

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

Tuesday, August 21, 2018
SPECIAL MEETING

7:00 P.M.

Council Chambers
2nd Floor – Town Hall
2155 Main Street

Sharon H. Purtil, Chairman
Keith S. Shaw, Vice Chairman
Michael Botelho, Secretary

Raymond Hassett
Jacob McChesney
Robert J. Zanolungo, Jr.

ALTERNATES: Scott Miller **EXCUSED**; Christopher Griffin; Mathew Saunig

PUBLIC HEARINGS

1. Recommendation to the Town Council (Zoning Authority) regarding the Application of Carpionato Group, LLC for a Change of Zone from Reserved Land to Planned Business & Development Zone to allow for redevelopment and the construction of another building & parking to be included in the Shops at Main (2941 Main) – 2955 Main Street
2. Recommendation to the Town Council (Zoning Authority) regarding the Application of H374, LLC for a Change of Zone from Residence A to Town Center Zone to allow for redevelopment which includes construction of a commercial building at 374 & 402 Hebron Avenue and associated parking on 18, 24, 30 & 34 Sycamore Street, with the zone change required for 18 Sycamore Street

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items
2. Acceptance of Minutes of the July 17, 2018 Special Meeting
3. Building Height Subcommittee appointments

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of September 4, 2018: **to be determined**
- b. Final release of Bond – Fig's Restaurant – 840 Main Street – 840 Main Street LLC
5. Discussion of the draft 2018-2028 Plan of Conservation & Development
6. Chairman's Report
7. Report from Community Development Staff

MEMORANDUM

To: Khara Dodds, Director of Planning/Land Use Services
From: Richard J. Johnson, Town Manager
Date: August 9, 2018

Re: **Change of Zone – 2955 Main Street and 18 Sycamore Street**

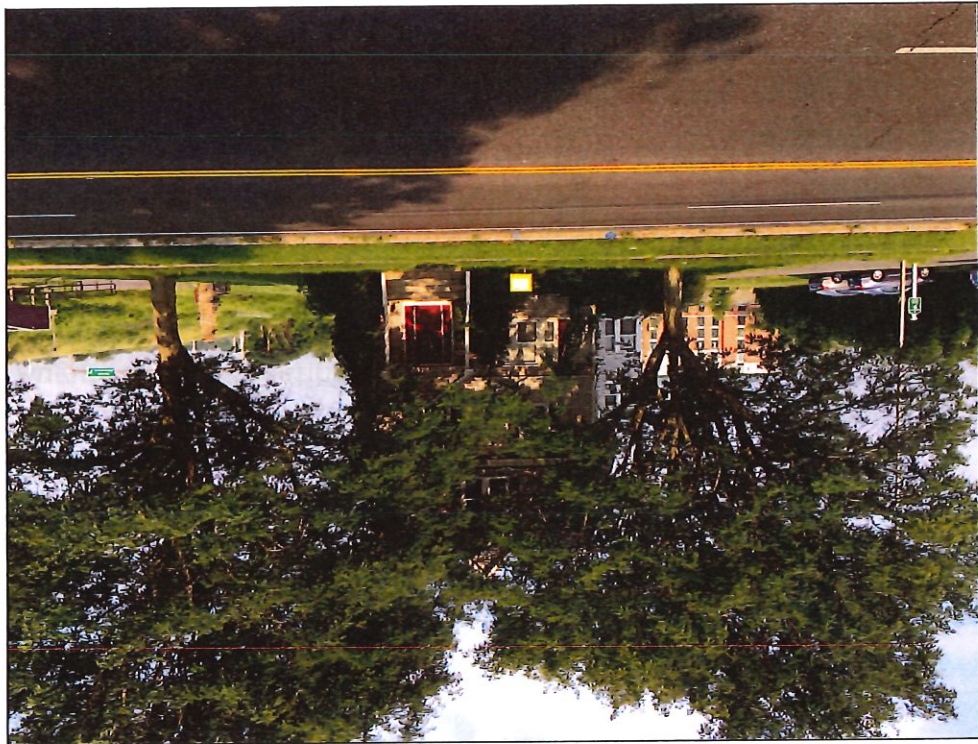
The Application for Change of Zone for 2955 Main Street and 18 Sycamore Street are tentative scheduled for Public Hearing at the September 11, 2018 Council meeting. This is subject to action by TP&Z on August 21st. Please advise as to TP&Z action so the Public Hearing Notices and mailings can be coordinated accordingly.

RJJ/sal

SECTION 14.2.d REFERRAL FROM THE TOWN COUNCIL (ZONING AUTHORITY) TO
 THE PLAN AND ZONING COMMISSION FOR A RECOMMENDATION
 FOR A ZONE CHANGE FROM RESERVED LAND ZONE TO PLANNED BUSINESS AND DEVELOPMENT ZONE
 2955 MAIN STREET
 MEETING DATE : AUGUST 21, 2018

<p style="text-align: center;">PUBLIC HEARING ITEM ITEM# 1 08-21-18 AGENDA</p>	<p>To: Town Plan and Zoning Commission</p> <p>From: Office of Community Development Staff</p> <p>Memo Date: August 17, 2018</p> <p>Zoning District: Reserved Land</p> <p>Applicant/Owner: Carpinato Group, LLC</p>
<p>EXECUTIVE SUMMARY</p>	
<ul style="list-style-type: none"> • The applicant is seeking a zone change from Reserved Land to Planned Business and Development Zone at 2955 Main Street. • The property is currently owned by the State of Connecticut and is occupied by a group home operated by the Department of Developmental Services. • The applicant has entered into an agreement with the State of Connecticut to purchase the land to add to the existing retail development located at 2941 Main Street. • The Reserved Land Zone designation applies to land and buildings that are owned “...by a governmental unit, a department or branch of a governmental unit, or a public service company furnishing water, electric or gas service...” • Once acquired by the applicant the land at 2955 Main Street will no longer meet the criteria for Reserved Land. • The properties surrounding 2955 Main Street are all in the Planned Business and Development Zone. • The 2007–2017 and draft 2018–2028 Plan of Conservation and Development (POCD) Future Land Use Map (FLUM) designates all the surrounding parcels to 2955 Main Street as part of the Town Center Planning Area. • The 2007–2017 and draft 2018–2028 POCD support redevelopment as a way to enhance the Town Center Planning Area. • The Plans Review Subcommittee reviewed the proposed zone change at their August 1, 2018 meeting; the Subcommittee had no issue with the proposal. <p style="text-align: center;">REVIEW</p> <ul style="list-style-type: none"> • Included for Commission review are the following: <ul style="list-style-type: none"> • A copy of the applicant’s application to the Town Council (Zoning Authority) that includes a project narrative and site layout. 	

