sal

TOWN OF GLASTONBURY - BUILDING ZONE REGULATIONS-BUILDING HEIGHTS TEXT AMENDMENTS

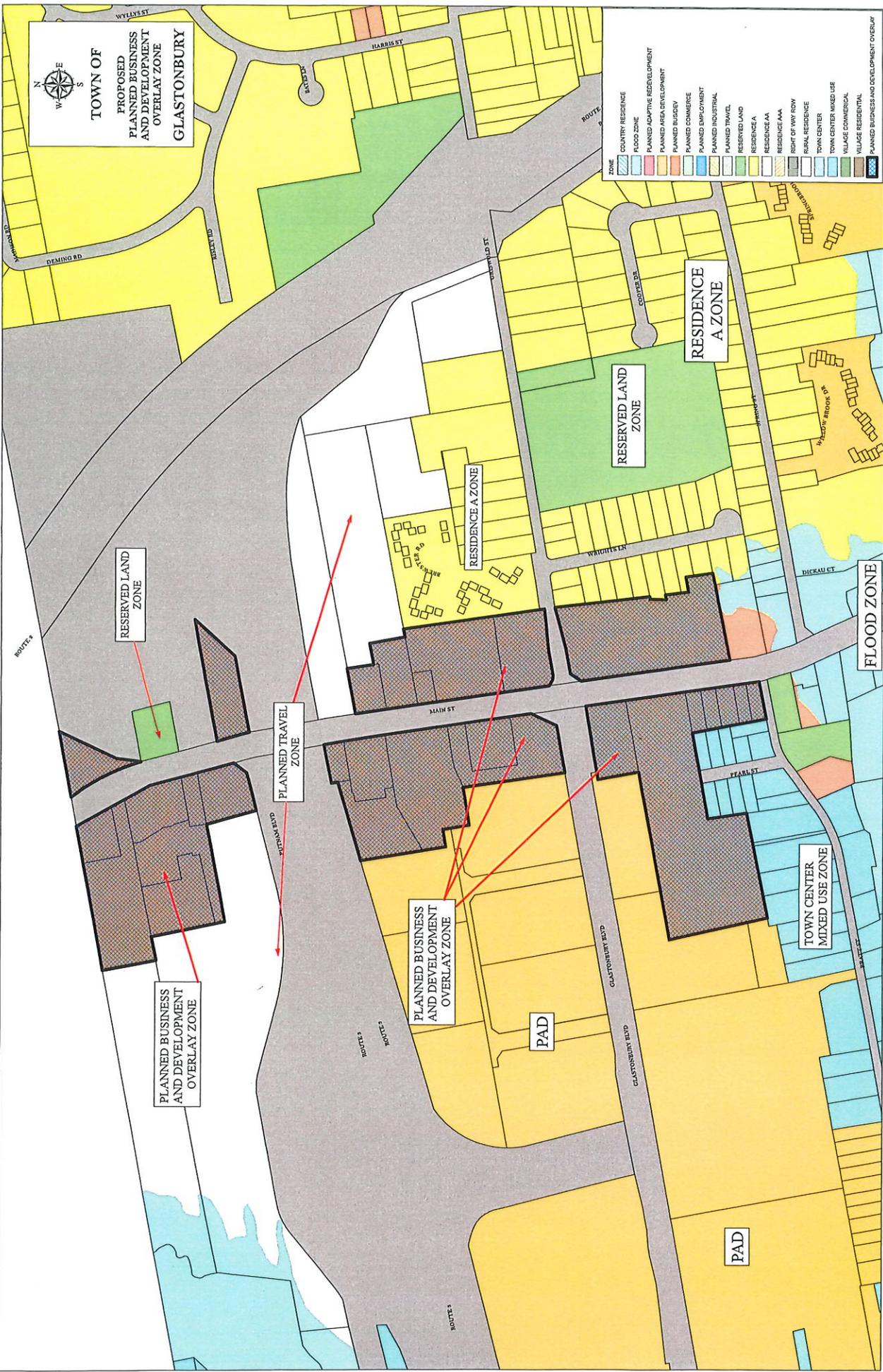
Zoning District		Section Number	Current Regulation	Proposed Regulation - Amendments in Red
All Residential Zones Planned Business & Development Zone ( <i>Doesn't include properties within the PBD Overlay Zone</i> )	4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9	No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No residential building shall exceed a height of two and one-half (2 1/2) stories or <b>thirty-five and one-half (35 1/2) feet.</b>	
	4.6.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No building shall exceed a height of two and one-half (2 1/2) stories or <b>thirty-five and one-half (35 1/2) feet.</b>	
Planned Travel Zone	4.7.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.	No building shall exceed a height of <b>three (3) stories or forty-two and three-fourths (42 3/4) feet.</b>	
Planned Industrial Zone	4.8.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet.	No building shall exceed a height of two and one-half (2 1/2) stories or <b>thirty-five and one-half (35 1/2) feet</b> , except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet.	
Town Center Zone	4.13.6.e	No building shall exceed a height of 3 stories or 38 feet.	No building shall exceed a height of three (3) stories or <b>forty-two and three-fourths (42 3/4) feet.</b>	
Planned Employment Zone	4.14.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.	No building shall exceed a height of <b>four (4) stories or fifty-seven (57) feet.</b> For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.	
Planned Commerce Zone	4.15.10	No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.	No building shall exceed a height of <b>four (4) stories or fifty-seven (57) feet.</b> For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.	
So. Glastonbury Village Commercial Zone	4.16.3 b-3	2 ½ stories or 35 feet maximum	Two and one-half (2 ½) stories or <b>thirty-five and one-half (35 1/2) feet maximum</b>	
So. Glastonbury Village Residential Zone	4.16.4.c	No single family residential building shall exceed 2 ½ stories or 35 feet in height.	No single family residential building shall exceed 2 ½ stories or <b>thirty-five and one-half (35 1/2) feet</b> in height.	
Adapt. Redevelopment Zone	4.17.2 (d)	Buildings shall not exceed a height of forty feet (40') as measured in accordance with the Building-Zone Regulations and shall not exceed three stories of living space, except that any existing building that exceeds that height may remain and utilize existing stories, even if greater than the new construction limitation of three stories.	Buildings shall not exceed a height of <b>forty-two and three-fourths (42 3/4) feet</b> as measured in accordance with the Building-Zone Regulations and shall not exceed three stories of living space, except that any existing building that exceeds that height may remain and utilize existing stories, even if greater than the new construction limitation of three stories.	
Town Center Mixed Use	4.18.4.e	No building shall exceed 2 ½ stories or a height of thirty five (35) feet.	No building shall exceed 2 ½ stories or a height of <b>thirty-five and one-half (35 1/2) feet.</b>	
Planned Business and Development <b>Overlay Zone</b>	<b>4.19 (New Section)</b>	<b>No Current Text. New section proposed - Section 4.19-Planned Business Development Overlay Zone</b>	<b>New Text Referencing Section 4.19.5-</b> No building in the Planned Business and Development (PBD) Overlay Zone shall exceed a height three (3) stories or forty-two and three-fourths (42 ¾) feet.	

TOWN OF  
PROPOSED BUILDING  
HEIGHTS MAP  
GLASTONBURY

<b>Legend</b>
ZONES IN WHICH PERMITTED HEIGHT OF 4 STORIES EXTENDED TO ALL USES
 PLANNED EMPLOYMENT ZONE
 PLANNED COMMERCE ZONE
ZONES IN WHICH PERMITTED HEIGHT INCREASED FROM 2.5 TO 3 STORIES
 PLANNED TRAVEL ZONE
 PBD OVERLAY ZONE
PLANNED BUSINESS AND DEVELOPMENT ZONE
 TOWN CENTER ZONE
 TOWN CENTER MIXED USE ZONE
 ALL OTHER ZONES

\*HEIGHT PER FLOOR INCREASED TO 14.25 FEET FOR ALL ZONES





*Town of Glastonbury*

**OFFICE OF COMMUNITY DEVELOPMENT**

To: Richard J. Johnson, Town Manager

From: Khara C. Dodds, Director of Planning/Land Use Serv. 

