

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
SPECIAL MEETING MINUTES OF TUESDAY, JULY 17, 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 Special 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. Michael Botelho, Secretary  
Mr. Raymond Hassett  
Mr. Jacob McChesney  
Mr. Robert Zanolungo  
Mr. Christopher Griffin, Alternate

**Commission Members Excused**

Mr. Scott Miller, Alternate  
Mr. Matthew Saunig, Alternate

Chairman Purtill called the meeting to order at 6:00 P.M.

**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.

**2. Acceptance of Minutes of the June 19, 2018 Regular Meeting**

**Motion By:** Secretary Botelho                      **Seconded:** Vice Chairman Shaw  
MOVED, that the Town Plan and Zoning Commission accepts the minutes of the regular meeting of June 19, 2018 as presented.

**Result:** Motion carries by the following vote. (4-0-2)  
For: Chairman Purtill, Vice Chairman Shaw, Commissioner McChesney & Commissioner Zanolungo  
Against: None  
Abstain: Secretary Botelho & Commissioner Hassett

**3. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding renovations and additions to the Welles-Turner Memorial Library – 2407 Main Street**

Mrs. Dodds reviewed the Section 8-24 referral from the Town Council. She explained that the project involves renovations and two additions (~536 square feet on the south side of the building, and ~3,210 square feet over two levels on the west side of the building).

Chairman Purtill voiced concern regarding parking issues in the Town Center and said she would not be comfortable encouraging a project that may further aggravate parking in that area. Mrs. Dodds explained that the Commission’s review of the referral is regarding its consistency with the Plan of Conservation and Development, and the proposal would come before the Commission for a special permit review in the future once site plans have been developed.

Town Manager Richard Johnson reviewed the parking requirements for the proposal, and noted that the project would need to meet the Town’s zoning requirements. Mr. Johnson indicated that, if the referendum in November is successful, the design process would begin and the project would come before the Plans Review Subcommittee and full Commission during the first quarter of 2019.

**Motion By:** Secretary Botelho                                 **Seconded:** Commissioner Zanlungo  
RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut to reflect its consistency with the current Town Plan of Conservation and Development:

Construction of renovations and additions to the Welles-Turner Memorial Library located on Main Street, Glastonbury, Connecticut including two additions totaling approximately 3,746 square feet, and provisions for a Children’s Service Area, a Children’s Terrace, a Maker Space, a Teen Area, additional shelving and seating, and a centralized area for public computers and other amenities, substantially in accordance with the plans of TLD Architecture, LLC, entitled “Space Planning and Design Study Report” prepared by Welles-Turner Memorial Library and dated November 24, 2015, and on file in the Town Manager’s Office and the Welles-Turner Memorial Library.

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

**Motion By:** Secretary Botelho                                 **Seconded:** Commissioner McChesney  
MOVED, that the Town Plan and Zoning Commission approves the following Consent Calendar dated Tuesday, July 17, 2018:

**4. CONSENT CALENDAR**

**a. Scheduling of Public Hearings for Special Meeting of August 21, 2018: to be determined**

**b. Request of Thomas F. Collier, Birch Mountain, LLC for a 90-day extension to file mylars and documents – Birch Mountain Woods Resubdivision – 27 Villa Louisa Road**

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

**5. Discussion of the draft 2018-2028 Plan of Conservation & Development**

Mrs. Dodds and Mr. Mullen reviewed the updates in the draft Plan with the Commission. They explained that one of their primary goals was to make the document more user friendly for all members of the community.

Overall, the commissioners indicated that they appreciate the enhanced readability of the document, but found it difficult to compare the changes in the new version to what exists in the current version. They also questioned the need for the newly proposed chapter on Sustainability and noted that many of the policies in the Plan of Conservation and Development already promote responsible development and sustainability.

**6. Discussion on updates to the Amendments to Excavation Operations, Section 6.2 of the Building-Zone Regulations**

Mrs. Dodds and Mr. Mullen reviewed the updates regarding noise and bond amount in the Excavation Operations section.

The commissioners suggested that the updates should be reviewed by the Town Attorney.

**7. Chairman's Report – NONE**

**8. Report from Community Development Staff – NONE**

There being no further business to discuss, Chairman Purtill adjourned the meeting at 7:50 P.M.

Respectfully Submitted,

**Amy M. Pallotti**

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Recording Clerk