Street view of 2955 Main Street



Commercial and offices uses about the property to the north, south, east and west.

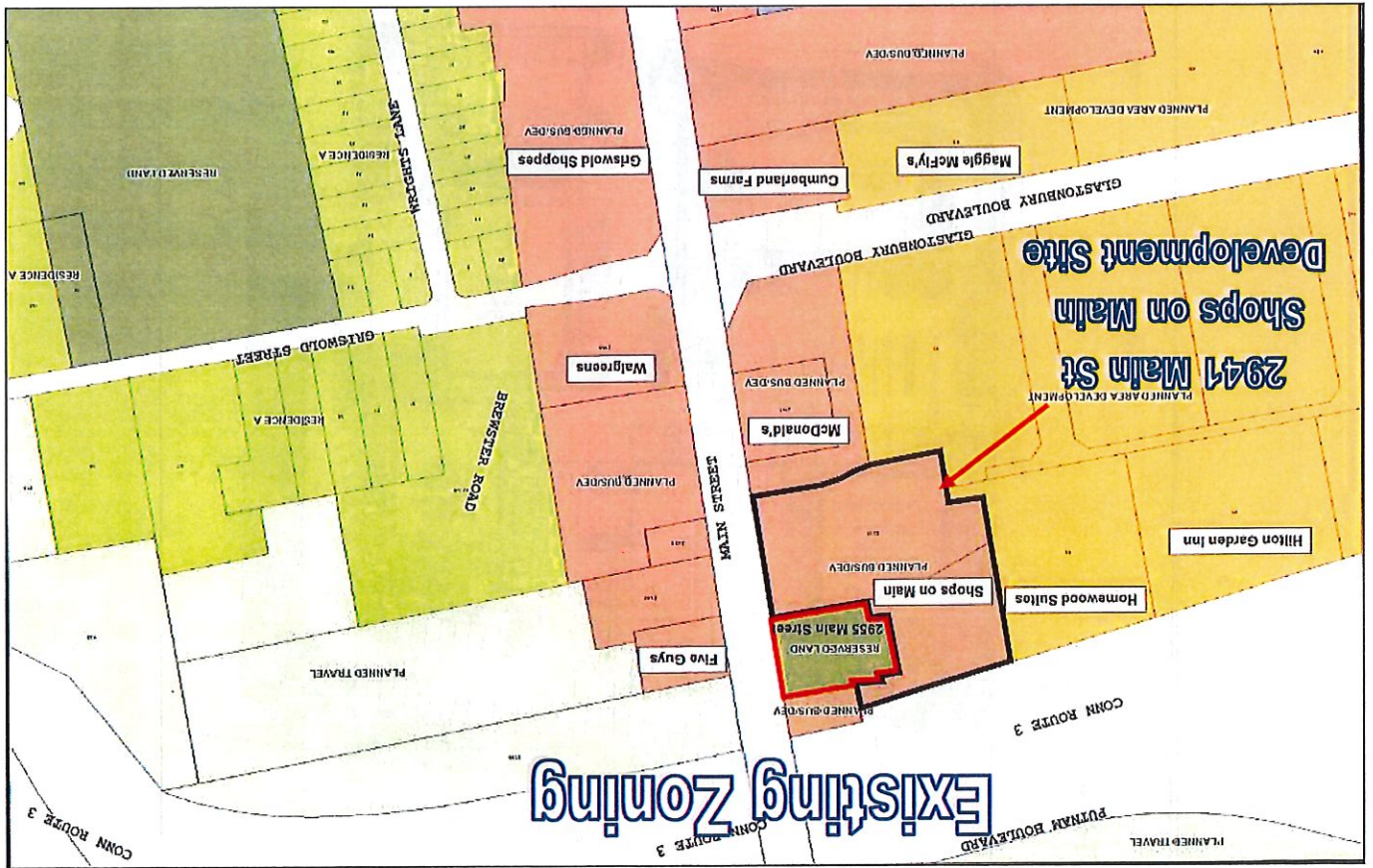
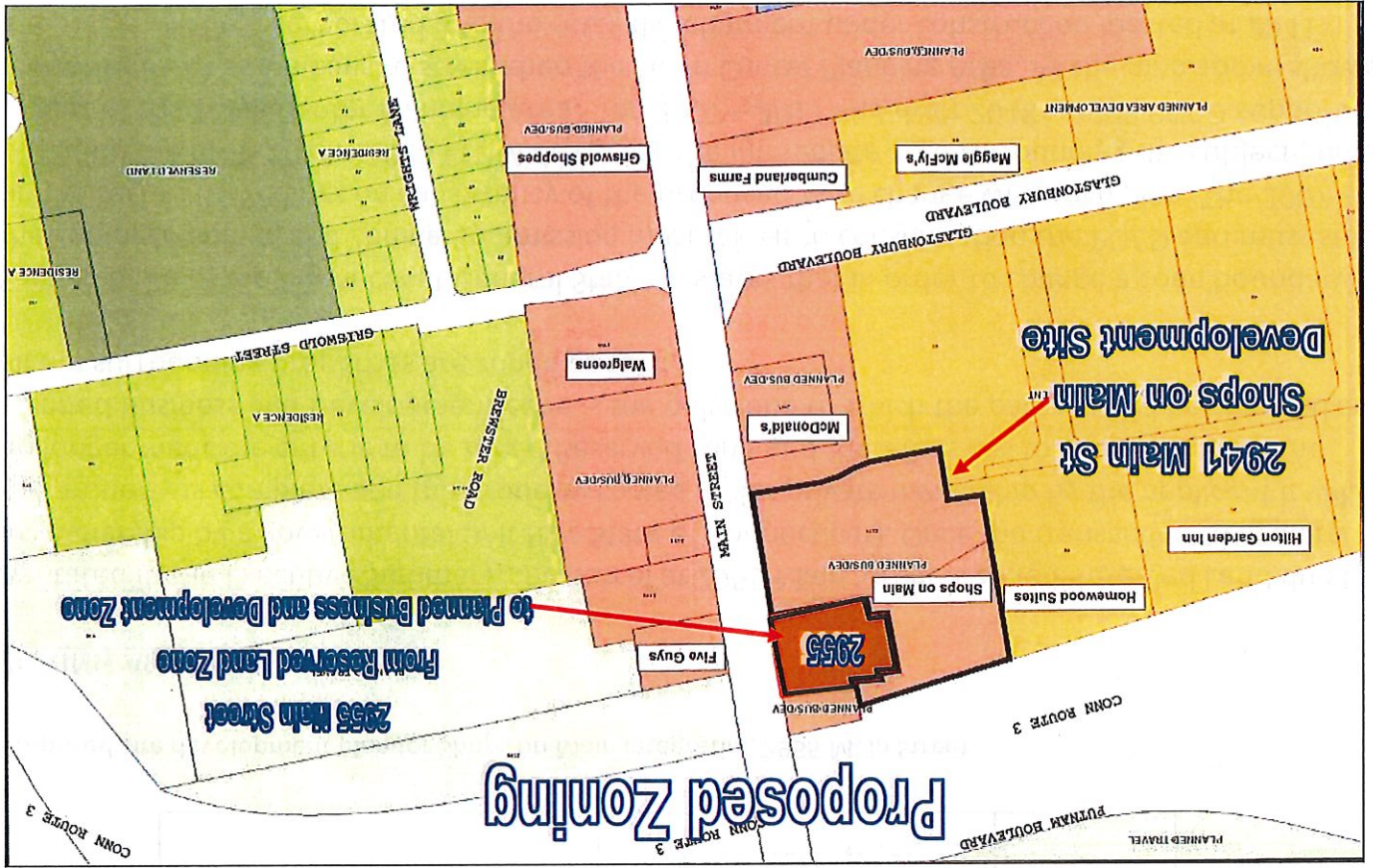
ADJACENT USES

