

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 5, 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. Keith Shaw, Vice Chairman (Acting Secretary)
Mr. Jacob McChesney
Mr. Christopher Griffin, Alternate (voting)
Mr. Matthew Saunig, Alternate (voting)

Commission Members Excused

Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Robert Zanolungo
Mr. Scott Miller, Alternate

Chairman Purtill called the meeting to order at 7:02 P.M. and seated Vice Chairman Shaw as Acting Secretary and Commissioners Griffin and Saunig as voting members.

PUBLIC HEARING

Application of H. J. Contractors, Inc. for conditional subdivision approval & approval of a Section 6.8 (rear lot) Special Permit concerning the proposed Far View Estates VI on the easterly portion of 1098 Main Street including the extension of Lakewood Road – Residence AA Zone & Groundwater Protection Zones 1 & 2 – Berruti Orchards, LLC, owner

Attorney Meghan Hope, representing the applicant, appeared before the Commission to present the proposal for a 5-lot (2 frontage and 3 rear) subdivision to be served by public water and sanitary sewers. The existing cul-de-sac will be extended to the north and terminate to be a permanent cul-de-sac. Attorney Hope noted that the project has been reviewed by the Plans Review Subcommittee, the Inland Wetland and Watercourses Agency has issued a wetlands permit for the proposal, and the Conservation Commission has forwarded a favorable recommendation for the proposal to the TPZ. She also noted that the applicant has worked with the State of Connecticut Department of Energy and Environmental Protection and the Glastonbury Health Department on a soils management plan to remediate portions of the property that contain elevated levels of pesticide due to years of use as an orchard.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the existing site conditions and proposed extension of Lakewood Road to the north approximately 130 feet from the end of the existing temporary cul-de-sac. He noted that each lot will have its own driveway off of the permanent cul-de-sac. Mr. Sczurek described the features of the proposed stormwater management system which utilizes best management practices. He then submitted a letter from the MDC into the public hearing record explaining that they cannot provide another hydrant for fire protection at this time but will be able to do so in the future when they extend the main water line and adequate pressure is available.

Chairman Purtill voiced concern over a barren appearance following tree removal for the soil remediation process, and Mrs. Dodds suggested adding conditions to the approval to ensure that street trees and vegetation will be planted on rear Lots 3 & 4.

Chairman Purtill called for public comment. **David O'Connor, 1140 Main Street**, said he supports the project but has questions regarding one of the property line measurements, the driveway going over the existing dirt track into the orchard, possible future development, and how the tree removal will impact runoff. **Nona Sposito, 32 Papermill Road**, commented that she welcomes the proposed development and asked about the access to the proposed homes. **Robert Fridlind, 102 Chestnut Hill Road**, voiced concern about the existing fruit trees on the abutting property and wondered if they would be affected by this proposal. **Paul Jacques, 203 Main Street**, asked about the possibility of extending sewers to the west if the MDC extends their water line. **Joe Sposito, 32 Papermill Road**, wondered how the proposed and possible future development would impact the existing water pressure problem in the vicinity.

Attorney Hope reviewed the access to the proposed homes for Ms. Sposito. Chairman Purtill responded to Mr. Fridlind that the fruit trees on the abutting property would not be impacted by this proposal. Mr. Sczurek responded to Mr. O'Connor's questions about the property line measurement, driveway and runoff, and to the citizens' questions about future development. He also explained that the MDC's plan to extend their water line to solve the water pressure issue and improve connectivity may be done concurrently with this project. With regard to sewer extension, Mr. Sczurek noted that the Water Pollution Control Authority has their own policy and master plan.

Mr. O'Connor, Mr. Sposito and the commissioners asked a few more questions about details of the proposed development and Attorney Hope and Mr. Sczurek responded to their queries.

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

Motion By: Acting Secretary Shaw **Seconded:** Commissioner Griffin
MOVED, that the Town Plan and Zoning Commission approves the application of H.J. Contractors, Inc for conditional subdivision approval & approval of a Section 6.8 Rear Lot Special Permit – 5 lots, 3 rear – Far View Estates Subdivision VI – 1098 Main Street – Residence AA Zone and Groundwater Protection Zones 1 & 2, Berruti Orchards, LLC, owner, in accordance with the following plan:

“EROSION & SEDIMENTATION CONTROL PLAN FAR VIEW ESTATES – SECTION VI PREPARED FOR H.J. CONTRACTORS, INC. GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW. BY: ZTA DATE: 2-2-18 SCALE: 1”-40’ SHEET 5 OF 9 MAP NO. 42-17-1T REV. 3-6-18 REV. 4-26-18 REV. 5-2-18”

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 18-027, plans reviewed 6-4-18.
 - b. The conditions contained in the Wetlands Permit issued by the Inland Wetlands and Watercourses Agency, at their May 24, 2018 meeting.
 - c. The conditions contained in the Conservation Commission’s memorandum, dated May 31, 2018.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated May 31, 2018.
 - b. The Health Director’s memorandum dated June 1, 2018
 - c. The Police Chief’s memorandum dated May 25, 2018.
3. Street trees shall be planted on rear Lots 3 & 4 in accordance with the standards set forth in Section 14.1 of the Subdivision Regulations. The subdivision plan shall be modified to identify the location of the street trees prior to filing.
4. Rear Lots 3 & 4 shall plant additional trees and vegetation following review of the plans with the Beautification Committee and final approval by the Town Plan and Zoning’s Plans Review Subcommittee.

Discussion: Chairman Purtill said she will be voting in favor of the proposal and believes it meets their regulatory requirements.

Result: Motion passes unanimously. (5-0-0)

REGULAR MEETING

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

No one spoke.

2. Acceptance of Minutes of the May 15, 2018 Regular Meeting

Motion By: Acting Secretary Shaw **Seconded:** Commissioner McChesney
MOVED, that the Town Plan and Zoning Commission accepts the minutes of the regular meeting of May 15, 2018 as presented.

Result: Motion passes unanimously. (5-0-0)

3. Text Amendments Discussion – Excavation Operations & Accessory Apartments

The amendments were referred to Plans Review Subcommittee for review and recommendation.

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of June 19, 2018: **to be determined**

5. Chairman’s Report –NONE

6. Report from Community Development Staff –NONE

There being no further business to discuss, Chairman Purtill adjourned the meeting at 7:55 P.M.

Respectfully Submitted,

Amy M. Pallotti

Amy M. Pallotti

Recording Clerk