

**CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
GLASTONBURY, CONNECTICUT
REGULAR MEETING
THURSDAY, JANUARY 12, 2017
7:30 PM
COUNCIL CHAMBERS
2155 MAIN STREET**

Judy Harper, Chairman
Dennis McInerney, Vice-Chairman
Kim McClain, Secretary
Frank Kaputa
Helen Stern
Mark Temple
Vacancy

ANNOTATED AGENDA

I. FORMAL ACTION & RECOMMENDATION

Application of the **Town of Glastonbury** for an: **inland wetlands and watercourses permit** for activities within the upland review area; and a **recommendation** to the Town Plan & Zoning Commission concerning a **Section 12 Special Permit with Design Review** – proposed **Town Hall and Academy Building Modifications Project at 2155 and 2143 Main Street** – Reserved Land Zone – Daniel A. Pennington, Town Engineer/Manager of Physical Services
UNAN APPROVED & UNAN PROVIDED A FAVORABLE RECOMMENDATION

II. INFORMAL DISCUSSIONS

1. Proposed **The Edge Fitness Club** facility – 38,000 square foot **building**, some 2.6 acres of **pavement and related infrastructure** on some 4.7 acres of remaining vacant land at **2855 Main Street** (located to rear/west of Chili’s Restaurant facility) – Planned Business & Development Zone and Flood Zone – BL Companies, C.E. – Attorneys Peter Alter & Meghan Hope – A & F Main Street Associates, LLC, landowner – **26 Cedar Street Associates, LLC** (Peter D’Addeo, member), **developer/applicant DISCUSSED**
2. Proposed **Retail Development of 2941 Main Street** – raze existing structures and construct: three one-story, retail buildings (including restaurant with drive-thru) totaling 27,568 square feet; paved areas for traffic circulation and 187 parking spaces; and related infrastructure on 3.7 acres – Planned Business & Development Zone – BL Companies, C.E. – Attorneys Peter Alter & Meghan Hope – **Shops on Main LLC (c/o Carpionato Group, LLC)**, **landowner/applicant/developers DISCUSSED**

III. Review of “Resource Categories” section (pages 61 to 86) of the draft Town of Glastonbury 2017-2027 Plan of Conservation & Development POSTPONED

**IV. APPROVAL OF MINUTES - Regular Meeting of November 10, 2016
ACCEPTED AS PRESENTED**

**V. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS
Karl Wagener, 588 Neipsic Road**

VI. OTHER BUSINESS

1. 2017 Meeting Schedule **ACKNOWLEDGED**
2. Chairman's Report **GIVEN**
3. Environmental Planner Report **GIVEN**