The property at 2955 Main Street is currently improved with a two and a half-story residential structure that is currently owned by the State of Connecticut and operated as a group home by Department of Developmental Services. Access to the site is via a curb cut at the southeast corner of the lot which leads to a driveway and a paved parking area at the southwest corner of the lot.

SITE DESCRIPTION

Aerial view of 2955 Main Street looking north



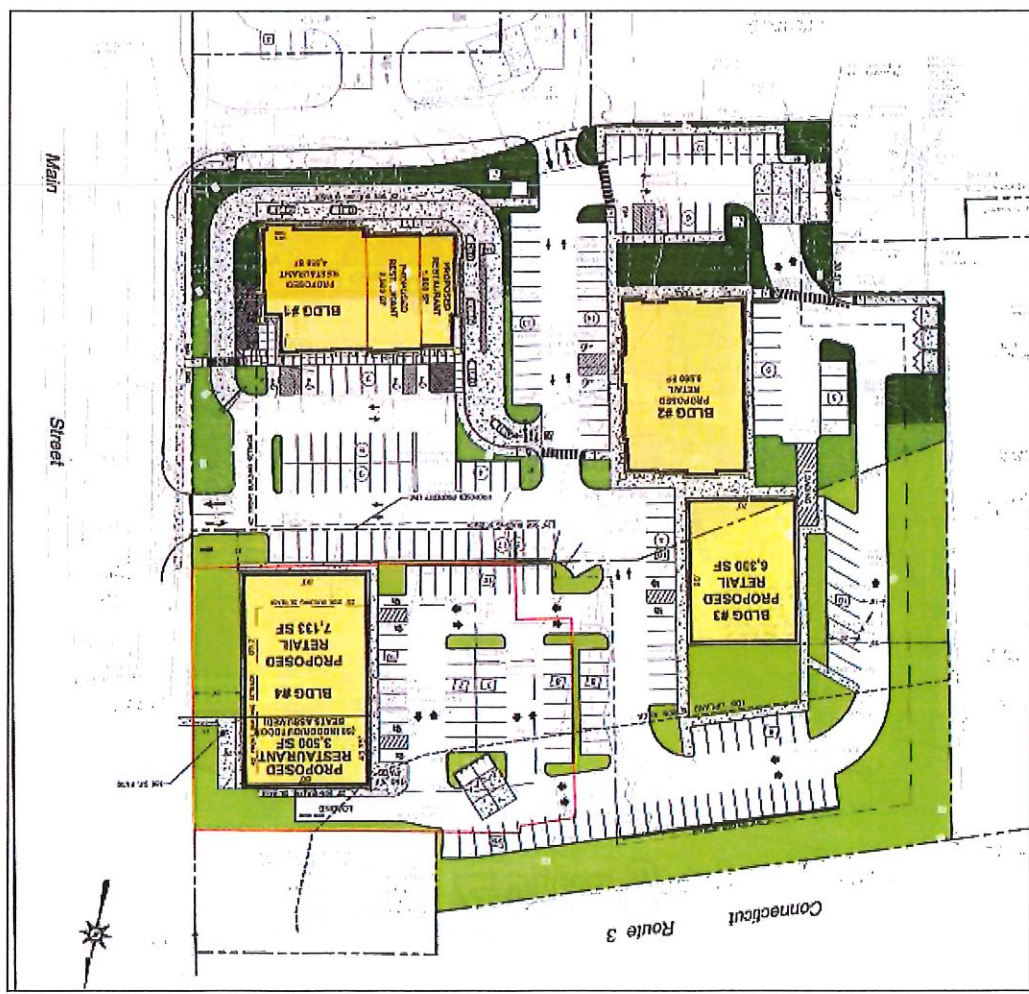


Section 8-3 b of the Connecticut General Statutes states that in order to change a zone boundary, the Zoning/Planning and Zoning Commission must take into consideration the PCOD and must state on the record its findings on consistency of the proposed zone change with such plan. The 2007—2017 and the draft 2018—2028 FLUM designate the immediate area surrounding the subject parcel as part of the Town Center Planning Area. The 2007—2017 and draft 2018—2028 PCOD support redevelopment as a means to strengthen the Town Center Planning Area. As the map above shows the parcel will be incorporated into the retail development under construction located at 2941 Main Street with the demolition of the existing building and parking area and the construction of a 7,155 square foot retail building and associated parking.

As stated in the Executive Summary, the parcel at 2955 Main Street is zoned Reserved Land due to its ownership by a governmental unit (the State of Connecticut). Once the transaction to acquire the property is complete and the property comes under private ownership by the applicant it will no longer meet the criteria to be zoned Reserved Land and therefore has to change zones. The Planned Business and Development Zone is the only zone to which the parcel could be changed as all the surrounding properties are zoned as such.