Date: June 17, 2019

Re: Building-Zone Text Amendments – Building Heights

Richard,

Please find a favorable recommendation from the Town Plan and Zoning Commission to increase the building heights in the Building-Zone Regulations attached. This recommendation is in accordance with the outcomes of the joint meeting held between the Plans Review Subcommittee and the Building-Height Subcommittee on March 27, 2019. In general, the recommendations are in accordance with the following:

1. Provide consistency in the per floor height limits in all zones so that each floor can achieve a maximum of 14.25 feet in height.
2. Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to 3 floors.
3. Increase the number of permitted floors in the Planned Employment and Planned Commerce zone from 2.5 to 4 stories.

In accordance with the objectives as identified above, please find the text amendments attached. The text amendments will change various sections in the Building-Zone Regulations to increase the per floor height to 14.25 feet and to increase the height limits as discussed in items 2 and 3 above. In addition, the Summary Table will also be revised. These items have been sent to CRCOG as of June 17, 2019.

RECEIVED  
2019 JUN 18 PM 1:48  
TOWN MANAGER

**SUMMARY TABLE  
AREA, FRONTAGE, YARD, COVERAGE AND HEIGHT REQUIREMENTS  
SECTION 4.0**

(in all instances reference shall be made to the specific provisions of these Regulations)

Zones	Minimum Required Lot Area (sq. ft.)	Minimum Required Principal Frontage (ft.)	Maximum Lot Coverage (%)	Minimum Principal Front	Required Building Side	Yards (ft.) Rear	Maximum Permitted Height (feet) (stories)	Minimum Floor Area for Living Quarters per Dwelling Unit (sq. ft.)	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
CR	80,000 <sup>1</sup>	200 <sup>1</sup>	15	75	35 <sup>3</sup>	75	2 1/2 <sup>6</sup>	1250/1500/850 <sup>7</sup>	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
RR	40,000 <sup>1</sup>	125 <sup>1</sup>	10	50	25 <sup>3</sup>	50	2 1/2 <sup>6</sup>	1250/1340/850 <sup>7</sup>	
AAA	40,000 <sup>1</sup>	150 <sup>1</sup>	15	50	25 <sup>3</sup>	50	2 1/2 <sup>6</sup>	1500/1650/1150 <sup>7</sup>	See section 4.15.11 Twice building coverage
AA	25,000 <sup>1</sup>	110 <sup>1</sup>	15	50	20 <sup>3</sup>	50	2 1/2 <sup>6</sup>	1250/1500/1000 <sup>7</sup>	
A	15,000 <sup>1</sup>	100 <sup>1</sup>	15	40 <sup>1</sup>	15 <sup>3</sup>	50	2 1/2 <sup>6</sup>	1000/1340/850/775 <sup>7</sup>	See section 4.14.11 Twice building coverage
PC	40,000 <sup>2</sup>	150 <sup>2</sup>	20 <sup>10</sup>	50 <sup>12</sup>	25 <sup>3*</sup>	25	4	N/A	
PBD	60,000 <sup>2</sup>	200 <sup>2</sup>	20	75	25 <sup>3*</sup>	25	3	N/A	See section 4.14.11 Twice building coverage
PE	40,000 <sup>2</sup>	150 <sup>2</sup>	20 <sup>10</sup>	50 <sup>12</sup>	25 <sup>4</sup>	25	4	N/A	
PT	10 acres <sup>2</sup>	400 <sup>2</sup>	20	75	50 <sup>3/4/8</sup>	50	3	N/A	See Sec. 4.8.11 N/R
PI	40,000 <sup>2</sup>	150 <sup>2</sup>	20 <sup>10</sup>	50	25 <sup>3/4/8</sup>	25 <sup>5</sup>	2 1/2	N/A	
RL	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R
F	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	
Development	See specific regulations in Section 4.12								N/A
VC	20,000 <sup>13</sup>	100	20,000sq ft	N/A	N/A	N/A	2 1/2	950 <sup>14</sup>	N/A
VR	10,000	75	20	20	10	30	2 1/2	N/A	N/A
TC	40,000	100	FAR 0.5	20	8	20	3	42.5/4	
TJCMU	10,000	75	20%	20	20/8	30	2 1/2	55 1/2	

NOTES: N/A = Not Applicable; N/R = No Specific Requirements. Approval by TPZ and/or ZBA.

- Minimum required lot area for residential uses. Requirements for other permitted uses as set forth and approved by TPZ and/or ZBA.
- Some substandard lots of record and smaller legal lots of record under separate ownership may be developed and used as set forth in Section 3.10 and in the specific zone regulations. There shall be a minimum of two (2) side yards for each principal building, except as explained in Note #4. The requirement indicated is the minimum width for each side yard. The Owner of a corner lot may, at the time a building permit for a principal building is applied for, designate which yard abutting a street shall be deemed the front yard, in which case the other yard abutting a street shall be considered a side yard requiring a minimum yard depth of 50 feet in CR zone, 40 feet in RR, AAA, AA and PI zones, and 30 feet in A zone.
- Additional requirements for yards and screening when the PT Zone, PI Zone or I Zone adjoins a residential use or zone. See specific zone regulations.
- Applies only to residential buildings. Height limit for other permitted buildings as set forth and approved by TPZ and/or ZBA.
- The first number indicates the required minimum total floor area for a 1 1/2 story dwelling. The second number indicates the required minimum total floor area for a 1 1/2, 2 or 2 1/2 story dwelling. The third number indicates the minimum amount of such total minimum floor area which must be on the first floor of a 1 1/2 story dwelling. At least 600 square feet of floor area, which need not be finished, shall be above the first floor of a 1 1/2 story dwelling. The fourth number, if any, indicates the required minimum floor space for living quarters per dwelling unit in a two-family dwelling. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- As to single and two-family dwellings existing in non-residence zones on (effective date of Regs.) the area, frontage, yard, coverage and height requirements shall be those of the A residence zone.
- As to certain uses in the PT zone, the area, frontage, yard, coverage and height requirements shall be those of the PBD zone (see Sec. 4.7.1). See Sec. 6.5 for area and frontage requirements for new motor vehicle or gasoline service stations.
- See Sec. 4.8.6, 4.14.6, 4.15.6(Lot Coverage) EFFECTIVE 12/26/80, 4/14/04
- See Sec. 4/8/10 (Building Height) EFFECTIVE 5/26/84
- See Sec. 4/14/7, 4/15/7 (Front Yard) Effective 4/14/04
- See Sec. 4/14/7, 4/15/7 (Front Yard) Effective 4/14/04
- Minimum required for new lots only - Effective 12/29/04
- Maximum floor area for 2<sup>nd</sup> floor accessory dwellings - Effective 12/29/04
- Building Heights (Effective ) see 4.1.9, 4.2.9, 4.3.9, 4.4.9, 4.5.9, 4.6.10, 4.7.10, 4.8.10, 4/12.5.b, 4.13.c, 4.14.10, 4.15.10, 4.16.3 b-3, 4.16.4 c, 4.17.2(d), 4.18.4 c



# Town of Glastonbury

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

**ITEM #5(B)**  
**02-25-2020 Meeting**

Richard J. Johnson  
Town Manager

February 21, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Tax Abatement**

Dear Council Members:

By Ordinance enacted in 2000, the Town provides a tax abatement for public safety volunteers as enabled by State Legislation. A copy of the Ordinance is attached. The current abatements total \$500, \$750 or \$1,000 annually for volunteers meeting eligibility requirements and who reside or pay property taxes in the Town of Glastonbury.

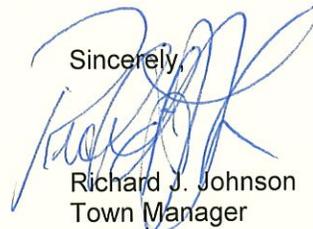
Public Act 19-36 increases the maximum property tax abatement from \$1,000 to \$1,500 for the period ending June 30, 2021. On and after July 1, 2021, the maximum abatement totals \$2,000.

