

**TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CONNECTICUT**

Thursday, March 22, 2018  
SPECIAL MEETING

7:00 P.M.

Council Chambers  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street

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Sharon H. Purtill  
Robert J. Zanolungo, Jr.  
Michael Botelho

Raymond Hasset  
Jacob McChesney  
Keith S. Shaw

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ALTERNATES: Matthew Saunig; Scott Miller; Christopher Griffin

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**AGENDA**

**ELECTION OF OFFICERS**

**PUBLIC HEARINGS**

1. Continued Public Hearing on the Application of William Dufford for a Section 6.2 Excavation Special Permit and a Section 20.11 Groundwater Protection Permit – Dug Road and Dufford’s Landing Excavation – removal of 210,000 cubic yards of earth products on approximately 10.3 acres located between Dug Road and Dufford’s Landing – Assessor’s Lot S-4 Dug Road and Assessor’s Lot S-3A Dufford’s Landing – Rural Residence Zone and Groundwater Protection Zone 1 (William and Suzanne Dufford, Owners)
2. Application of A.T. Capital Group Connecticut, LLC for a Section 6.6 Special Permit – request for a waiver from the 1,000 foot distance requirement between 2 eating & drinking establishments – 2249 New London Turnpike – Planned Business & Development Zone
3. Application of 49 Sycamore, LLC for a Section 12 Special Permit with Design Review – construction of a new dental office building & associated infrastructure – 49 Sycamore Street – Town Center Zone

**REGULAR MEETING**

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items
2. Acceptance of Minutes of the February 20, 2018 Special Meeting
3. Application of 4GATTS, LLC & 12 MELROSE STREET LLC for a Section 12.9 Minor Change – expansion of parking lot onto 21 Melrose Street – 227-283 Hebron Avenue & 21 Melrose Street – Town Center and Residence A Zones – Attorneys Peter Alter & Meghan Hope

4. Application of Kerriane Cannon for a Section 12.9 Minor Change – exterior architectural changes to the Chili’s Restaurant - 2855 Main Street – Planned Business & Development Zone – Pepper Dining Inc., owner
5. Application of Philip Doyle for a Section 12.9 Minor Change – change of location for Building H at Gateway IV – 295 Western Boulevard – Planned Employment Zone – HTA-Gateway 4G LLC, owner
6. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of 50+ acres at 297 Matson Hill Road known as the Rose Parcel
7. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of 2 parcels, Assessor’s Lots W7 & W8, equaling 44 acres off Chamberlain Lane
8. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of development rights for the Howe property at 207 Keeney Street near Howe Road
9. **CONSENT CALENDAR**
  - a. Scheduling of Public Hearings for Regular Meeting of April 3, 2018:
    1. Application of Scotland Hardwoods LLC for a Section 12 Special Permit with Design Review for a timber harvest on land including 1925 New London Turnpike – Rural Residence Zone – Paul Cesana, owner
  - b. Final Release of Maintenance Bond – Accornero Subdivision, Phase III
  - c. Recommendation to the Town Council that Accornero Lane from Station 9 + 15 to Station 12 + 32.41 be accepted as Town Road, within the Accornero Subdivision, Phase III
10. Chairman’s Report
11. Report from Community Development Staff