

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
SPECIAL MEETING MINUTES OF TUESDAY, OCTOBER 30, 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  
Mr. Scott Miller, Alternate  
Mr. Matthew Saunig, Alternate

Chairman Purtill called the meeting to order at 7:03 P.M.

**PUBLIC HEARING**

**Proposed 2018-2028 Plan of Conservation & Development in accordance with Section 8-23 of the Connecticut General Statutes**

Mrs. Dodds reviewed the history of the process of updating the Plan of Conservation and Development, noting that the latest proposed amendments include the comments received from the Town Council, Capitol Region Council of Governments, Conservation Commission, Commission on Aging and members of the public.

The Commission reviewed the list of 67 proposed amendments and made recommendations on editing some of the language.

Chairman Purtill called for public comment.

*Candice Maningas, 202 Indian Hill Trail*, spoke in favor of the proposed amendments, especially the new section on sustainability.

*Mike Perry, 1995 Main Street*, spoke about sustainability and climate change and encouraged the Commission to support the proposed policies on these issues.

*Denise Weeks, 334 Hollister Way*, thanked the Commission for their efforts on the updated document and said she appreciates their consideration of the Commission on Aging's suggested amendments.

*Kim McClain, 212 Sunset Drive*, and *Judy Harper, 1334 Neipsic Road*, thanked the Commission for supporting the Conservation Commission's proposed language on sustainability, climate change and resilience.

*Ken Siskind, 101 Fairview Terrace*, thanked the Commission for their work and leadership on the updated Plan and said he supports the Conservation Commission's proposed text.

*Anne Bowman, 62 Morgan Drive, Kristine Vitelli, 9 Martin Terrace, Gail Goddard, 176 Pennywise Lane*, and *Audrey Beatty, 2025 New London Turnpike*, all spoke in favor of the proposed amendments, especially the new section on sustainability.

*Jan Edmondson, 111 Lake Shore Trail*, thanked the Commission for their hard work and willingness to support the Conservation Commission's language on sustainability and invasive species.

The commissioners discussed the two options for amendment 4 and unanimously agreed that 4b is preferred. They then reviewed the two options for amendment 21, and all except for Commissioner Zanolungo voted in favor of 21b (as amended).

**Motion By:** Secretary Botelho                      **Seconded:** Commissioner Hassett  
MOVED, that the Plan and Zoning Commission of the Town of Glastonbury approves the adoption of the 2018 – 2028 Plan of Conservation and Development, dated October 30, 2018, and the accompanying Land Use and Historic District Maps, in accordance with Section 8-23 of the Connecticut General Statutes and the following amendments:

**Amendment 1**— Page 2, sentence 1— insert “-2028” after 2018 to read as follows:

“It is with great pleasure that I present the 2018—**2028** Plan of Conservation and Development (POCD) to the Town of Glastonbury.”

**Amendment 2**—Page 6, paragraph 1, sentence 3, Introduction, - insert the word “sustainability” between the words “natural resources” and infrastructure” to read as follows:

“The goals and polices are multi-faceted and address various aspects of planning which include, but are not limited to, land use, economic development, protection of natural resources, **sustainability**, infrastructure, housing, farmland preservation, education, transportation, parks, and open space.”

**Amendment 3**—Page 6, paragraph 5, sentence 1, Introduction, Organization of the Plan — insert the letter “D” after the letters “POC” to read as follows:

“The final element of the POCD is the Future Land Use Map, which provides a visual representation of the Town’s vision.”

**Amendment 4**—Page 11, paragraph 1, Community Profile, Demographics—insert the following sentence after sentence 5 to read as follows:

“In between the years 2020 and 2030, the population of residents 65 and older is projected to increase by 8%.”and insert table entitled “ Age Cohorts—2015—2030 Population Projections: Glastonbury”

**Amendment 5**—Page 12, paragraph 2, sentence 3, Community Profile, Housing — insert the word “Place” after the phrase “One Glastonbury” to read as follows:

“The popularity of the recently completed Tannery Apartment project on New London Turnpike and the soon to be completed One Glastonbury **Place** project on Hebron Avenue shows that there is a demand for apartment living closer to the town center.”