ZONING ANALYSIS

Proposed site development plan for Shops on Main integrating 2955 Main Street



TOWN PLAN AND ZONING COMMISSION

RECOMMENDATION TO

TOWN COUNCIL FOR A ZONE CHANGE

APPLICANT/OWNER: CARPIONATO GROUP, LLC

RE: 2955 MAIN STREET

MOVED, that the Town Plan and Zoning Commission recommends to the Town Council approval of the application of Carpionato Group, LLC for a change of zone from Reserved Land Zone to Planned Business and Development Zone at 2955 Main Street. This recommendation is based on a finding of fact that:

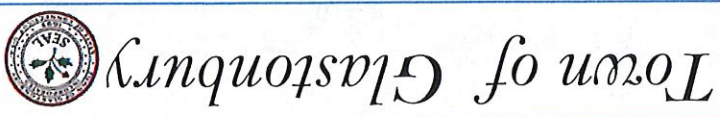
1. The proposed zone change is in conformance with the Town of Glastonbury 2007 – 2017 Plan of Conservation and Development and the draft 2018 – 2028 Plan of Conservation and Development in that:
 - a. The 2007–2017 Plan of Conservation and Development Future Land Use Map and the draft 2018–2028 Plan of Conservation and Development Future Land Use Map designate the immediate area surrounding the subject parcel as part of the Town Center Planning Area.
 - b. The 2007 – 2017 Plan of Conservation and Development and the draft 2018 – 2028 Plan of Conservation and Development support redevelopment as a means to strengthen the Town Center Planning Area.
2. Once the transaction to acquire the property is complete and the property comes under private ownership by the applicant it will no longer meet the criteria to be zoned Reserved Land and therefore has to change zones.
3. The Planned Business and Development Zone is the only zone to which the parcel may be changed as all the surrounding properties are zoned as such.

APPROVED: TOWN PLAN & ZONING COMMISSION
August 21, 2018

SHARON H. PURTILL, CHAIRMAN

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT



SECTION 14.2.d REFERRAL FROM THE TOWN COUNCIL (ZONING AUTHORITY) TO THE TOWN PLAN AND ZONING COMMISSION FOR A RECOMMENDATION FOR A ZONE CHANGE FROM RESIDENCE A ZONE TO TOWN CENTER ZONE 18 SYCAMORE STREET MEETING DATE : AUGUST 21, 2018

PUBLIC HEARING ITEM
ITEM# 2 08-21-18 AGENDA

To: Town Plan and Zoning Commission

From: Office of Community Development Staff

Memo Date: August 17, 2018

Zoning District: Residence A

Applicant/Owner: H374, LLC

EXECUTIVE SUMMARY

- The applicant is seeking a zone change from Residence A Zone to Town Center Zone for the property located at 18 Sycamore Street.
- The Town Center Zone allows for commercial and mixed-use developments. The Residence A Zone primarily a residential zoning district.
- The property at 18 Sycamore Street will be part of commercial development with associated parking that will also include 374, 386-400, and 402 Hebron Avenue and 24, 30 and 34 Sycamore Street. The building for the proposed development will be located on the properties at 374, 386-400, and 402 Hebron Avenue.
- The three parcels on Hebron Avenue are located in the Town Center Zone, while 18, 24, 30, & 34 Sycamore Street are located in the Residence A Zone.
- Changing the zone of the property at 18 Sycamore street to Town Center Zone would ensure that the building in the proposed development would meet the Floor Area Ratio (FAR) requirement for the Town Center Zone.
- The 2007-2017 Plan of Conservation and Development (PCD) recommends that the west side of Sycamore Street remain residentially zoned. However the current 2007-2017 Future Land Use Map (FLUM) supports the change of zone and designates the parcel at 18 Sycamore Street as part of the Town Center Planning Area. To bring reconciliation to both documents, the draft 2018-2028 PCD recommends that the west side of Sycamore Street be rezoned to allow for commercial and mixed use developments.
- A zone change at 18 Sycamore Street from Residence A to Town Center Zone is consistent with the zoning of the properties to the north fronting on Hebron Avenue and the east side of Sycamore Street.
- The changes in property ownership along the northwest side of the street has shifted the character of this area of Sycamore Street.
- Single and two-family residential (if existing as of 2014) are permitted by right uses and multi-family residential is permitted via special permit in the Town Center Zone.
- The Plans Review Subcommittee reviewed the proposal at its August 1, 2018 meeting where the Subcommittee advised the applicant to change the zone for all the properties involved with the development proposal from Residence A to Town Center Zone.

REVIEW

Included for Commission review are the following:

- A copy of the applicant's application to the Town Council (Zoning Authority) that includes a narrative and a map showing properties within 500 feet of the subject property.

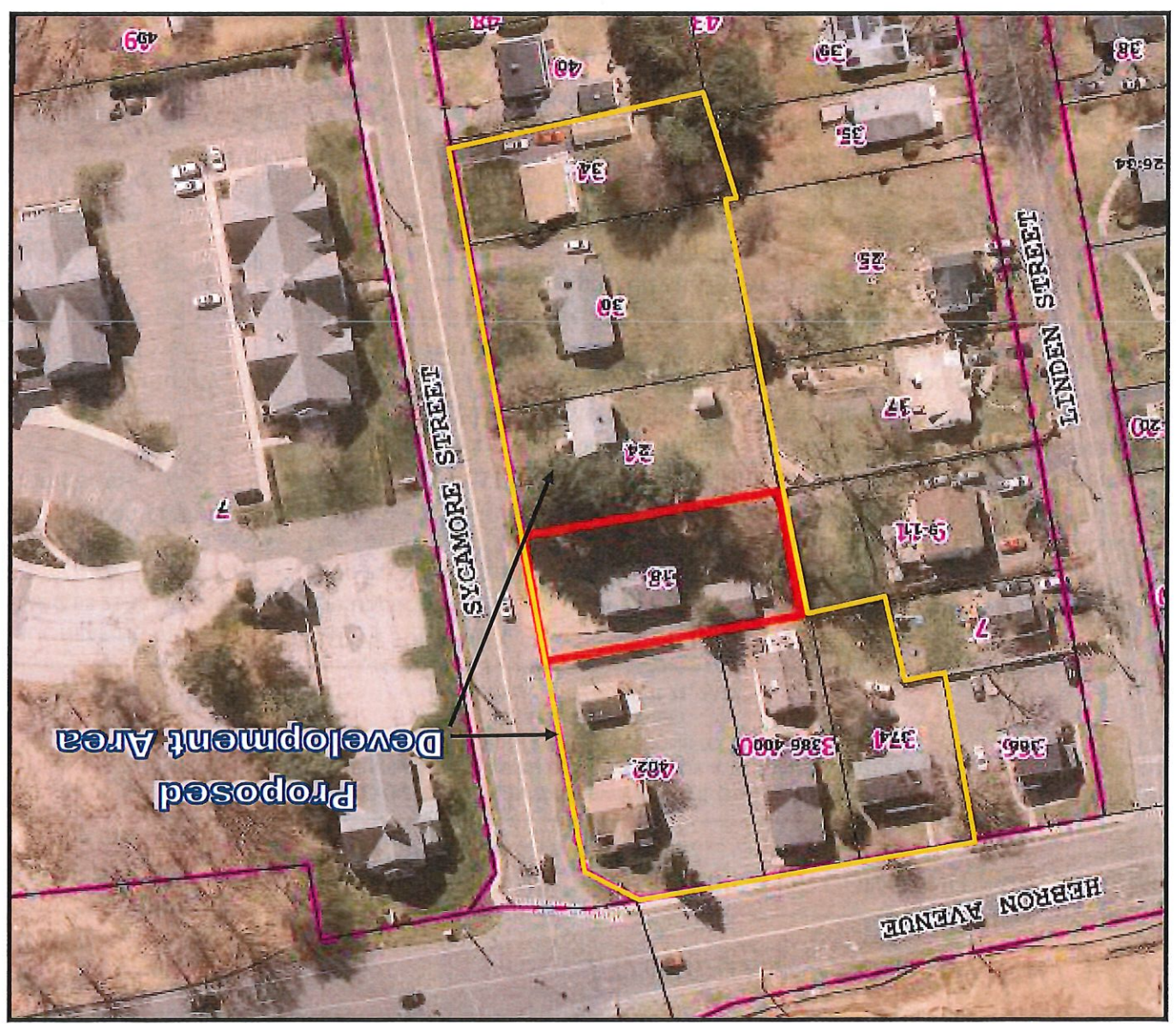
North—Office space in a converted residential structure
 East—Medical and general offices
 West—Two family residences
 South—Single family residences