There are currently 93± volunteers (Fire Service, Emergency Management and Emergency Medical) participating in the program. Per previous discussion, action is proposed to schedule a public hearing on updating the Tax Abatement Program. The recommended change in abatement amounts is summarized below:

- Current - \$500, \$750, \$1,000
- July 2020 - \$750, \$1,000, \$1,500
- July 2021 - \$750, \$1,250, \$2,000

*"BE IT RESOLVED, that the Glastonbury Town Council hereby schedules a public hearing for 8:00 p.m. on Tuesday, March 10, 2020 in the Council Chambers of Town Hall at 2155 Main Street to consider proposed amendments to Town Code Article IV, Section 18-45 – Abatement Schedule, as described in a report by the Town Manager dated February 21, 2020."*

Sincerely,



Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

## ARTICLE IV. - TAX ABATEMENT REGULATIONS FOR PUBLIC SAFETY VOLUNTEERS

## Sec. 18-41. - Purpose.

In recognition of the benefits provided to the Town of Glastonbury by the dedicated service of certain of the town's volunteer personnel, the Glastonbury Town Council, hereby establishes a tax abatement program pursuant to Public Act 00-120, Section 10 for volunteer members of the Glastonbury Volunteer Fire Department (GFD), Glastonbury Volunteer Ambulance Association (GVAA) and the non-salaried local director of civil preparedness (collectively "volunteers") on the conditions outlined below.

(Ord. of 10-24-00, § 1)

## Sec. 18-42. - Benefit.

This article shall provide a reduction of Glastonbury property taxes due from eligible volunteers. The benefit shall range from a minimum of five hundred dollars (\$500.00) to a maximum of one thousand dollars (\$1,000.00). This article shall apply to personal property, motor vehicle and/or real estate taxes only, and shall not include personal property taxes as it relates to business equipment and inventory.

(Ord. of 10-24-00, § 2)

## Sec. 18-43. - Eligibility.

Volunteers who reside or pay property taxes in the Town of Glastonbury shall be eligible when meeting the following criteria after the effective date of this article.

- (1) A volunteer must have achieved one (1) year of service and successfully completed his/her probationary period by April 1 of any year in order to be eligible for a tax abatement on July 1 of the current year.
- (2) A volunteer member of GFD must retain status as "an active member in good standing" in the department as defined by the GFD training and attendance policy by April 1 for the previous twelve (12) months in order to be eligible for the tax abatement.
- (3) A volunteer member of the GVAA must retain status as "an active member in good standing" in the association as defined by the GVAA by-laws regarding training and duty hours by April 1 for the previous twelve (12) months in order to be eligible for the tax abatement.
- (4) The non-salaried local director of civil preparedness must retain status as "an active member in good standing" as determined by the town manager by April 1 for the previous twelve (12) months in order to be eligible for the tax abatement.
- (5) A volunteer must not be delinquent in his/her real and personal property tax payments

to the Town of Glastonbury to be eligible for this tax abatement.

(Ord. of 10-24-00, § 3)

Sec. 18-44. - Certification.

Annually on or before April 1 of each year, the chief of the GFD and the president of GVAA shall submit to the town manager a list of the volunteers of his/her organization who are eligible for the abatement as defined in section 18-43. This list shall contain the amount for which each volunteer is eligible. The town manager shall determine the eligibility and the tax abatement amount for the non-salaried local director of civil preparedness.

(Ord. of 10-24-00, § 4)

Sec. 18-45. - Abatement schedule.

Abatement of property taxes shall be granted July 1 to eligible volunteers as follows:

- (1) A volunteer who has completed one (1) year of service and successfully completed his/her probationary period as of April 1 for the previous twelve (12) months, shall be entitled to a five hundred-dollar annual abatement of property taxes.
- (2) A volunteer who has completed five (5) years of service as of April 1 preceding the date of abatement shall be entitled to a seven hundred fifty-dollar annual abatement of property taxes.
- (3) A volunteer who has completed ten (10) years of service as of April 1 preceding the date of abatement shall be entitled to a one thousand-dollar annual abatement of property taxes.
- (4) A volunteer who has completed a minimum of twenty-five (25) years of active service in good standing and has reached the age of fifty-five (55), on or after April 1, 2000, shall continue to receive an abatement of one thousand dollars (\$1,000.00) annually for as long as he/she resides and/or owns property in the Town of Glastonbury, regardless of his/her status in GFD or GVAA or as local director of civil preparedness.

(Ord. of 10-24-00, § 5)

Secs. 18-46—18-50. - Reserved.



# Town of Glastonbury

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

ITEM #5(C)  
02-25-2020 Meeting

Richard J. Johnson  
Town Manager

February 21, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Open Space Grant**

Dear Council Members:

The State Bond package approved by the State Legislature in 2016 included up to \$10M for Town purchase of some 719 acres of land owned by the PFL and MDC. This included the 542± acres purchased by the Town in mid-January of this year. The \$10M receiving legislative approval was subject to formal action by the State Bond Commission. To date the Bond Commission has approved \$1M.

When making grant awards per the DEEP Open Space Program, grant funding typically equals 50%± of the purchase price. The \$1M approved to date for Glastonbury totals 12.5% of the \$8M purchase price and well below the general funding formula.

Council Members Carroll and Niland prepared the attached letter to Senator Cassano and Representatives Barry and Doucette seeking their assistance for favorable Bond Commission action on an additional \$3M to Glastonbury. The \$3M is well below the up to \$10M authorized by legislative action and brings the total grant to \$4M or 50% of the purchase price. This is consistent with the DEEP open space grant program.

Council action to support the letter is scheduled for Tuesday evening as follows:

*"BE IT RESOLVED, that the Glastonbury Town Council hereby supports the attached letter seeking additional open space grant funding per previous state legislative action for Town purchase of the 542± acres of open space lands formerly owned by the Pension Fund Land of the Metropolitan District, as described in a report by the Town Manager dated February 21, 2020."*

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal  
Attachment

February 19, 2020

To Senator Steve Cassano, State Rep. Jill Barry and State Rep. Jason Doucette:

It has been a privilege to work on behalf of Glastonbury's Town Council to finalize the acquisition of 542 acres from the Metropolitan District, the largest open space purchase in the history of our town. As you are well aware, the funding of that purchase came from a number of sources, including the town's reserve for land acquisition and preservation, the general fund, and a \$1 million grant from the CT State DEEP. After nearly 50 years of discussion, contracts and deliberation, we were relieved to have reached an agreement that met with Council approval in October of 2019. Supported unanimously by the Council as well as by the countless voters who approved funding for land acquisition, we felt this to be the final step in a very drawn-out process.

Recently, at our January 14<sup>th</sup> Town Council meeting, we were quite dismayed when Town Manager Richard Johnson informed us that the state was not going to have the grant money available for the closing, scheduled for the following day, January 15<sup>th</sup>. Despite ample notice, the State failed to deliver the funding promised for this landmark purchase, and as of this date we still have not received the funding. All the more problematic is the fact that the state originally authorized up to \$10 million for the purchase of the abovementioned acres, as well as an additional 177 acres, in a deal in 2016. Typically, an open space grant, for which a conservation easement is required, totals approximately 50% of the purchase price. In this case, however, Glastonbury is being held to an open space conservation easement with only 12.5% in state funding. Were we to follow the commonly accepted formula, even with the reduction in acreage to 542 acres, the state contribution should be approximately \$4 million.

The town and the state share the goal of maintaining open space. Such purchases, as you well know, are beneficial to the environment, the quality of life of residents, as well as for keeping taxes low. We need your voices at the state level to help deliver to the people of Glastonbury the state funding needed for this purchase.

On behalf of the people of Glastonbury, we ask for your support in securing the \$1 million in funding we have been promised by the state—as well as an additional \$3 million in funding to meet the typical 50% open space formula outlined above. With the support of the Council, we will look to use those funds to continue our quest to secure additional open space in Glastonbury. We sincerely appreciate your efforts on behalf of the people of Glastonbury, and look forward to positive news soon.

Thank you for your immediate attention to this matter.

Lawrence E. Niland

Vice Chairman, Glastonbury Town Council

Deborah A. Carroll

Majority Leader, Glastonbury Town Council



# 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

ITEM #5(D)  
02-25-2020 Meeting

February 21, 2020

The Glastonbury Town Council  
2155 Main Street  
Glastonbury, CT 06033

**Re: Budget Schedule**

Dear Council Members:

The Council is scheduled to review the components of the proposed 2021 Budget as follows:

- Town Operations – 6:00 p.m. – Tuesday, February 25<sup>th</sup> – Council Chambers
- Education – 6:00 p.m. – Wednesday, March 4<sup>th</sup> – Council Chambers
- Actions for Final Budget Hearing – 7:00 p.m. – Tuesday, February 25<sup>th</sup> or Tuesday, March 10<sup>th</sup> – Council Chambers
- Final Budget Hearing – proposed 7:00 p.m. – Monday, March 16<sup>th</sup> – Council Chambers

I was asked to schedule action on Tuesday evening for the time and date of the Final Budget Hearing.

