

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

Thursday, March 22, 2018
SPECIAL MEETING

7:00 P.M.

Council Chambers
2nd Floor – Town Hall
2155 Main Street

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

Raymond Hasset
Jacob McChesney
Keith S. Shaw

ALTERNATES: Matthew Saunig; Scott Miller; Christopher Griffin

ANNOTATED 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) **UNAN DENIED; ZANLUNGO RECUSED; GRIFFIN VOTING**
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 and a Section 12.9 Minor Change – change of use to add 2 eating & drinking establishments - 2249 New London Turnpike – Planned Business & Development Zone **UNAN APPROVED**
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 **UNAN APPROVED**

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items **NONE**
2. Acceptance of Minutes of the February 28, 2018 Special Meeting **UNAN APPROVED AS AMENDED**
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 **UNAN APPROVED**

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 **UNAN APPROVED**
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 **UNAN APPROVED**
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 **UNAN APPROVED**
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 **UNAN APPROVED**
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 **UNAN APPROVED**
9. **CONSENT CALENDAR – UNAN APPROVED**
 - 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 **NONE**
11. Report from Community Development Staff **NONE**