ADJACENT USES

The property at 18 Sycamore Street is currently improved with a one-story single family house with one-story detached garage located at the northwest corner of the lot. Access to the property is via a curb cut off Sycamore Street located at the northeast corner of the lot.

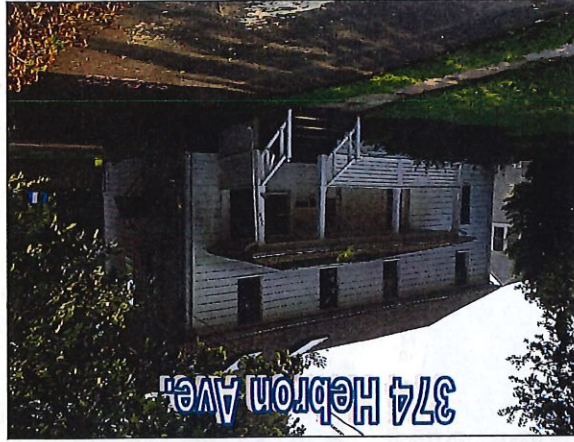
SITE DESCRIPTION

Aerial view of 18 Sycamore Street and the proposed development area;

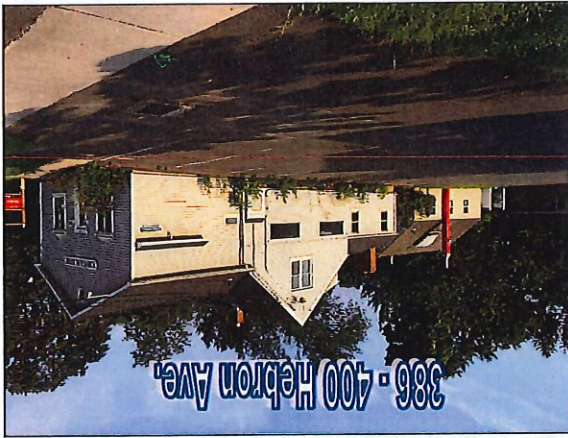


Proposed Development Area

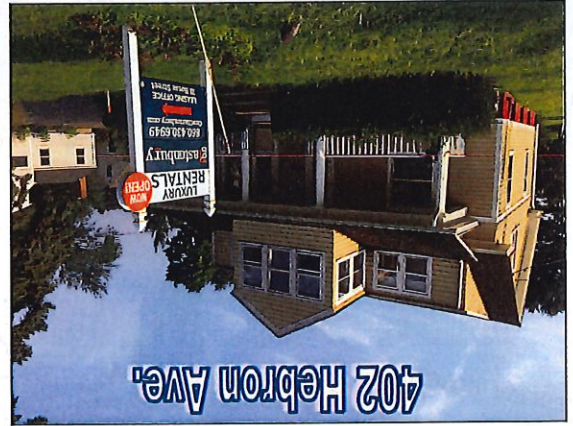
Street View 18 Sycamore Street and remaining properties in development area on Sycamore Street and Hebron Avenue



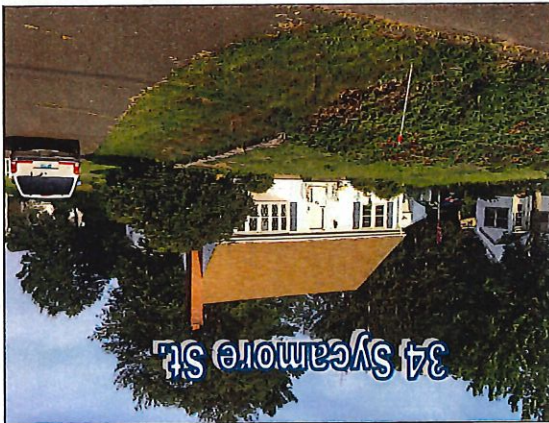
374 Hebron Ave.



386 - 400 Hebron Ave.



402 Hebron Ave.



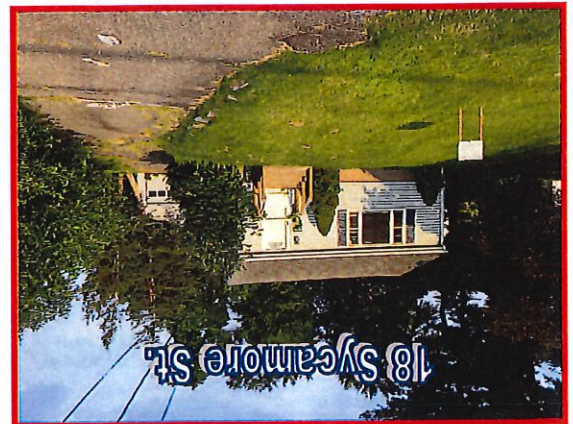
34 Sycamore St.