**Amendment 6**—Page 13, paragraph 2, sentence 3 Community Profile, Transportation— delete the phrase “began in the Spring of 2018” after the phrase “House Street” and replace with the phrase “is scheduled to be completed in the Fall of 2018 ” to read as follows:

“Construction of the second roundabout at the intersection of Hebron and House Street **is scheduled to be completed in the Fall of 2018.**”

**Amendment 7**—Page 15, paragraph 2, sentence 1, Community Profile, Business/Commercial/Employment — insert “located along Western Boulevard” after the word “Gateway” to read as follows:

“The Town’s last large block of commercially zoned property known as “Gateway” **located along Western Boulevard** has been substantially developed, establishing a high quality, regionally recognized medical office / treatment campus that continues to expand.”

**Amendment 8**—Page 15, paragraph 3, sentence 1, Community Profile, Business/Commercial/Employment — delete the phrase “Buckboard building” in front of the phrase “former site of” and insert the phrase “Colonnade Banquet Facility and Pond House” to read as follows:

“In 2017, an approximately 27,000 s.f. retail center was approved on the east side of Main Street, south of Route 3, on the former site of the **Colonnade Banquet Facility and Pond House.**”

**Amendment 9**—Page 16, bullet 2, Community Profile, list of Town Maps—insert the phrase “and Historic District” after the phrase “Land Use” to read as follows:

- Plan of Conservation and Development Land Use and Historic District Map (See Appendix)

**Amendment 10**— Page 16, Community Profile —insert section on Sustainability after Open Space section to read as follows:

**Sustainability**

**“As part of Glastonbury becoming a Sustainable Community, the Town should properly plan for its energy needs, including food and water for all life forms; manage its waste outputs such as carbon dioxide, methane, heat and other adverse impacts to air and water quality; and execute planning strategies that incorporate the needs of the community including housing, transportation and employment while minimizing adverse impacts on natural resources and the environment.**

**As a Sustainable Community Glastonbury will be better prepared to favorably react to climate change or significant changes to the regional weather patterns. Changes in temperature, rainfall amounts and storm types (intensities and frequencies), over time, can change the fauna and flora. They may also affect farming and conservation practices required to produce crops, as well as the types of crops that can be grown due to climate shifts. Long periods of warming can result in warmer surface water temperatures which contain less dissolved oxygen affecting aquatic life. Warming is associated with rising sea and river levels where tidal influences exist which can result in flood hazard risks and higher insurance costs for buildings and their occupants.**

**Many of the policies in the Glastonbury Plan of Conservation & Development promote responsible development and sustainability. Furthermore, the Town has established a Green Initiatives Program to promote and advance numerous sustainable practices in the core areas of Natural Resource Conservation and Management, Waste Reduction and Recycling, Energy Efficiency, Transportation, and Procurement and Work Practices.**

**The Town of Glastonbury leads by example through the incorporation of a broad spectrum of sustainable actions in its day-to-day business operations. Glastonbury also encourages its citizens and businesses to participate in sustainable programs and practices.”**

**Amendment 11**—Page 16, paragraph 2, sentence 2, Community Profile, Open Space—delete existing sentence and replace with the following sentence:

**“The Town has been very successful in the acquisition of over 1,800 acres of strategic open space parcels through efforts such as the Town’s own preservation program, land trusts and the State’s Open Space Grant Program. Since the Town’s land acquisition and preservation fund was established in 1988, the citizens of Glastonbury, through referendum, have supported the Town’s purchase of over 1,550 acres of open space.”**

**Amendment 12**—Page 16, paragraph 5, sentence 1—Community Profile, Open Space—insert the words “to people of all abilities” after the word “accessible” to read as follows:

“Where appropriate, open space land should be made accessible **to people of all abilities** for public enjoyment of activities such as fishing, hunting, hiking, horseback riding, wildlife and plan life observation and outdoor recreation.”

**Amendment 13**—Page 19, Town-Wide Policies, Housing, policy statement “b.” regarding affordable housing—delete the words “housing for the elderly” after the words “senior housing” to read as follows:

“Provide affordable housing for individuals and families and senior housing/housing for the disabled, to include rental and owner occupied units.”

