

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
SPECIAL MEETING MINUTES OF TUESDAY, SEPTEMBER 25, 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 (arrived at 7:10 P.M.)  
Mr. Keith Shaw, Vice Chairman (departed at 7:10 P.M.)  
Mr. Jacob McChesney  
Mr. Robert Zanolungo (Acting Secretary)  
Mr. Christopher Griffin, Alternate (voting)  
Mr. Scott Miller, Alternate (voting)

**Commission Members Excused**

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

Acting Chairman Shaw called the meeting to order at 7:00 P.M. and noted that Chairman Purtill would be arriving shortly. He then seated Commissioners Griffin and Miller as voting members and Commissioner Zanolungo as Acting Secretary.

**PUBLIC HEARINGS**

**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 – 487 Wickham Road Extension – Rural Residence and Groundwater Protection 1 Zone – Joanne S. Tuttle, owner**

Richard Mihok, C.E. & L.S., appeared before the Commission to present the application to create a free split rear lot to be accessed by a 330-foot long driveway extension with a turn-around off the existing driveway. He noted that the Conservation Commission provided a favorable recommendation for the proposal to the TPZ on July 17, 2018. Mr. Mihok explained that there are no wetlands on the site but there is a seasonal brook on the property. He then reviewed the proposed stormwater management system.

Acting Chairman Shaw called for public comment but no one spoke so he closed the public hearing on this matter.

**Motion By:** Acting Secretary Zanolungo                      **Seconded:** Commissioner Griffin  
MOVED, that the Town Plan and Zoning Commission approves the application of Richard F. Mihok for a Section 6.8 Rear Lot Special Permit –497 Wickham Road Extension –Rural

Residence Zone and Groundwater Protection Zone 1 –Joanna S. Tuttle, owner –in accordance with the following plans:

“PROPOSED REAR LOT PLAN REAR LOT 497 WICKHAM ROAD EXTENSION GLASTONBURY, CONNECTICUT PREPARED FOR MARK D. TUTTLE RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 03-13-2018 SCALE: 1” = 40’ SHEET 1 OF 4”

“SITE DEVELOPMENT PLAN REAR LOT 497 WICKHAM ROAD EXTENSION GLASTONBURY, CONNECTICUT PREPARED FOR MARK D. TUTTLE RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 03-13-2018 SCALE: 1” = 40’ SHEET 2 OF 4 06-14-2018 SANITARIAN COMMENTS”

“E & S NOTES AND SOIL DATA REAR LOT 497 WICKHAM ROAD EXTENSION GLASTONBURY, CONNECTICUT PREPARED FOR MARK D. TUTTLE RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 03-13-2018 SCALE: 1” = 40’ SHEET 3 OF 4 06-14-2018 SANITARIAN COMMENTS”

“DETAILS & NOTES AND SOIL DATA REAR LOT 497 WICKHAM ROAD EXTENSION GLASTONBURY, CONNECTICUT PREPARED FOR MARK D. TUTTLE RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 03-13-2018 SCALE: 1” = 40’ SHEET 4 OF 4”

1. And Compliance with:
  - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 28, 2018.
  - b. Standards contained in a report from the Fire Marshal, File #18-018 R, plans reviewed 09-24-18.
  
2. Adherence to:
  - a. The Town Engineer’s memorandum dated September 19, 2018.
  - b. The Chief Sanitarian’s memorandum dated June 21, 2018.
  - c. The Police Chief’s memorandum dated September 18, 2018.

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

Chairman Purtill arrived to the meeting at 7:10 P.M., and Vice Chairman Shaw departed the meeting upon her arrival.

## **2. Text Amendment – Building-Zone Regulations, Section 6.2 Excavation and Filling or Removal of Earth Products**

Mrs. Dodds reviewed the status of the proposed text amendments for excavation operations to refer to the Town Council for review and adoption. She noted that the amendments will also be referred to CRCOG for a 35 day review in accordance with state statutes prior to adoption.

The commissioners asked some questions and discussed the proposed amendments. They reviewed Secretary Botelho's suggested edits and discussed making changes to the access road definition and adjusting the language of the excavation operation standards.

Chairman Purtill called for public comment. *Attorney Peter Alter, Alter & Pearson, LLC*, spoke in support of Commissioner Miller's statements regarding the definition of an access road and gave examples of properties with excavation access roads that serve other purposes.

The Commission agreed that it would be best to continue the public hearing to allow additional time to update the proposed text amendments per the commissioners' suggestions.

**Motion By:** Acting Secretary Zanolungo                      **Seconded:** Commissioner McChesney  
MOVED, that the Town Plan and Zoning Commission will continue the public hearing on the Text Amendment – Building-Zone Regulations, Section 6.2 Excavation and Filling or Removal of Earth Products.

**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 September 4, 2018 Regular Meeting**

**Motion By:** Acting Secretary Zanolungo                      **Seconded:** Commissioner McChesney  
MOVED, that the Town Plan and Zoning Commission accepts the minutes of the regular meeting of September 4, 2018 as presented.