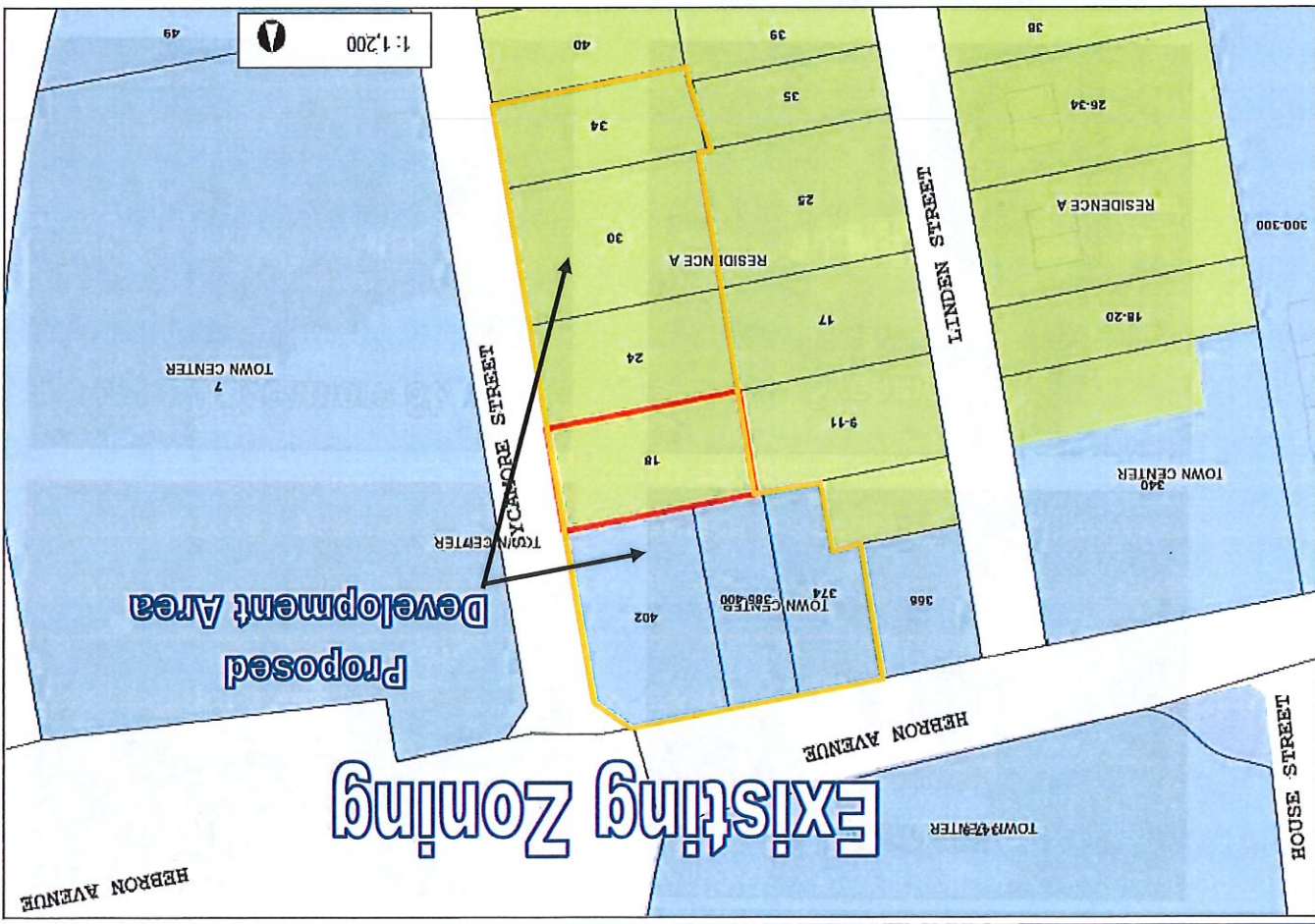
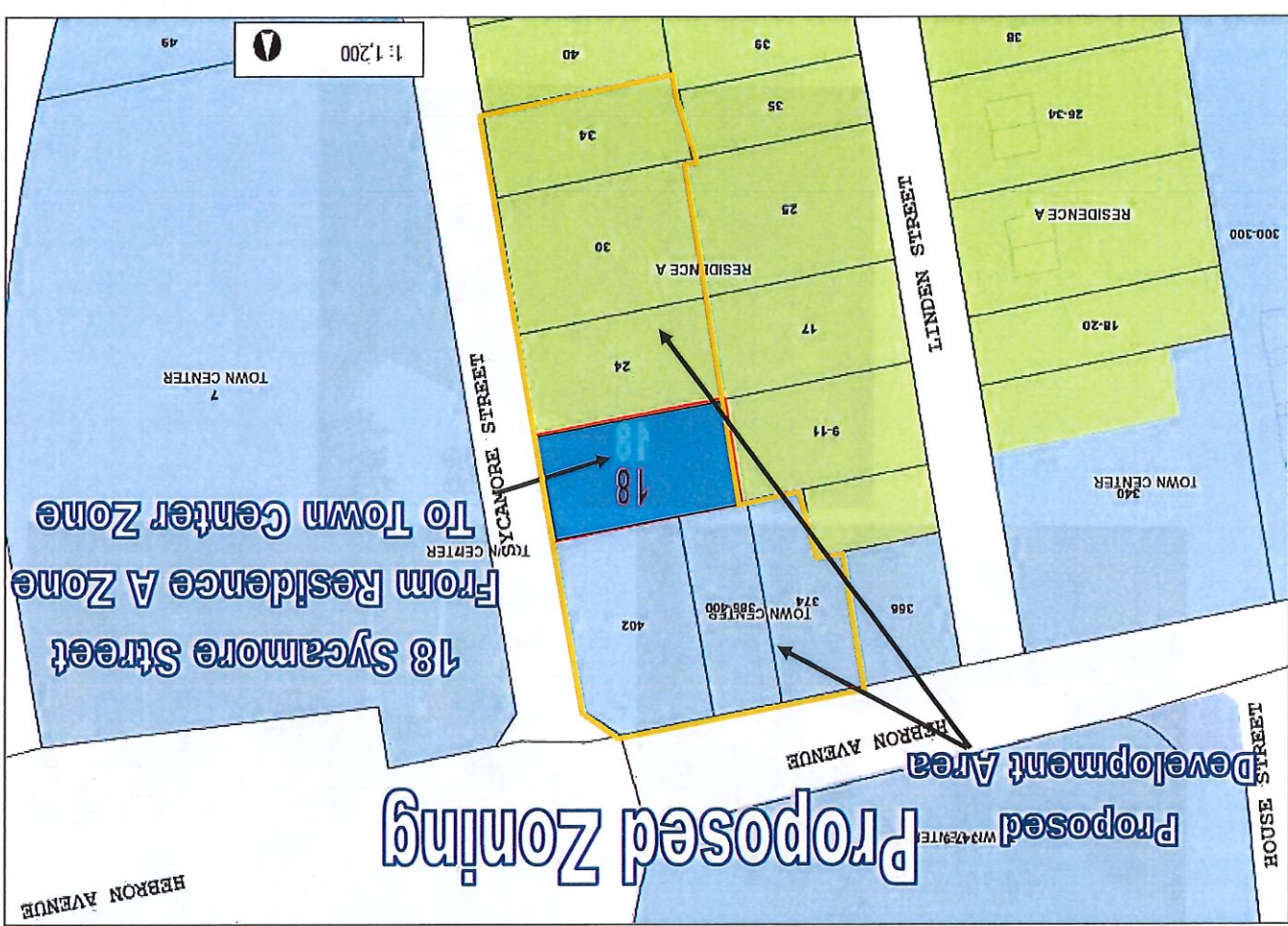
30 Sycamore St.