**Amendment 14**—Page 19, Town-Wide Policies, Housing, policy statement “c.” regarding diversity of housing types— delete the word “elderly” and insert the phrase in parentheses “(or HUD subsidized housing)” to read as follows:

“In addition to traditional senior housing (**or HUD subsidized housing**), provide seniors with a diverse range of housing opportunities in a range of prices that address a variety of housing types and programs and allow for aging in place.”

**Amendment 15**—Page 19, Town-Wide Policies, Housing—insert the new policy statement “d.” to read as follows:

**“Be supportive of projects that use Universal Design to create new housing units that provide living spaces that work for people of all abilities and promote intergenerational interaction.”**

**Amendment 16**—Page 20, Town-Wide Policies, Transportation policy “1.” — insert the phrase “by adding to and expanding public transportation options whenever possible.” after the words “Town Center Area” to read as follows:

“Reduce reliance on the automobile in the Town Center Area **by adding to and expanding public transportation options, whenever possible.**”

**Amendment 17**—Page 20, Town-Wide Policies, Education, policy “a.” —delete the words “schools” and “educational uses” and replace with the phrase “municipal facilities, including schools” to read as follows:

“Continue to acquire large parcels of land for **municipal facilities, including schools**, in all of the designated planning areas of the Town.”

**Amendment 18**—Page 21, Town-Wide Policies, Transmission Facilities policy “b.” — delete the word “input” to read as follows:

“Leverage opportunities to provide comments to the State Siting Council for projects outside of the Town’s regulatory authority.”

**Amendment 19**—Page 20, Town-Wide Policies, Transportation—insert new policy statement “n.” to read as follows:

**“Encourage the addition of benches along key streets and recreation paths to facilitate pedestrian access to key economic and recreational areas for people of all abilities.”**

**Amendment 20**—Page 22, Town-Wide Policies, Town Center, policy Statement “d.”— insert the phrase “Universal Design” after the phrase “Form Based Zoning” to read as follows:

“Support high quality design through methods such as Form Based Zoning, **Universal Design** and Design Guidelines that promote context sensitive development and pedestrian friendly streetscapes.”

**Amendment 21**—Page 22 Town-Wide Policies—insert alternate section on Sustainability after Historic Preservation as Town-Wide policy 10 to read as follows.

**Sustainability**

- a. **Encourage Sustainable Development projects that minimize impacts on the natural environment i.e. land, water, air, through use of renewable energy, waste reduction and recycling practices.**
- b. **Continue and expand the Town’s Green Initiatives Program and coordinate such efforts with ongoing Town operations and the community.**
- c. **Support efforts led by the State of Connecticut, Capitol Region Council of Governments and other regional programs that encourage sustainability.**
- d. **Support and Encourage commercial and residential projects that incorporate renewable energy sources and consider establishing land use regulations for such energy sources, including solar PV systems, ground-source heat pumps and wind-powered structures.**
- e. **Develop policies and best practices that equip the Town to effectively manage and respond to drought and natural disaster conditions.**

**Amendment 22**—Page 25, Planning Area 1, Suburban, Housing policy 3, sentence 1— delete the word “elderly” at the end of sentence 1 and replace with “senior” to read as follows:

“Consider a variety of housing types including non-traditional development designs with detached single-family homes, rental apartments, condominiums, townhouses, cooperatives and duplexes, as well as affordable housing and housing for the disabled and **seniors**.”

**Amendment 23**—Page 25, Planning Area 1, Suburban, Housing policy 3, sentence 2—

reword sentence 2 to read as follows:

**“Be supportive of projects that incorporate Universal Design to create new housing units that provide living spaces for people of all abilities.”**

**Amendment 24**—Page 25, Planning Area 1, Suburban, Historic Addison paragraph 1, sentence 1— delete the word “and” after the word “north” and insert the phrase “the west and” after the phrase “Addison Road” to read as follows:

“The Historic Addison Area is bordered by Hebron Avenue to the south, the redeveloped textile mill building to the north, by Addison Road to **the west and** Glenwood Road to the east.”

