

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, APRIL 3, 2018**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Sharon H. Purtill, Chairman
Mr. Robert Zanolungo
Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Jacob McChesney
Mr. Christopher Griffin, Alternate (voting)
Mr. Matthew Saunig, Alternate

Commission Members Excused

Mr. Keith Shaw
Mr. Scott Miller, Alternate

Chairman Purtill called the meeting to order at 7:00 P.M. and seated Commissioner Griffin as a voting member in Commissioner Shaw's absence.

ELECTION OF OFFICERS –POSTPONED

PUBLIC HEARING

Application of Scotland Hardwoods LLC for a Section 12 Special Permit with Design Review for a timber harvest on 1925, 1861 & Assessor's Lot N-67 New London Turnpike – Rural Residence Zone – Paul Cesana, owner

Rod Burgess, Certified Forester, appeared before the Commission to present the selective timber harvest proposal. He explained the proposed operation to harvest salable timber on 25 of 34+/- acres of land. Approximately 28 to 30 truckloads of lumber would be removed from the site during the 4-6 week operation. The proposed hours of operation are Monday through Friday 7:00 A.M.—5:00 P.M. and Saturday 8:00 A.M.—4:00 P.M. Mr. Burgess noted that they are hoping to begin work in early summer. The Conservation Commission/Inland Wetlands & Watercourses Agency approved an inland wetlands and watercourses permit for the project and forwarded a favorable recommendation to the Town Plan and Zoning Commission for a special permit on March 15, 2018.

Chairman Purtill called for public comment.

Michael Lynch, 156 Kinne Road, voiced concern that the project would result in too many trees being removed from the site which would diminish the well-established wooded buffer. He asked for information regarding which trees would be cut.

Mr. Burgess responded that the proposed harvest area is 30-50 feet away from Mr. Lynch's boundary line, and said he is more than welcome to call him directly to discuss the issue further or arrange a time to visit the site to view which trees have been marked for removal. Mr. Burgess noted that the proposal is for a selective timber harvest and no clear cutting of trees would occur. Vice Chairman Zanolungo noted that he was recently involved in a timber harvest operation and agreed that it would be helpful for Mr. Lynch to visit the site to alleviate his concern. Mr. Burgess noted that he could consider not removing certain trees at Mr. Lynch's request.

There being no further comments or questions, Chairman Purtill closed the public hearing on this matter.

Motion By: Secretary Botelho

Seconded: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approves the application of Scotland Hardwoods LLC for a Section 12 Special Permit for a timber harvest –Assessor's Lot N-67, 1861, and 1925 New London Turnpike –Rural Residence Zone, in accordance with plans on file with the Office of Community Development, and in compliance with the following conditions:

1. Compliance with :
 - a. The conditions as contained in a recommendation from the Conservation Commission from their meeting on March 15, 2018.
 - b. The conditions as contained in the Wetlands Permit from the Conservation Commission / Inland Wetlands and Watercourses Agency approved at their March 15, 2018 meeting.
 - c. Standards contained in a report from the Fire Marshal, File 18-021, plans reviewed 03-29-18.

2. Adherence to:
 - a. The Town Engineer's memorandum dated March 29, 2018.
 - b. The Health Director's memorandum dated March 23, 2018.
 - c. The Police Chief's memorandum dated March 22, 2018.

Result: Motion passes unanimously. (6-0-0)

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items

No citizens came forward to speak.

Motion By: Secretary Botelho

Seconded: Vice Chairman Zanolungo

MOVED, that the Town Plan and Zoning Commission approves the following consent calendar dated Tuesday, April 3, 2018:

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of April 17, 2018:
 1. Application of Barbara Eckbreth for a Section 6.11 Accessory Apartment Special Permit – approval of existing apartment – 324 Cedar Ridge Drive – Rural Residence Zone – Hans Hansen Architectural Design
 2. Application of Birch Mountain, LLC for final resubdivision approval for 2 frontage lots – 27 Villa Louisa Road – Rural Residence Zone
- b. Final Release of Bond – Flanagan’s Landing – 911 New London Turnpike – Alter & Pearson, LLC

Result: Motion passes unanimously. (6-0-0)

PUBLIC WORKSHOP

Plan of Conservation and Development’s Future Land Use Map – Review of Proposed Changes

Mrs. Dodds gave an overview of the process she and Mr. Mullen performed to review and edit the existing 2007-2017 Plan of Conservation and Development Future Land Use Map. She explained that policy changes are not part of this revision process; technical changes have been made to make the map clearer and easier to read.

Mr. Mullen reviewed a PowerPoint presentation showing the technical revisions to the Future Land Use Map and described the methodology behind the changes:

- Change from Computer Aided Drafting (CAD) to Geographic Information System (GIS)
- Right-of-way future land use category has been added
- Color changes (Central Business- yellow/brown to purple; Great Meadows & Flood Plain- rose to blue)
- Planning areas following parcel boundaries
- Correcting the rural residence future land use category

A couple of members of the public in the audience asked some questions which Mrs. Dodds and Mr. Mullen responded to. Mrs. Dodds noted that the information presented will be posted on the Town’s website and will be available in the Town Clerk’s office and the Office of Community Development.

Chairman Purtill thanked Mrs. Dodds and Mr. Mullen for their hard work on this project.

5. Chairman's Report - NONE

6. Report from Community Development Staff

Mrs. Dodds reported on the Plan of Conservation and Development update process.

There being no further business to discuss, Chairman Purtill adjourned the meeting at 8:13 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Clerk