24 Sycamore St.



18 Sycamore St.



ZONING ANALYSIS

The applicant is seeking a zone change from Residence A to Town Center Zone for the property located at 18 Sycamore Street. The subject property will be part of a commercial development with associated parking that will also include 374, 386-400, and 402 Hebron Avenue (the Hebron Avenue Parcels) and 24, 30 and 34 Sycamore Street. The three parcels on Hebron Avenue are located in the Town Center Zone while 18, 24, 30, & 34 Sycamore Street are located in the Residence A Zone.

The building for the proposed development will be located on the Hebron Avenue Parcels, however they do not provide enough lot area to satisfy the Floor Area Ratio (FAR) requirement for the Town Center Zone. FAR is a bulk measurement used *only* in the Town Center Zone to regulate lot coverage. FAR is calculated by dividing the floor area of a building by the area of the lot on which the building sits. The maximum FAR for the Town Center Zone is .5. When the floor area of the proposed building is divided by the combined lot area of the Hebron Avenue Parcels, the FAR exceeds the .5 maximum. Changing the zone of the property at 18 Sycamore Street to Town Center Zone will provide more land area to ensure that the building in the proposed development would meet the Floor Area Ratio requirement for the Town Center Zone.

Section 8-3 b of the Connecticut General Statutes states in order to change a zone boundary, the Zoning/Planning and Zoning Commission must take into consideration the POCD and must state on the record its findings on consistency of the proposed zone change with such plan. The 2007-2017 POCD recommends that the west side of Sycamore Street remain residentially zoned. However, the 2007-2017 FLUM designates the parcel at 18 Sycamore Street as part of the Town Center Planning Area. The draft 2018-2028 POCD reconciles the discrepancy between the text of the 2007-2017 plan and FLUM and also addresses the change in character of this portion of Sycamore Street by recommending re-zoning the west side of Sycamore Street to allow for commercial and mixed use developments. Although the proposed zone change is not consistent with the 2007-2017 POCD it is consistent with the draft 2018-2028 plan which is in the final stages of adoption.

Changes in property ownership along the northwest side of the street have shifted the character of this area of Sycamore Street away from an owner-occupied neighborhood to one where currently all but 1 of the 9 remaining residential properties on the street are rentals. Changing the zone at the subject property would be consistent with this change but would not prohibit residential uses on Sycamore Street. Single and two-family residential (if existing as of 2014) are permitted by right uses and multi-family residential is permitted via special permit in the Town Center Zone. A zone change at 18 Sycamore Street from Residence A to Town Center Zone is also consistent with the zoning of the properties to the north fronting on Hebron Avenue and the east side of Sycamore Street.

TOWN PLAN AND ZONING COMMISSION

RECOMMENDATION TO

TOWN COUNCIL FOR A ZONE CHANGE

APPLICANT/OWNER: H374, LLC

RE: 18 SYCAMORE STREET

MOVED, that the Town Plan and Zoning Commission provide a favorable recommendation to the Town Council for a zone change from Residence A Zone to Town Center Zone at 18 Sycamore Street submitted by H374, LLC. This recommendation is based on a finding of fact that:

1. The 2007 – 2017 Plan of Conservation and Development recommends that the west side of Sycamore Street remain residentially zoned.
2. The 2007 – 2017 Plan of Conservation and Development Future Land Use Map designates the subject parcel as part of the Town Center Area.
3. The Draft 2018 - 2028 Plan of Conservation and Development rectifies the discrepancy between the plan and the map by recommending re-zoning the west side of Sycamore Street to allow for mixed use and commercial development.
4. A zone change from Residence A Zone to Town Center Zone would allow for mixed use and commercial development and would be consistent with the change in character from an owner occupied neighborhood to one that has primarily rental units, while not prohibiting residential uses.

APPROVED: TOWN PLAN & ZONING COMMISSION
August 21, 2018

SHARON H. PURTILL, CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

RECOMMENDATION TO

TOWN COUNCIL FOR A ZONE CHANGE

APPLICANT/OWNER: H374, LLC

RE: 18 SYCAMORE STREET

MOVED, that the Town Plan and Zoning Commission recommends to the Town Council approval of the application of H374, LLC for a change of zone from Residence A Zone to Town Center Zone at 18 Sycamore Street. This recommendation is based on a finding of fact that:

1. The 2007 – 2017 Plan of Conservation and Development recommends that the west side of Sycamore Street remain residentially zoned.
2. The 2007 – 2017 Plan of Conservation and Development Future Land Use Map designates the subject parcel as part of the Town Center Area.
3. The Draft 2018 - 2028 Plan of Conservation and Development rectifies the discrepancy between the plan and the map by recommending re-zoning the west side of Sycamore Street to allow for mixed use and commercial development.
4. A zone change from Residence A Zone to Town Center Zone would allow for mixed use and commercial development and would be consistent with the change in character from an owner occupied neighborhood to one that has primarily rental units, while not prohibiting residential uses.

APPROVED: TOWN PLAN & ZONING COMMISSION
August 21, 2018

SHARON H. PURTILL, CHAIRMAN

GLASTONBURY, CT
 APPLICATION FOR CHANGE OF ZONE
 TO THE TOWN COUNCIL (ZONING AUTHORITY)

1. Applicant Name: H374, LLC, Allain Schwartz ^{Members} same

Address: 20 Box 733, Glastonbury, CT 06033
 Telephone: (860) 559-0288 - Allain
 Telephone: (860) 965-2660 - Beth Kratzert
 Fax: _____
 Name Change to: Town Center

3. Zone Change from: Residential A
 Zone Change to: Town Center
 4. Location and Description of the Proposed Zone Change: 18 Sycamore Street, Glastonbury. Proposed change from Residential A to Town Center Zone.

5. Reasons for Proposed Zone Change: 18 Sycamore is part of a larger parcel which includes 374-402 Hebron Avenue (adjacent to 18 Sycamore St.). The Hebron Ave portions of the parcel are in the Town Center Zone. We are requesting the zone change at 18 Sycamore Street so as to enlarge the TC Zone portion of the parcel. It is our understanding that the future Town Plan includes changing Sycamore Street to TC Zone.

