# GLASTONBURY TOWN PLAN AND ZONING COMMISSION REGULAR MEETING MINUTES OF TUESDAY, SEPTEMBER 4, 2018

The Glastonbury Town Plan and Zoning Commission with 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**

Mr. Keith Shaw, Vice Chairman (Acting Chairman)

Mr. Raymond Hassett (Acting Secretary)

Mr. Jacob McChesney

Mr. Robert Zanlungo

Mr. Matthew Saunig, Alternate (voting)

# **Commission Members Excused**

Mrs. Sharon H. Purtill. Chairman

Mr. Michael Botelho, Secretary

Mr. Christopher Griffin, Alternate

Mr. Scott Miller, Alternate

Acting Chairman Shaw called the meeting to order at 7:00 P.M. and seated Commissioner Hassett as Acting Secretary and Commissioner Saunig as a voting member.

# **PUBLIC HEARING**

Application of Walter Cusson for a Section 12 Special Permit with Design Review – conversion from a 2-family to a 4-family dwelling –128-130 Addison Rd – Planned Employment Zone – Cusson Realty, LLC, owner

Walter Cusson appeared before the Commission to present his application to convert an existing two-family house to a four-unit multi-family residence. He noted that the Zoning Board of Appeals granted a variance to permit the proposed multi-family residence in the Planned Employment Zone at their meeting of January 8, 2018.

Acting Chairman Shaw called for public comment but no one came forward to speak.

Mr. Mullen noted that the TPZ Plans Review Subcommittee reviewed the proposal on March 28, 2018 and he confirmed that the applicant has incorporated their suggested changes into the plans.

There being nothing further, Acting Chairman Shaw closed the public hearing on this matter.

*Motion By:* Acting Secretary Hassett *Seconded:* Commissioner McChesney MOVED, that the Town Plan & Zoning Commission approve the application of Walter Cusson for a Section 12 Special Permit with Design Review – conversion from a 2-family to a multifamily dwelling –128-130 Addison Rd – Planned Employment Zone – Cusson Realty, LLC, owner, in accordance with the following plan:

"GENERAL LOCATION SURVEY 128 ADDISON ROAD PREPARED FOR CUSSON REALTY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@JIMDUTTONASSOCIATESLLC.COM DATE: 12/01/2017 SCALE: 1"= 20" SHEET 1 OF 1 A-17-058-S REVISIONS: 12/13/17 UPDATE 02/15/18 UPDATE 03/14/18 UPDATE"

### And

- 1. In compliance with the standards contained in a report from the Fire Marshal, File 18-005R, plans reviewed 08-27-18.
- 2. In adherence to:
  - a. The Town Engineer's memorandum dated August 29, 2018.
  - b. The Health Director's memorandum dated August 27, 2018.
  - c. The Police Chief's memorandum dated August 27, 2018.
- 3. The applicant shall pave and stripe the seven parking spaces marked on the site plan as "Overflow Parking."

**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 citizens came forward to speak.

2. Acceptance of Minutes of the August 21, 2018 Special Meeting

*Motion By:* Commissioner McChesney *Seconded:* Commissioner Saunig MOVED, that the Town Plan and Zoning Commission accepts the minutes of the special meeting of August 21, 2018 as presented.

**Result:** Motion carries by the following vote. (4-0-1)

For: Vice Chairman Shaw, and Commissioners McChesney, Saunig and Zanlungo

Against: None

Abstain: Acting Secretary Hassett

# 3. Final Subdivision Approval –Phase I of Willow Pond Farm Subdivision (conditional approval October 17, 2017) –FN Builders, Inc. & Nuzzolo Brothers Holding Company, LLC

Acting Secretary Hassett declared a conflict and recused himself from this application, so Acting Chairman Shaw seated Commissioner Saunig as Acting Secretary.

Frank Nuzzolo appeared before the Commission to present the proposed phasing plan for the 12-lot subdivision that was conditionally approved by the TPZ in October 2017: lots 9—12 of Willow Pond would be developed as Phase 1 and lots 1—8 would be developed as Phase 2. Mr. Nuzzolo stated that he is requesting final subdivision approval for the lots in Phase 1 and confirmed that a performance/maintenance bond would be posted for any outstanding work on Phase 1, including sidewalk construction.

*Motion By:* Acting Secretary Saunig *Seconded:* Commissioner Zanlungo MOVED, that the Town Plan and Zoning Commission approve the application of FN Builders, Inc. & Nuzzolo Brothers Holding Company, LLC for a phasing plan for the Willow Pond Farm Subdivision, and for final subdivision of Phase 1 – Lots 9 - 12 – Willow Pond Farm Subdivision – 1346 New London Turnpike & Parcel S-31A – Residence AA Zone and Groundwater Protection Zones 1 & 2 - Willow Pond Farm, LLC, owner, in accordance with the following plan:

"PHASING PLAN WILLOW POND FARM SUBDIVISION PREPARED FOR NUZZOLO BROTHERS GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW. BY: PEJ DATE: 8-27-18 SCALE: 1"= 60" SHEET 1 OF 1 MAP NO. 45-15-PH"

**Result:** Motion passes unanimously. (4-0-0)

Mr. Hassett was reseated.

*Motion By:* Acting Secretary Hassett *Seconded:* Commissioner Zanlungo MOVED, that the Town Plan and Zoning Commission approves the following Consent Calendar dated Tuesday, September 4, 2018:

# 4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Special Meeting of September 25, 2018:
  - 1. Application of Richard F. Mihok for a Section 6.8 Rear Lot Special Permit subdivide one lot into two, with one being a rear lot –497 Wickham Road Extension –Rural Residence and Groundwater Protection Zone 1 –Joanne S. Tuttle, owner
  - 2. Text Amendment –Building-Zone Regulations, Section 6.2 Excavation and Filling or Removal of Earth Products

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

- 5. Chairman's Report NONE
- 6. Report from Community Development Staff NONE

*Motion By:* Acting Secretary Hassett *Seconded:* Commissioner Saunig MOVED, that the Town Plan and Zoning Commission adjourns their regular meeting of September 4, 2018 at 7:21 P.M.

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

Respectfully Submitted, *Amy M. Pallotti*Amy M. Pallotti
Recording Clerk