*“BE IT RESOLVED, that the Glastonbury Town Council hereby schedules the Final Budget Hearing and action on the proposed 2020-2021 Town Operating, Education, Debt and Transfer, Revenues and Special Revenue Funds for 7:00 p.m. on Monday, March 16, 2020 in the Council Chambers of Town Hall at 2155 Main Street and the Budget to be presented shall be as of \_\_\_\_\_, as described in a report by the Town Manager dated February 21, 2020.”*

Note: To satisfy public notice hearing requirements for March 16<sup>th</sup>, Council on Tuesday evening, will need to determine the budget proposals to be published for the Final Budget Hearing. This does not commit the Council to any specific action on Final Budget Adoption.

Sincerely,

Richard J. Johnson  
Town Manager

RJJ/sal



# 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

ITEM #7  
02-25-2020 Meeting

February 21, 2020

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. Riverfront Park**

As part of continuing efforts to enhance recreation opportunities available at the Riverfront Park, Glastonbury will be working with Slipaway River Tours to use the Town public dock as a pick up/drop off location for Riverfront rides, tours and excursions. This will be coordinated on a revenue sharing basis similar to current programs with LL Bean and Riverfront Recapture.

**2. Arrigoni Bridge**

The attached press release by ConnDOT describes the schedule and background for rehabilitation of the Arrigoni Bridge approach as related to intersections in Middletown and Manchester. For Glastonbury residents who may travel this route, the press release is posted to the Town website.

**3. Facilities Study**

I was asked to comment on the scope of a potential facilities study. Such a study would evaluate Education and Town buildings on such factors as efficient use of space, opportunities for consolidation, updates and modernization, building limitations and similar factors. This could include order of magnitude costs to achieve recommendations or possible cost savings as applicable.

**4. Open Space – Land Trust Taxes**

Council Member Osgood asked a question on possible Council action to establish a tax exemption for properties partially transferred to land trusts. In some cases, a property owner will transfer interest in a particular parcel over a series of years. This is not typically a conveyance until the various phased interest are completed. To my knowledge, as confirmed with the Town Attorney, state enabling legislation does not allow for such a local option.

**5. Main Street Sidewalks**

This involves the sidewalk connection between Mallard Drive and Stockade Road along Main Street. As options are fine-tuned over coming weeks, I will ask Council to schedule a public information hearing with notice to abutting property owners so that the preferred approach can be identified. This will then require a formal public hearing with action.

**6. Materials Innovation and Recycling Authority (MIRA)**

MIRA CEO, Tom Kirk, will attend the March 10<sup>th</sup> Council meeting to present an overview of planning for an updated or new Trash to Energy Plant. This will bring Council up to date on deliberations and planning concerning this important topic.

**7. Bond Refunding**

The bond refunding attracted 8 respondents with a low interest cost of 0.84 %. Prospective savings total \$517,000 which exceeds the initial estimate of \$400,000. The savings will smooth the annual cost increase of the \$10.4M bond issue for land and library planned for coming months. A great result for Glastonbury.

**8. Library**

The addition to the library approved at referendum in November 2018 is proceeding through the design and local approval process. An update will be presented to Council on Tuesday evening. An updated summary is attached.

Sincerely



Richard J. Johnson  
Town Manager

RJJ/sal  
Attachments



## Hartford Region Connecticut River Boat Rides, Tours and Excursions

Slipaway River Tours offers seasonal sightseeing tours and charters on the Connecticut River in the Hartford area.

The Slipaway is a small tour boat, seating 20 passengers, ensuring that the trip will be an engaging experience with captain and crew.

The tours are narrated and highlight the River as a regional treasure; a resource rich in history, recreational enjoyment and natural beauty.

Outings also promote the environmental significance of the river and how it can be cared for and further appreciated.

The season lasts from June until mid-October with schedules published daily.

Currently tours and charters can be scheduled and arranged to depart from various docks located in Hartford, Glastonbury or Wethersfield.

Reservations are not necessary so passengers can pay as they board.

Prices vary by length of tour and vary from \$8 to \$20 per person. Kids 10 and under are discounted.

For more information visit [www.slipawayrivertours.com](http://www.slipawayrivertours.com), follow on Facebook and Instagram, or call the Hot Line 860-643-2400.

## *Hartford Skyline*

The tours offer narrations on local history, natural beauty, areas of interest and highlight the River as a regional treasure. In a 60 minute tour we'll see Hartford's historic bridges, the Colt Building, the CT Science Center, CT's Convention Center, CT's tallest building and other Hartford landmarks. This ride offers unique and spectacular views that can only be seen from the river. We can point out the flood control measures and creative riverfront park systems that are in evidence. Nesting sites for Bald Eagles and Osprey are often active. Close in on and observe waterfowl on the sandbars and shoreline; natural habitats for Gulls, Ducks, Geese, Cormorants, Herons, Egrets, and others. At the turn north of the city see views that are much the same as those seen by indigineous people thousands of years ago.

*For schedule see website.*

*60 minutes; adults \$15.00 children 10 and under \$10.00*

*Locations; Mortensen Plaza, Charter Oak Landing, Riverside Park, Great River Park*

*90 minutes; adults \$20.00 children 10 and under \$10.00*

*Locations; same as 60 min. tour with the addition of Wethersfield Cove Park*

*The 90 minute Hartford skyline tour offers a slightly extended loop of the 60 minute tour. The additional time allows the option to go farther north of Hartford into the shallows and less traveled section of the river or include a loop into Wethersfield Cove to the south.*

*These tours are shared public offerings which require a minimum number of passengers to depart. If it's canceled because the minimum isn't met, you'll be offered credit towards a different date/tour or a full refund.*

### **10 passenger minimum to depart for tours.**

*After 10 or more have booked, individual seats may be purchased up to the 20 passenger maximum.*



**CONNECTICUT DEPARTMENT OF TRANSPORTATION  
NEWS RELEASE  
2800 BERLIN TURNPIKE P.O. BOX 317546  
NEWINGTON CONNECTICUT, 06131-7546**

02/11/2020

Rehabilitation of Arrigoni Bridge Approach Spans and Operational Improvements at Saint John's Square / Main Street Intersection in Middletown and Portland

The Connecticut Department of Transportation is announcing the start of construction for the rehabilitation of the Arrigoni Bridge approach spans carrying Routes 17 and 66 in Middletown and Portland. This project will take place simultaneously with the Saint John's Square/Main Street intersection operational improvement project in Middletown. Construction is set to begin on or about February 27, 2020.

Work on the Arrigoni approach spans consists of replacing the bridge decks, superstructure steel upgrades and repairs as well as substructure repairs to improve the overall structural capacity, reliability and integrity of the bridge. Additionally, a new protective fence system ranging in height from 8 to 12-feet, will also be installed on both the approach and main spans as part of this project. Construction activities will be completed in three separate stages in order to maintain traffic flow through the project limits while providing the contractor with adequate space to efficiently complete construction. In each stage, Rt. 17/66 traffic will be reduced to one lane in each direction with the use temporary precast concrete barrier (TPCB). TPCB is expected to be in place for a maximum of 540 days.

Work on St. John's Square and Main Street consists of the geometric realignment of the intersection to improve safety and operational efficiency, as well as the addition of two turn-lanes.

**Lane Closure Information**

The contractor will be allowed to interfere with traffic at the below locations during the following hours:

- Route 66 (Main Street): Monday – Friday from 9:00am – 2:00pm and 6:00pm – 6:00am, Saturday and Sunday from 9:00pm – 9:00am
- Route 66 (Washington Street): Monday – Friday from 9:00am – 3:00pm and 6:00pm – 6:00am, Saturday and Sunday from 9:00pm – 9:00am
- Route 17 (Hartford Avenue): Monday – Friday 9:00am – 3:00pm and 6:00pm – 6:00am, Saturday and Sunday from 9:00pm – 9:00am
- Route 17 / 66: Monday – Friday from 8:00pm – 6:00am, Saturday and Sunday from 9:00pm – 9:00am
- SR 545 (Washington Street): Monday – Friday from 9:00am – 3:00pm and 6:00pm – 6:00am, Saturday and Sunday from 9:00pm – 9:00am

DOT Project Nos. 0082-0312 and 0082-0320 were awarded to Mohawk Northeast, Inc. as one contract at a cost of \$46,289,385.04 on January 13, 2020, and are scheduled to be completed February 25, 2022.