- (A) Fee: \$200.00 (plus \$60 State of CT fee) = \$260.00
- (B) Three (3) copies of a zone change map drawn to scale showing: area of proposed change; distance to nearest street corner; plot measurements; and street lines.
- (C) A list of the names and addresses of all property owners located within 500' of the property to be rezoned.

Signature of Applicant/Date: [Signature] - 7/10/18
 Signature of Owner(s)/Date (use separate sheet for multiple owners): [Signature]

For Office Use	Date Received 07/11/18	Fee Paid 220	Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/>	# 1812
	Town Plan and Zoning Commission recommendation			
	Town Council Hearing Scheduled			
	Hearing Advertised	1. _____		
	Action	2. _____		
	Notice of Action to Applicant	_____		

Application for Change of Zone

H374, LLC

Property Owners within 500 feet of proposed zone change

7 Sycamore Street

Tyler Dev Company

c/o Jack Oliveri

P.O. Box 2117

Westerly, RI 02891-0918

49 Sycamore LLC

c/o John Distefano

150 Sycamore Street

Glastonbury, CT 06033

59 Sycamore

Four B Properties, LLC

52 Griswold LN

Amston, CT 06231-1350

40 Sycamore

James & Cheri Holden

2 Pine Tree Lane

Glastonbury, CT 06033

48 Sycamore

Allison Finney

48 Sycamore Street

Glastonbury, CT 06033

311 Hebron Avenue

Red Geranium LLC

c/o Perket

79 Old Farms Road

S. Glastonbury, CT 06073

366 Hebron Avenue

Kathleen Ruane

5384 Greenbrook Dr.

Sarasota, FL 34238-2707

340 Hebron Avenue

340 Hebron Avenue LLC

c/o Gottfried & Somberg LLC

340 Hebron Avenue

Glastonbury, CT 06033-2117

347-9 Hebron Avenue

Glastonbury Developers LLC

145 Hudson Street Suite 6C

New York, NY 10013-2103

Linden

18-20 Linden

Robert & Rose Vaillancourt

20 Linden Street

Glastonbury, CT 06033

26-34 Linden

Vilma Ortega

26 Linden Street

Glastonbury, CT 06033

38 Linden & 50 Linden

David Francis Stoltz Rev Trust

715 Pier Avenue

Santa Monica, CA 90405-4515

9-11 Linden

Gerald Satin F Revocable Trust

Gerald Satin Trustee

101 Clinton Street

Glastonbury, CT 06033

17 Linden & 65 Linden

Anita & William Manuck

89 Leigh Gate Road

Glastonbury, CT 06033

25 Linden

Thomas Cantone

1899 Main Street

Glastonbury, CT 06033

35 Linden

Lydia Ritchie

35 Linden Street

Glastonbury, CT 06033

39 Linden

Neal Thomassen & Lindsay Parent

39 Linden Street

Glastonbury, CT 06033

43 Linden

Carrie Cross

43 Linden Street

Glastonbury, CT 06033

53 Linden

John & Cynthia Dysenchuk

53 Linden Street

Glastonbury, CT 06033

57 Linden

Shelley Jansen

57 Linden Street

Glastonbury, CT 06033

58 Linden

Paul & Peter Foran

58 Linden Street

Glastonbury, CT 06033

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING MINUTES OF TUESDAY, JULY 17, 2018**

The Glastonbury Town Plan and Zoning Commission with Khara Dods, 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 Zanjungo

Mr. Christopher Griffin, Alternate

Commission Members Excused

Mr. Scott Miller, Alternate

Mr. Mathew 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 Zanjungo
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 Zanjungo
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
Amy M. Pallotti
Recording Clerk

- a. Scheduling of Public Hearings for Regular Meeting of September 4, 2018: **to be determined**
- b. Final release of Bond – Fig’s Restaurant – 840 Main Street – 840 Main Street LLC

4. CONSENT CALENDAR

MOVED, that the Town Plan and Zoning Commission approve the following Consent Calendar dated Tuesday, August 21, 2018:

CONSENT CALENDAR

**REGULAR MEETING #4
OF THE 08-21-18 AGENDA**



August 17, 2018

To the town of Glastonbury:

The landscaping work has been completed at Figs bistro bar 840 Main St. We are requesting the release of the bond.

Sincerely,

Alexander Lazaridis

Co-Owner

Figs Bistro + Bar

840 Main St | South Glastonbury, CT

860.633.4661

figsbistrobar.com

June 29, 2018

Ms. Khara C. Dodds, Director of Land Use and Planning Services
Town of Glastonbury Office of Community Development
2155 Main Street
Glastonbury, CT 06033

RE: 840 Main Street – Landscape Architect Certification

Dear Ms. Dodds:

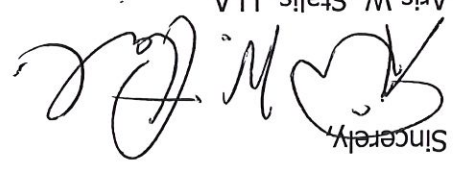
On June 28, 2018, I conducted a site visit of 840 Main Street (Fig Bistro) to perform a visual inspection of the installed and established landscaping in two areas:

1. The planting bed area on the north side of the building designed to screen the two air conditioning units and one refrigeration unit adjacent to the building, depicted on the Screening Plan, prepared by Aris Land Studio and dated March 22, 2018.
2. The remaining plant beds and turf areas adjacent to the building and parking lot as depicted on the Landscape Plan: 840 Main Street, Red Apple Glastonbury LLC, prepared by John Alexopoulos, dated July 31, 2013 and subsequent modifications.

I hereby confirm and certify that:

1. The specified fence screening was installed in accordance with the Screening Plan with an additional fence to screen the refrigeration unit in lieu of evergreen shrubs. The specified landscape plants were installed in accordance with the Screening Plan with minor plant modifications to accommodate the additional third fence and field conditions.
2. The landscape plants in the remaining site areas were installed in accordance with the approved Landscape Plan: 840 Main Street, with minor modifications to accommodate field conditions and appropriate substitutions for plantings which died since their original installation.

Please note, that *Fallopia japonica*, Japanese Knotweed is encroaching on the site, including the area originally planted with *Panicum virgatum 'Shenandoah'*, Shenandoah Switch Grass. We recommend treatment of this area to allow for the successful growth of the Switchgrass, which was planted but is failing to thrive.

Sincerely,


Aris W. Stalls, LLA
Aris Land Studio, LLC
CT License number: 847