**Amendment 25**— Page 25, Planning Area 1, Suburban, Public Facilities policy 2 regarding acquisition of land for schools, recreation and public safety— insert the phrase “and facilities” after the word “uses” and delete remainder of sentence to read as follows:

“Continue to acquire land suitable for future municipal **uses and facilities**.”

**Amendment 26**—Page 26 Planning Area 1, Suburban Streambelts, Greenways and Open Space, policy 1— insert the phrase in parentheses “(where applicable)” after the phrase “creation of small parks” to read as follows

“Encourage the creation of small parks (**where applicable**), scenic view areas and landscape buffers between differing land uses.”

**Amendment 27**— Page 28, paragraphs 1 and 2, Planning Area 2, Fringe Suburban, Overview Continued—combine paragraphs 1 and 2 and in the last sentence delete the word “considered” after the phrase “agricultural land is” to read as follows:

**“Major public land holdings within this planning area include MDC property along Keeney Street, Coldbrook Road, Howe Road and Hebron Avenue, and Town lands at J. B. Williams Park, Cotton Hollow Preserve and Shoddy Mill Park. The Glastonbury-Rocky Hill Ferry, accessed from the historic Navaug neighborhood, is an important historic feature adjacent to this Planning Area. There are also some farmlands and orchards within this area. Continued preservation of conservation lands and agricultural land is a priority.”**

**Amendment 28**— Page 33, Planning Area 3, Rural, Agricultural Land, policy 1, sentence 1—delete the word “now” after the phrase “Street is” to read as follows:

“Significant agricultural acreage along Marlborough Road and Bailey Street is Town-owned and leased as a horse farm.”

**Amendment 29**— Page 33—Planning Area 3, Rural, Agricultural Land, policy 1,

**sentence 1**— replace the word “conserving” after the word “thus” with the word “preserving” to read as follows:

“Maintain and support the continuation of family agriculture and its related activities such as farm stands and food service operations, thus **preserving** agricultural land through economic success.”

**Amendment 30**— Page 33, Planning Area 3, Rural, Agricultural Land, policy 2, **sentence 1**— delete the phrase “that would” after the word “regulations” and replace with the word “to” to read as follows:

“Enact regulations **to** control development of accessory farm commercial ventures through the special permit process.”

**Amendment 31**— Page 35, Planning Area 3, Rural, Historic Preservation, policy 1, **sentence 2**— delete sentence and rewrite to read as follows:

**“Such protection can be achieved by land purchase, donation for open space, State or Federal programs and regulatory changes.”**

**Amendment 32**— Page 36, Planning Area 3, Rural, Public Facilities policy 2, **sentence 1**—delete the words “, such as Fire Company Number 4” and end sentence to read as follows:

“Expand Town and emergency facilities, where necessary.”

**Amendment 33**— Page 39 paragraph 4, sentence 2, Planning Area 4, Town Center, **Overview Continued**—delete the word “Continued” at the beginning of the sentence to read as follows:

“Public and private infrastructure upgrades and streetscape enhancement efforts should continue to be a high priority, including improved pedestrian amenities, new outdoor dining venues and the redevelopment of aging commercial properties.”

**Amendment 34**— Page 40, Planning Area 4, Town Center, Residential and Mixed Use policy 4 regarding vacant land on Welles Street—delete.

**Amendment 35**—Page 40, Planning Area 4, Town Center, Residential Mixed Use policy— insert new policy statement“10” to read as follows:

**“Be supportive of projects that incorporate Universal Design to create new housing units that provide living spaces for people of all abilities thus increasing housing units available to seniors and those disabled of moderate means.”**

**Amendment 36**—Page 41, Planning Area 4, Town Center, Transportation policy—



insert new policy statement “8” to read as follows:

**“Explore scheduled transit routes within the Town Center area and to/from other key areas (such as PA6 Employment Area, PA5 South Glastonbury Village, PA1 Addison and Main Street south, PA2 Buckingham and Bucks Corner) in an effort to reduce traffic and parking needs and support senior transportation needs.”**

**Amendment 37**— Page 41, Planning Area 4, Town Center, Transportation policy 6 regarding parking structure— delete the phrase “municipal-sponsored parking facility, primarily for Central Business District employees...” and reword to read as follows:

“Establish a **parking structure within the Central Business District** to reduce parking pressure on existing commercial sites and encourage increased pedestrian activity.”

