

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 19, 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
Mr. Jacob McChesney
Mr. Robert Zanolungo
Mr. Christopher Griffin, Alternate (voting)
Mr. Scott Miller, Alternate (voting; Acting Secretary)

Commission Members Excused

Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Matthew Saunig, Alternate

Chairman Purtill called the meeting to order at 7:00 P.M. and seated Commissioner Griffin as a voting member and Commissioner Miller as Acting Secretary.

PUBLIC HEARING

Application of Robert Blanchette of Borghesi Building & Engineering for a Section 12 Special Permit with Design Review regarding the construction of a 10,092 square foot industrial/warehouse building with associated grading, parking, utilities & drainage – 80 Sequin Drive – Planned Commerce Zone & Groundwater Protection Zone 1 – DePersia Development, LLC, owner

Rob Blanchette, Borghesi Building & Engineering, appeared before the Commission to present the application to construct a 10,092 square foot building and associated parking, drainage and infrastructure. The building would house the owner's business as well as two other tenants. He reviewed the proposed plans for parking (19 spaces to be located along the eastern and southern sides of the lot), site lighting, stormwater management, and landscaping. Mr. Blanchette then reviewed the proposed building's elevations and showed samples of some of the materials.

Chairman Purtill commented that the project was thoroughly reviewed by the Plans Review Subcommittee on June 13, 2018.

Vice Chairman Shaw inquired about the project's LEED features, and Mr. Blanchette responded that a list of sustainable design elements was submitted to the Conservation Commission.

Chairman Purtill called for public comment but no one spoke so she closed the public hearing on this matter.

Motion By: Acting Secretary Miller **Seconded:** Vice Chairman Shaw

MOVED, that the Town Plan & Zoning Commission approves the application of Rob Blanchette of Borghesi Building & Engineering for a Section 12 Special Permit with Design Review construction of a 10,092 square foot industrial/warehouse building with associated grading, utilities & drainage - 80 Sequin Drive – Planned Commerce Zone – DePersia Development, LLC, owner, in accordance with the plans on file in the Office of Community Development and

1. In compliance with:
 - a. The recommendations as contained in the minutes of the June 13, 2018 Community Beautification Committee meeting.
 - b. The standards contained in a report from the Fire Marshal, File 18-006 R, plans reviewed 6-15-18.
 - c. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of May 24, 2018.
2. In adherence to:
 - a. The Town Engineer's memorandum dated June 13, 2018.
 - b. The Police Chief's memorandum dated June 12, 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 one spoke.

2. Acceptance of Minutes of the June 5, 2018 Regular Meeting

Motion By: Acting Secretary Miller **Seconded:** Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission accepts the minutes of the regular meeting of June 5, 2018 as presented.

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

3. Text Amendments Discussion – Excavation Operations & Accessory Apartments

Mrs. Dodds noted that the Plans Review Subcommittee reviewed the proposed text amendments for excavation operations and accessory apartments at their meeting of June 13, 2018. The Subcommittee members made recommendations to create a definition for an ‘access road’, to add language to give the Town Plan and Zoning Commission discretion over the design and location of access roads, and to resolve the issue of the one bedroom maximum.

Mrs. Dodds and Mr. Mullen discussed the revised text amendments with the Commission and agreed to incorporate their additional recommendations prior to sending the draft to the Town Attorney for his review.

Motion By: Acting Secretary Miller **Seconded:** Vice Chairman Shaw
MOVED, that the Town Plan and Zoning Commission approves the following Consent Calendar dated Tuesday, June 19, 2018:

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of July 17, 2018: **to be determined**
- b. Corrected Motion for Hops on the Hill Farm Market (approved May 15, 2018)

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

5. Chairman’s Report – NONE

6. Report from Community Development Staff

Mrs. Dodds discussed the Plan of Conservation & Development and said they are planning to bring the draft forward at the July 17, 2018 regular meeting.

There being no further business to discuss, Chairman Purtill adjourned the meeting at 8:36 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Clerk