Motorists should be aware that modifications or extensions to this schedule may become necessary due to weather delays or other unforeseen conditions. Motorists are advised to maintain a safe speed when driving in this vicinity.

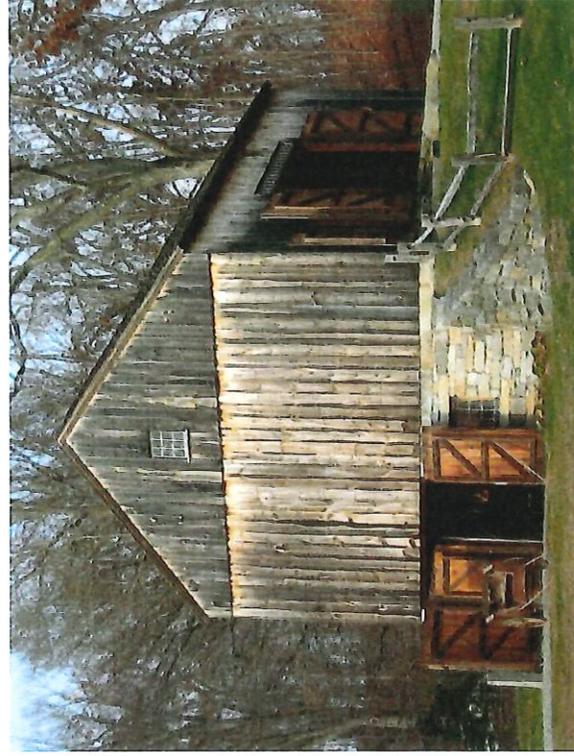
FOR FURTHER INFORMATION:  
OFFICE OF COMMUNICATIONS  
TELEPHONE: [\(860\) 594-3062](tel:(860)594-3062)

FAX: (860) 594-3065  
WEB SITE: [www.ct.gov/dot](http://www.ct.gov/dot)

**Welles-Turner Memorial Library**  
Plan Review Subcommittee Meeting  
January 29<sup>th</sup>, 2020



# Exterior Design | Concept



980 Main Street

Rustic / Modern



2407 Main Street

- Hobby, Craft and Making
- Rural Heritage of Glastonbury
- Study, Research Space
- Contemporary / Modern

# Exterior Design | Entry View



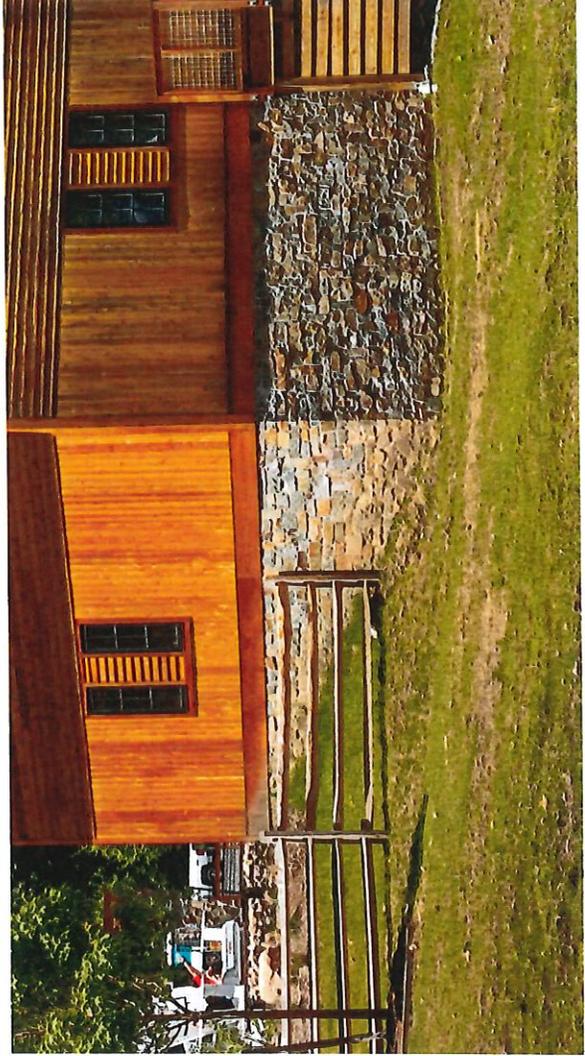
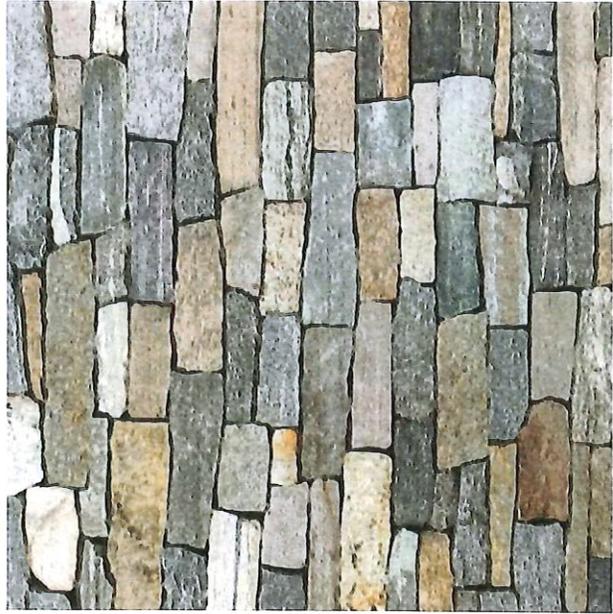
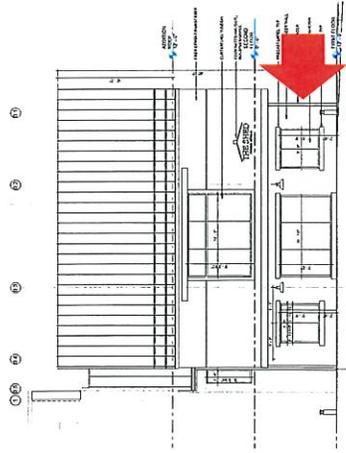
# Exterior Design | Entry View



# Exterior Design | Plaza View

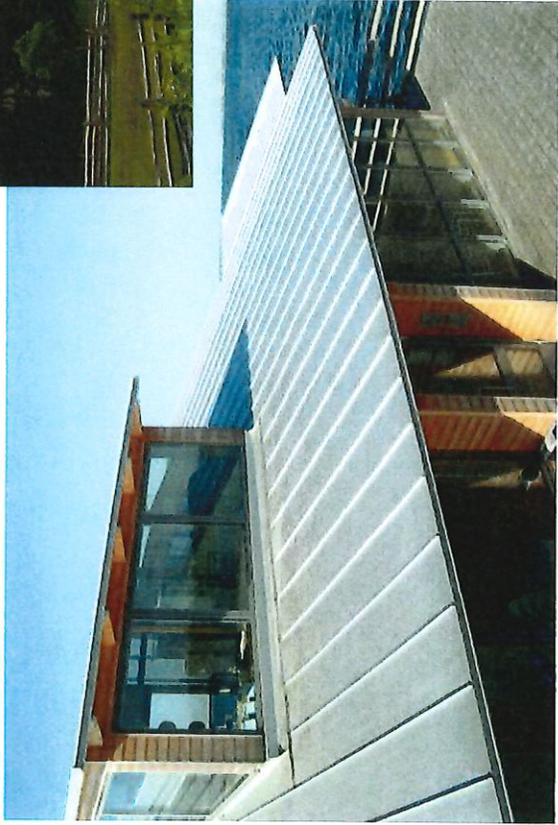
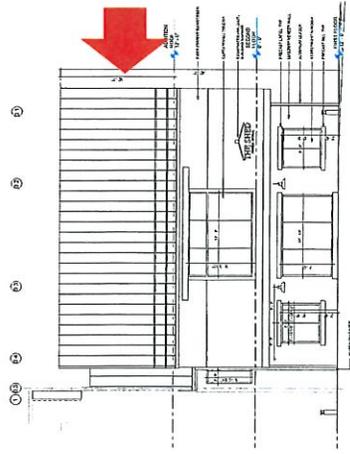


# Exterior Design | Masonry Veneer





# Exterior Design | Metal Roofing



**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020**

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*

- Mr. Thomas P. Gullotta, Chairman
- Mr. Lawrence Niland, Vice Chairman
- Dr. Stewart Beckett III
- Ms. Deborah A. Carroll
- Ms. Mary LaChance
- Mr. Jacob McChesney
- Mr. Kurt P. Cavanaugh
- Mr. Whit C. Osgood
- Ms. Lillian Tanski

**a. Pledge of Allegiance**

**Led by Chairman Gullotta**

**2. Public Comment**

*Mr. Roger Emerick of 580 Hopewell Road*, explained that the Cotton Hollow building ruins represent construction technology that could not be replicated today, so they must be preserved. He stated that the Town has a poor history of preservation, twice declining to purchase these mill ruins in the past. He also took issue with the safety issue that was given as grounds for demolition, arguing that zero deaths have been reported due to injuries from historic structures. The public deserves a right to have the Town publish a memorandum on the safety issues. He added that, at the very least, it is safe to look at the ruins.