**Amendment 38**—Page 42, Planning Area 4, Town Center, Public Facilities policy— insert new policy statement “2” to read as follows:

**“Consider expansion of the Riverfront Community Center to accommodate the needs of a growing senior and community population.”**

**Amendment 39**—Page 42, Planning Area 4, Town Center, Streambelts, Greenways, Open Space and Natural Resources policy 1— insert the phrase in parentheses “(where economically feasible)” after “small parks” to read as follows:

“Consider the creation of small parks (**where economically feasible**) and landscape buffer zones, walkways and connections to open space lands.”

**Amendment 40**—Page 47, Employment Planning Area 6, policy 6— delete policy and reword to read as follows:

**“Where environmentally feasible, encourage development on the remaining Town-owned property in the Gateway Medical project area.”**

**Amendment 41**—Page 49, paragraph 1, sentence 2, Planning Area 7, Town-Wide Transportation and Traffic Circulation, Overview— delete the word “possesses” after word “Town” and replace with the word “has” to read as follows”

“An inventory of the circulation network indicates that the Town **has** 193.8 miles of improved roads and 4.4 miles of unimproved roads.”

**Amendment 42**—Page 50, Planning Area 7, Town wide Transportation and Traffic Circulation, Transportation policy 1 sentence 2— insert the phrase “and biking” after the

word “provide” to read as follows:

“When feasible, provide walking **and biking** connections to establish neighborhood continuity.”

**Amendment 43**—Page 50, Planning Area 7, Town wide Transportation and Traffic Circulation, Transportation policy 2, sentence 2—insert the phrase “existing and” before the word “proposed” to read as follows:

“Evaluate the need for traffic calming techniques for **existing and** proposed roads on a case by case basis.”

**Amendment 44**—Page 50, Planning Area 7, Town wide Transportation and Traffic Circulation, Transportation policy 3, sentence 1—insert the phrase “and where possible existing” after the word “new” to read as follows:

“Limit the number of new, **and where possible, existing** curb cuts along arterials.”

**Amendment 45**—Page 50, Planning Area 7, Town wide Transportation and Traffic Circulation, Transportation policy 10— delete the word “elderly” and replace with the word “senior” after the phrase “especially in” to read as follows:

“Provide pedestrian crosswalks where needed, especially in **senior** housing areas”

**Amendment 46**—Page 55, Resource Category, Open Space for Natural Resources Preservation policy 2— delete and replace with the following:

**“Use of the Town’s land acquisition and preservation fund to continue the purchase of development rights and acquisition of strategic open space parcels to protect natural resources and create open space linkages.”**

**Amendment 47**— Page 55, Resource Category, Open Space for Natural Resources Preservation— insert new policy “3.” to read as follows:

**“Continue to pursue opportunities to supplement Town efforts in land acquisition and preservation through use of the State’s Recreation and Natural Heritage Program, Forest Legacy Program, land trusts, State/Federal funding and other programs.”**

**Amendment 48**—Page 56, Resource Category, Open Space for Natural Resources Preservation policy 8— insert “purchase of development rights,” after “open space purchase,” to read as follows:

“Provide and maintain adequate protection around wetlands, vernal pools and vegetation / habitat transition zones through open space purchase, **purchase of development rights,**

donation or conservation easements.”

**Amendment 49**— Page 56, Resource Category, Open Space for Natural Resources Preservation policy 9, sentence 1— insert “purchase of development rights,” after “open space purchase,” to read as follows:

“Preserve the river meadows, 100-year flood zone and environmentally sensitive areas of flood fringe by open space purchase, **purchase of development rights**, donation, conservation or agricultural easements, as well as continued agricultural use.”