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

### **3. Application of Alexander Gondek, Jr. for a Section 12.9 Minor Change – addition to existing tobacco barn & minor site and architectural changes – 275 Dug Road – Rural Residence & Residence AA Zones – Attorney Meghan Hope**

Attorney Meghan Hope, Alter & Pearson, LLC, representing the applicant, appeared before the Commission to present the application for an addition and changes to the elevations and site plan for the farm market and brewery approved by special permit in May 2018. A new 10'x40' addition to the south side of the existing tobacco barn is needed to accommodate the relocation of the bathrooms from within the footprint of the existing tobacco shed. In order to

accommodate the proposed addition, several parking spaces would need to be relocated. Attorney Hope explained that the applicant is also proposing to extend the approved walkway from the parking area to the west of the tobacco shed, and architectural changes such as new windows on the north elevation and a standing seam roof instead of a shingle roof are also proposed.

Jonathan Sczurek, C.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the details of the proposed site changes and noted that the changes would not cause an increase to the number of parking spaces.

Chairman Purtill commented that the application was reviewed by the Plans Review Subcommittee and they felt that the changes were positive and made sense. She explained that the Subcommittee agreed that the proposal should be reviewed by the full Commission to give the neighbors an opportunity to hear about the changes and provide input.

**Motion By:** Acting Secretary Zanolungo                      **Seconded:** Commissioner McChesney  
MOVED, that the Town Plan and Zoning Commission approves the application of Alexander Gondek, Jr. for a Section 12.9 Minor Change for an addition to the existing tobacco barn and minor site and architectural changes—275 Dug Road—Rural Residence Zone/Residence AA Zone—in accordance with the following plans:

“BOUNDARY MAP FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 4-27-18 SCALE: 1=100’ SHEET 1 OF 5 MAP NO. 5-17-1PL3 REV. 7-12-18 CONDITIONS OF APPROVAL” REV. 8-3-18 SITE PLAN MODIFICATIONS”

“OVERALL PLAN FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 12-6-17 SCALE: 1=100’ SHEET 2 OF 5 MAP NO. 5-17-1PL3 REV. 1-12-18 PROPOSED TEST PITS SHOWN REV. 1-18-18 REVIEW COMMENTS REV. 3-20-18 REV. 4-10-18 REV. 4-23-18 TOWN STAFF COMMENTS REV. 4-27-18 REV. 7-12-18 CONDITIONS OF APPROVAL” REV. 8-3-18 SITE PLAN MODIFICATIONS”

“SITE PLAN/EROSION & SEDIMENT CONTROL PLAN FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 2-7-18 SCALE: 1=40’ SHEET 3 OF 5 MAP NO. 5-17-1SP REV. 3-20-18 REV. 4-10-18 REV. 4-23-18 TOWN STAFF COMMENTS REV. 4-27-18 REV. 7-12-18 CONDITIONS OF APPROVAL” REV. 8-3-18 SITE PLAN MODIFICATIONS”

“SITE PLAN/EROSION & SEDIMENT CONTROL PLAN FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 2-7-18 SCALE: 1=40’ SHEET 4 OF 5 MAP NO. 5-17-1SP REV. 3-20-18 REV. 4-10-18 REV. 4-23-18 TOWN STAFF COMMENTS REV. 4-27-18 REV. 7-12-18 CONDITIONS OF APPROVAL” REV. 8-3-18 SITE PLAN MODIFICATIONS”

“GENERAL NOTES & DETAILS FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 3-20-18 SCALE: 1=40’ SHEET 5 OF 5 MAP NO. 5-17-1SP REV. 4-10-18 REV. 4-23-18 TOWN STAFF COMMENTS REV. 4-27-18 REV. 7-12-18 CONDITIONS OF APPROVAL” REV. 8-3-18 SITE PLAN MODIFICATIONS”

1. And Compliance with:
  - a. Standards contained in a report from the Fire Marshal, File #18-025, plans reviewed 9-24-18.
2. Adherence to:
  - a. The Assistant Town Engineer’s memorandum dated September 19, 2018.
  - b. The Health Department Director’s memorandum dated September 21, 2018.
  - c. The Police Chief’s memorandum dated September 18, 2018.

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

**4. Referral from Zoning Board of Appeals – Request of Shops on Main LLC for a use variance from Section 4.6.1 of the Glastonbury Building-Zone Regulations to allow veterinarian service within the Planned Business & Development Zone at 2955 Main Street**

Commissioner Miller declared a conflict and recused himself from this application.

Attorney Peter Alter, Alter & Pearson, LLC, representing the applicant, appeared before the Commission to present the referral from the ZBA for a use variance to allow veterinarian service at 2955 Main Street, which will be part of a recently approved retail and restaurant plaza.

Chairman Purtill commented that she supports the use variance but indicated that the site may require additional access from Main Street. Attorney Alter responded that the applicant is in the process of reviewing access options and details would be submitted in an application for a special permit in the future.

**Motion By:** Acting Secretary Zanolungo                      **Seconded:** Commissioner Griffin  
MOVED, that the Town Plan and Zoning Commission provides a favorable referral to the Zoning Board of Appeals regarding the request of Shops on Main LLC for a variance from