*Mr. Jason Poriss of 220 Three Mile Road*, asked the Town Council to work with the landowner to save the mill, which is an emblem of this town and its history. He suggested they incorporate some of the advances they have made in the area of commerce to preserve some of the character of Glastonbury.

*Mr. Shawn Googins of 74 Forest Lane*, explained that they have to preserve historic structures, but they cannot disregard the Town's budget issues. Ideally, this would be handled through private funds, with a combination from the Historical Society and the Land Heritage Coalition, working with the landowner. Perhaps a portion of the ruins would be preserved and documented, and the liability reduced, such as taking down a good portion of the walls. Mr. Googins urged the Town to consider the liability and preservation issues, but under no circumstances should they take on this liability.

**Mr. Steve Bielitz of 80 Newell Lane, and Glastonbury Restoration LLC**, went over the early industrial history of Glastonbury regarding the mill. He explained that it is distressing that such a historical icon would even be considered for demolition. The mill is the symbol of this Town, as both an architectural and historical landmark. He stated that the Town should work with the owner and its citizens to save this landmark.

**Mr. Michael Corcoran of 172 Woodland Street**, shared his childhood memories of visiting the mill and, as a member of the Land Heritage Coalition, he is working to protect this iconic piece of history. He stated that the mills along the brook represent this community's heritage.

**Mr. Chuck Jeffers at 19 Fairfield Lane**, read for Emily Wright, who asked that the Town preserve the mill.

**Dr. Brian Chiffer of 41 Stonepost Road**, spoke as a representative of the Historical Society of Glastonbury. He shared that he received a thank you card from 9-year-old children who were doing a project on the old Hopewell Mill site. The Town saw fit to change their position, and that thank you card is but one result of those actions. It took great wisdom and courage for the Council to prioritize historic preservation. He asked that they demonstrate that same wisdom and courage by working with the current landowner to preserve and secure this site for the benefit of Glastonbury.

**Mr. Jeffrey Vegiard of 261 Stanley Drive**, asked, what will Glastonbury's history books say about this moment 100 years from now. He hopes that the mill is still around then. He explained that the ruins have been a liability since the roof fell 100 years ago, though steps have to be taken to mitigate liability. He noted that his house is older than the mill, but due to its stewardship, it is in excellent condition. Mr. Vegiard asked, if the property owner donated the land and the mill to the Town, would the Council accept it?

**Mr. Robert Hale of 832 Hopewell Road**, is an attorney. He brought a few visual aids of the Glastonbury Abbey in Glastonbury, England, explaining that the structure has stood as a ruin for over 400 years. He also noted that, while visiting Ireland, he climbed around ruins very much like this factory building. He explained that they could do that in this country, as well, if they prioritize history and act as its stewards. Mr. Hale showed photographs from the GHS Class of 1968 sitting on the site, so safety was not a big concern for them, though he acknowledged that the ruins have since deteriorated, due to the owner's actions. But it can still be stabilized, he concluded.

**Mr. Mark Ruszczyk of 133 Indian Hill Trail**, stated that he brings his children out on hikes to the mill because it is a rewarding bonding activity, which grows their love of nature. He would like for everyone to come together to preserve this mill, arguing that it should not be torn down, just to make a couple bucks. He expressed hope in coming up with a long-term solution.

**Mr. Wes Harris of 61 Steep Hollow Drive**, made an online petition to save the mill when he received the news of its scheduled demolition. He explained that it amazed him how quickly and widely the petition spread, receiving 4,000 signatures from all across the country and even beyond. When Mr. Harris moved to Glastonbury 8 years ago, places like the Cotton Hollow Mill connected him to this town. He then read aloud some of the comments made on the petition's landing page.

*Dr. Edward Guimont of 62 Chimney Sweep Hill Road*, is a history professor but he spoke as a citizen, upset by this news. He argued that history is a common resource and this site must be protected. He expressed outrage at the current property owner for her actions against the site.

*Ms. Jennifer Siskind of 101 Fairview Terrace*, stated that once, during a hike, she spoke with Mrs. Raycroft, the previous property owner, who described buying the property. Ms. Siskind asked the Council how legitimate and impactful the public's presence and comments are tonight. She informed the audience that in order to appeal the demolition permit, they have to send a first-class letter to the Town's building official and the current landowner, which would trigger a 90-day waiting period. She brought a stack of empty envelopes for those who were interested.

*Ms. Amy M. Bouchard of 1162 Neipsic Road*, stated that she discovered Cotton Hollow after her doctor told her she would not be able to walk again. One day, she was walking along the path when Mrs. Raycroft saw her idling and took her in, where she took a picture by the window. She explained that the site has an unbreakable healing magic.

*Ms. Marie Fortin of 193 Wells Street*, stated that, she loves taking a walk in the woods and witnessing a builder's hand from the past. In preserving this artifact, the Town will become the preservationists of awe. She stressed that they need these special spaces, which are the basis for beautiful art, inspiration, and contemplation. The beauty and aesthetics of the Cotton Hollow Mill brought her to Glastonbury, and she hopes that remains.

*Ms. Bethanne Dufford Couture of 593 Tryon Street*, stated that the Town has missed the opportunity of purchasing this property by not being proactive. A beautiful and safe solution can be created in this case, as well as for a lot of other things in town that should also be preserved. She urged the Council to come up with 5 and 10-year plans going forward, on how to move from being defensive to proactive on this issue.

**3. Special Reports.**  
**a. Report on October 1, 2019 Grand List.**

Assessor Nicole Lintereur reviewed the grand list, noting that new home constructions were up by 32% and the motor vehicle increase is the largest since 2011. Mr. Osgood inquired about the motor vehicle increase, noting that new car purchases were down. Ms. Lintereur stated that there has been an uptick in the value of older model cars, so the increase is likely due to the new(er) used cars. Mr. Osgood asked when the revaluation is. Ms. Lintereur replied 2022.

**4. Old Business. None**

**5. New Business.**  
**a. Discussion concerning Cotton Hollow building ruins.**

Mr. Johnson explained that the property owner was required to obtain a demolition delay ordinance, which covers the destruction of buildings that are 500 square feet or more and 75 years old. The Cotton Hollow ruins qualify in both areas. Ms. Amy Rio, the real estate agent who has been listing the property, filed the application for a demolition permit on January 29, and it was published on February 6, giving Town residents until March 6, 2020 to file an appeal, which would then trigger the 90-day waiting period. He noted that the person filing the appeal must present a reasonable alternative for demolition. Mr. Johnson stated that they are waiting to see if there are any options the Council would ask him to explore.

Ms. Carroll asked if it is one appropriately filed appeal that will trigger the 90 days. Mr. Johnson replied yes, there is only one 90-day period. There could be one appeal or 100 appeals. Ms. Carroll asked if it is up to the property owner to determine whether or not the appeal is reasonable. Mr. Johnson said there needs to be a reasonable beneficial option that is acceptable by the property owner because it is private property. Mr. Niland thanked the public for coming out and speaking and asked if there is any mechanism for the Council to deny the permit. Mr. Johnson said no, he does not believe there is.

*Motion by:* Dr. Beckett

*Seconded by:* Ms. LaChance

*BE IT RESOLVED, that the Glastonbury Town Council hereby instructs the Town Manager to begin discussions with Ms. Amy Rio on possible options to save the ruins, which could include the town buying the property, Ms. Rio donating the property, or some form of a public/private partnership.*

*Disc:* Ms. LaChance was impressed by how this issue brought together their community. Mr. Cavanaugh asked for clarification on the incorrect statements made by some members of the public, specifically in regard to how they have dealt with this issue in the past, with private property owners. Mr. Johnson explained that, over 20 years ago, the Town spoke with Dr. Raycroft, the previous owner, who in the end, decided not to proceed with demolition. In 2017, there were discussions with Dr. and Mrs. Raycroft about the Town acquiring either part of the parcel or part of the property, but those discussions did not reach a conclusion because the parcel was later sold without Town knowledge.

Mr. Cavanaugh stated that Glastonbury has a brand, which they are losing to developers, and they need to preserve their historical aesthetics. Mr. McChesney suggested the public also voice their comments and concerns at the TPZ meetings, as well. He stated that he was appalled when he heard the news of the demolition, as he and his wife moved to Town in large part because of its history and character. They should explore every option at their disposal to preserve the ruins. Mr. Niland stated that this is an amazing piece of property and to let it disappear would be a disservice to everybody who came before them, everyone who lives here now, and in the future. He stressed that no matter how angry residents may be, that they maintain civility on this issue.

Mr. Osgood asked if the current property owner's actions of removing the stone from the site, prior to the application of the permit, is considered a violation. He suggested the Town Manager strongly pursue the option of having the landowner donate this land to the Town. Ms. Tanski stated that they should explore other options, as well. She asked that they get very specific information on what the remediation costs

would be and additional information on legal issues. She acknowledged that, while the site is a tremendous part of their history, they have to be very careful with which responsibilities they place on the Town. She reminded the public that the Council is also looking into the financial impact of gifts they receive going forward. Ms. Carroll stated that they should move forward with the goal of preservation. In order for the Council to explore the options discussed, she strongly urged the public to draft at least one good strongly worded appeal letter, in order to trigger the 90-day waiting period. Mr. Gullotta stated that the extension of historic districts is one of the ways they can preserve histories, so they need to look into that. He also offered \$1,000 towards a public-private partnership to acquire the property.

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

## **6. Public Hearing and Action on Public Hearing.**

NO 1: ACTION ON PROPOSED \$1.45 MILLION APPROPRIATION AND TRANSFER FROM THE CAPITAL RESERVE-UNASSIGNED FUND BALANCE TO CAPITAL PROJECTS-FISHER HILL ROAD BRIDGE.

**Motion by:** Ms. Carroll

**Seconded by:** Dr. Beckett

*BE IT RESOLVED, that the Glastonbury Town Council hereby approves a \$1.45M appropriation and transfer from the Capital Reserve-Unassigned Fund Balance to Capital Projects-Fisher Hill Road Bridge, as described in a report by the Town Manager dated February 7, 2020 and as recommended by the Board of Finance.*

**Disc:** Mr. McChesney asked if they are trying to get grant funding for this project. Mr. Johnson replied no, this is already approved for 80% reimbursement. This action puts the appropriation in place, allowing execution of the contracts to ensure completion in 2020.

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

### **b. Discussion concerning Bulky Waste Facility - Closure Fund.**

Mr. Johnson explained that they have been looking at the bulky waste facility for a while now, assessing whether a closure fund is a good idea or not. Mr. Johnson and Mike Bisi, Director of Sanitation, believe that it is. They are looking at closing the site in 3 phases: the first would be filled and ready for capping in 10 years, the second would be 50 years later, and the third 50 years out from that (so 110 years from now). Mr. Johnson reviewed the various sources for funding that the Council could consider, such as through user fees, a miscellaneous revenue in the general fund, or an allocation from the Capital Reserve Fund. Mr. Bisi reiterated that they divided the site into 3 areas, and in 2030, they will return to the Council to request millions of dollars to close out the first leg of the facility. Mr. Niland asked for an estimate of how much it would cost to close the first area in 10 years. Mr. Johnson said about \$2.4 million, so they escalated it out at either 2% or 3% over 10 years, which would come out to about \$3-3.25 million.

Mr. Cavanaugh asked if the fill area is still operational. Mr. Bisi said yes. Mr. Cavanaugh asked if they expect a revenue source to fund the project every year with the fill. Mr. Johnson said yes, but it varies. They can assume that \$25k to \$30k a year over an ongoing period is a reasonable assumption, though they would look at establishing a flat line of a reasonable assumption. Mr. Cavanaugh asked if they would charge differently for commercials as opposed to residential. Mr. Johnson said yes, they would just have to put in fail-safe systems. Mr. Niland asked which surrounding communities charge tipping fees. Mr. Johnson stated that a lot of communities do not have a scale, and Glastonbury is fortunate that it does. Their analysis reflects a good range, but generally, Glastonbury is on the low end, at \$72 per ton, compared to about \$100 / \$110 per ton being the average across towns. Mr. Bisi added that a lot of towns take material, but they do not have a landfill, so they have to take it offsite. He tried to convert those fees by the yard to tons to know how much they weigh to scale. Dr. Beckett suggested they raise the surcharge to be competitive with the range and that they ensure that residents are recycling properly, in order to reduce cross-contamination.

Mr. Osgood asked if there is any way to chip the wood that comes in under demolition and debris to sell it. Mr. Bisi stated that it does not make sense to do so because there is no market for it. Mr. Osgood asked about the revenue and operation costs. Mr. Bisi stated that there is no cost to them, and the fee is in the bid. They expect about \$25-50k from selling the sand. Mr. Osgood asked how much they are getting from the fee coming in. Mr. Johnson replied around 75% of their operations are covered, with operating revenues offsetting the operating expenses. Mr. Osgood stated that they should probably increase the fee to \$110 per ton, just to cover the operating cost of the facility, and maybe another \$50 surcharge for the closure. Mr. Johnson stated that they can look into that as an option. Mr. Gullotta summarized that everybody on the Council agrees that a closure account makes sense. He tasked the Town Manager to come up with price points to present to them at a later date. Mr. Johnson agreed to do so.

**c. Discussion concerning Pension Actuarially Determined Recommended Employee Contribution (ADREC).**

Mr. Johnson walked through a general overview of the actuarially determined contribution to the Town benefit plan, explaining that the legacy plan was closed 7 years ago. The unfunded liability and actuarially determined contribution would go up, but once the new mortality tables are in place, they will return to being 100% funded by 2031, with a plan of significant decrease in the following years, as the hybrid plan becomes the main plan. He noted the options of smoothing this a bit by extending the amortization by either one or two years. Mr. Osgood asked if the credit lenders care either way. Mr. Johnson answered, generally speaking, they look at the pension plan and how they compare to others. They like the fact that Glastonbury is not "treading water" and that they have a plan to reduce liability over 13 years. He does not think a one-year extension would be a material difference, but 13 years is ideal.

Mr. Gullotta stated that spreading the increase over 2 years would help relieve the tax burden, so he argued that it is not a bad approach. Dr. Beckett agreed, arguing that he would rather have a peak for the next 2 years, and in 2023, they could start to lower the investment assumption, which could smooth out some of the spike. He suggested adjusting the amortization to 15 years, so that they could afford the mortality tables. Mr. Osgood dissented, stating that pension obligations are a liability that they are generating today, and they should make it one of their key priorities. Mr. Niland expressed skepticism, stating that he does not wish to

push this out to a time when they hit a major recession. Right now, paying for it makes sense and 2 years seems a bit excessive. Ms. Tanski agreed with Mr. Osgood and Mr. Niland, remarking that though they have a lot of costs this year, they are not in a crisis period. It is a difficult truth that they could pay for this this year. She stated that they have to prioritize their pension, not only because they have a commitment to their employees, but also because they do not know what the future holds, so they should meet their needs responsibly while they can. Mr. Gullotta stated that he does not know if one year of dividing the cost makes it such a risk.

Mr. McChesney stated that he appreciates people saying it is an option. They need to have a global review of the budget to see what the most reasonable option is to have the least mill rate increase possible. He is not sure if it is the best option, but they should be open to the option of discussing it. Dr. Beckett clarified that he proposed level funding for 3 years, letting the peak stay out until 2024/2025 and then tailoring off; that way, they do not hurt people by taxing them out of town.

**d. Action to approve Settlement Agreement – Riverfront Park.**

**Motion By:** Ms. Carroll

**Seconded By:** Dr. Beckett

*“BE IT RESOLVED, that the Glastonbury Town Council hereby approves the Settlement Agreement as to form and content for the Glastonbury Riverfront Park Phase 2 and 2A project and authorizes the Town Manager to execute the Settlement Agreement subject to the Design Consultant’s satisfying all requirements of the Agreement and upon notice by the Town Attorney confirming same, as described in a report by the Town Manager dated February 7, 2020.”*

**Disc:** Mr. Niland thanked the Town Manager for all of his efforts and hard work in this matter.

**Result:** Motion passes unanimously {9-0-0}.

**7. Consent Calendar.**

**8. Town Manager’s Report.**

Mr. Johnson reviewed his report, noting the follow up on the stop sign intersections and the reaffirmation of the Town’s AAA and Aaa bond ratings. Mr. Cavanaugh asked if the Town Manager looked into the tree on the Oak Street Stop and Shop. Mr. Johnson explained that it was not brought to the tree warden’s attention, and it was on the plans that were approved. Their position is that it needs to be replaced with one or two trees. Mr. Cavanaugh stated that, at the leadership meeting, they discussed the BOE office space. He asked for more information. Mr. Johnson said he could not provide it at this time. Mr. Cavanaugh noted that a recent letter to the editor in the Citizen newspaper explained that there was a nasty word written in the upper deck of the boathouse. Mr. Cavanaugh asked if there are cameras posted at the boat house, so that they could see who the individual was who wrote this. Mr. Johnson explained that, while there are no cameras there now, security cameras will be installed there over the next few months. Mr. Gullotta added that, at the

boat house, he has noticed many instances of improper recycling, with chairs and couches in the paper recycling bins. He stated that those violators should be fined.

Ms. Carroll thanked the Town Manager for his hard work and leadership for the Moody's ratings. She also noted that Peter Marteka is no longer reporting on Glastonbury for the Hartford Courant. She wished him well. Mr. Osgood concurred. He then inquired if they could encourage the BOE to move to the hybrid plan for their employees. Mr. Johnson explained that the BOE talked to the Town's actuaries, who deduced that it is not economically feasible for them to do so. Mr. Osgood asked if there is any requirement for the CC/IWWA Commission to opine on building a demolition within 50 feet of a stream. Mr. Johnson stated that he will have to check with them. It is within the buffer zone, and they were looking at how the Commission wanted to handle that. Mr. Osgood remarked that they had discussed putting up signage for access to public lands. He inquired if there has been any progress on that. Mr. Johnson explained that there are 7 or 8 locations where they are either in place or about to be put in place. Mr. Osgood asked if they had spoken with the owners of the parcel that abuts the Chamberlain Road acquisition about acquiring that parcel, as well. Mr. Johnson replied, not yet.

**9. Committee Reports.**  
**a. Chairman's Report.**

Mr. Gullotta watched last Wednesday's BOF/BOE meeting and found it extremely instructive. He urged his fellow councilmembers to watch it, as well. He stated that the BOF meetings are typically held and (re)broadcasted at 4:00 pm, which is inconvenient for most working people. He suggested they make streaming available so that people can watch the meetings later in the evenings.

**b. MDC.**

Ms. LaChance explained that, last night, MDC voted on the Raymond Road and Kimberly Lane water installation service fee. They were grandfathered in, but the fee structure was changed so that, in the future, installation would be \$150 per foot. There was also discussion about MDC's responsibility in PFAS going into sewers. Ms. LaChance noted that they also voted on the lawsuit against MDC involving Glastonbury. The settlement will cost MDC \$7.68 million for customers who had MDC service in non-member towns from March 6, 2012 to October 1, 2014. They will supply a credit to those customers; if they are not MDC customers anymore, they will cut them a check. Mr. Osgood expressed that this is good news and the Town Council should feel rewarded for bringing the class action lawsuit to proceed. However, he worries that MDC might make up the difference with a surcharge, which would affect non-member towns more. Mr. Osgood suggested they change their charter to prevent that from happening.

**c. CRCOG.                      None**

**10. Communications.**  
**a. Letter from Richard Sawitzke, Land Heritage Coalition – Cotton Hollow Mill**

**11. Minutes.**

**a. Minutes of January 14, 2020 Regular Meeting.**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the amended minutes for the meeting held January 14, 2020.

*Disc:* Mr. Cavanaugh noted that under Item 5A, on the first line of the second paragraph, it should read “**the developer**” not “MDC.”

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

**b. Minutes of January 23, 2020 Special Meeting (CIP Workshop).**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held January 23, 2020.

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

**c. Minutes of January 28, 2020 Special Meeting.**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held January 28, 2020.

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

**d. Minutes of January 28, 2020 Annual Town Meeting.**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the meeting held January 28, 2020.

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

**12. Appointments and Resignations.**

- a. Resignation of Charles Murray (Alternate) from Zoning Board of Appeals (D-2023).**
- b. Resignation of Woody Baird from Insurance Advisory Committee (R-2019).**

*Motion by:* Ms. Carroll

*Seconded by:* Dr. Beckett

BE IT RESOLVED, that the Glastonbury Town Council hereby approves the resignations of Mr. Charles . Murray from the Zoning Board of Appeals and Mr. Woody Baird from the Insurance Advisory Committee.

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

13. **Executive Session.**  
a. **Potential land acquisition.** None

14. **Adjournment.**

*Motion By:* Ms. Carroll

*Seconded By:* Dr. Beckett

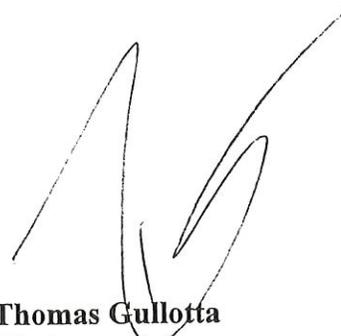
BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of February 11, 2020, at 9:35 pm.

*Result:* Motion passes unanimously {9-0-0}.

**Respectfully submitted,**

**Lilly Torosyan**

**Lilly Torosyan  
Recording Clerk**



**Thomas Gullotta  
Chairman**

GLASTONBURY TOWN COUNCIL  
SPECIAL MEETING MINUTES  
TUESDAY, FEBRUARY 11, 2020

The Glastonbury Town Council with Town Manager, Richard J. Johnson, and Attorney Laurann Askloff in attendance, held a Special Meeting at 6:30 p.m. in Town Manager's Office of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

1. Roll Call

**Council Members**

- Mr. Thomas P. Gullotta, Chairman
- Mr. Lawrence Niland, Vice Chairman
- Ms. Deborah A. Carroll
- Dr. Stewart Beckett III
- Mr. Kurt P. Cavanaugh
- Ms. Mary LaChance
- Mr. Whit C. Osgood
- Ms. Lillian Tanski

**Others present**

- Richard J. Johnson, Town Manager
- Laurann Askloff, Attorney

Chairman Gullotta called the meeting to order. Motion was made by Dr. Beckett and seconded Mr. Niland to enter into Executive Session at 6:30 p.m. Motion passes unanimously (9-0).

Present for the Executive Session are Council Members, Mr. Thomas P. Gullotta, Mr. Lawrence Niland, Ms. Deborah A. Carroll, Dr. Stewart Beckett III, Mr. Kurt P. Cavanaugh, Ms. Mary LaChance, Mr. Whit C. Osgood, Ms. Lillian Tanski, as well as Richard J. Johnson, Town Manager, and Laurann Askloff, Attorney.

2. Pledge of Allegiance.

Led by Mr. Gullotta

3. Public Comment.

None

4. Special Business as contained in the Call.

(a) Executive Session:

- Pending Litigation – Riverfront Park  
Discussion was held regarding Pending Litigation – Riverfront Park. Attorney Askloff left at approximately 6:50 p.m.
- Potential land acquisition.  
Discussion was held regarding potential land acquisition.

There were no votes taken following Executive Session.

BE IT RESOLVED, that the Glastonbury Town Council hereby exits Executive Session at 7:00 p.m.

5. Adjournment

With no further business to discuss, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

  
Richard J. Johnson  
Town Manager

  
Thomas Gullotta  
Chairman

INSTR # 2020001073 RECD 02/19/2020 04:09:57 PM  
JOYCE P. MASCENA TOWN CLERK GLASTONBURY CT