**Amendment 50**— Page 56, Resource Category, Open Space for Natural Resources Preservation policy 14—reword to read as follows:

**“When evaluating potential agricultural land for open space acquisition, assign higher priority to those lands that have a high percentage of soil types classified as “prime,” “Statewide Important” and “Locally Important.”**

**Amendment 51**—Page 56, Resource Category, Open Space for Natural Resources Preservation— insert new policy “15.” to read as follows:

**When reviewing development proposals, consider open space set-aside techniques that achieve the goals of the Plan while minimizing cost implications on Town operating costs such as conservation easements, homeowner’s associations and contributions in lieu of open space.**

**Amendment 52**—Page 57, Resource Category Open Space for Parks and Recreation— insert new policy statement “15”to read as follows:

**“Consider expansion of the Senior/Community Center to provide for fitness, recreation and wellness needs of an expanded senior and community population.”**

**Amendment 53**—Page 59 paragraph 1, sentence 1, Resource Category Streambelts, Greenways and Trails Overview—insert the phrase “as amended” after the phrase “section 23-100” to read as follows:

“A “Greenway” is defined in the Connecticut General Statutes Section 23-100 **as amended**, as a “corridor of open space that (1) may protect natural resources, preserve scenic landscapes and historical resources, or offer opportunities for recreation or non-motorized transportation, (2) may connect existing protected areas and provide access to the outdoors, (3) may be located along a defining natural feature, such as a waterway, along a man-made corridor, including an unused right-of-way, traditional trail routes or historic barge canals or (4) may be a greenspace along a highway or around a village.”

**Amendment 54**— Page 59, Resource Category Floodplain Management, policy 4

**sentences 1 and 2**—combine sentences in to one sentence to read as follows:

“Continue to regulate permitted uses within 100-year and 500-year Flood Zone / Flood Hazard Areas **and ensure** that no activity results in a decrease in flood storage capacity.”

**Amendment 55**— Page 65, Resource Category Floodplain Management, policy 5 **sentence 1**—delete the word “the” after the phrase “Continue to prohibit” and insert the word “new” after the phrase “construction of” to read as follows:

“Continue to prohibit construction of **new** residential structures within the 100-year flood zone.”

**Amendment 56**— Page 65, Resource Category Floodplain Management policy 7—insert the word “design” after the phrase “creating development” to read as follows:

“Consider creating development **design** standards for the area of Main Street between Naubuc Avenue and Pratt Street to allow for new non-residential construction and the redevelopment of existing structures.”

**Amendment 57**— Page 73, Resource Category Wildlife Habitat / Flora / Fauna, Policies: For All Interior Lands policy 7, sentence 2—delete sentence 2 regarding creation of forestry regulations.

**Amendment 58**—Page 75, Terms and Definitions—insert definition for “Climate Change” after definition for “Bicycle Master Plan” to read as follows:

**Climate Change—A change in the state of the climate that can be identified (e.g., by using statistical tests) by changes in the mean and/or the variability of its properties and that persists for an extended period, typically decades or longer. Climate change may be due to natural internal processes or external forces, or to persistent anthropogenic changes in the composition of the atmosphere or in land use. (IPCC, 2012: Glossary of terms. In: Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tingor, and P.M. Midgley (eds.)]. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change (IPCC). Cambridge University Press, Cambridge, UK, and New York, NY USA, pp. 555-564.)”**

**Amendment 59**—Page 75, Terms and Definitions—insert definition for “Development Rights” after definition for “Community Supported Agriculture” to read as follows:

**“Development Rights- the rights or combination of rights of fee simple owners of open, unimproved, forest and agricultural land to develop, construct on, sell, lease or otherwise develop or improve such land for use that results in rendering such land no longer open,**

**unimproved, forest or agricultural. The acquisition of development rights is not intended to prevent any development of the land to which the development rights relate, provided that such development is consistent with the public purpose for which such development rights are purchased and provided that such development is permitted pursuant to a written document approved by the Town Council.”**

**Amendment 60**—Page 77, Terms and Definitions—insert definition for “Resilience” after definition for “Town of Glastonbury Stormwater Management Plan” to read as follows:

**“Resilience - The ability of a system and its component parts to anticipate, absorb, accommodate, or recover from the effects of a hazardous event in a timely and efficient manner, including through ensuring the preservation, restoration, or improvement of its essential basic structures and functions. (IPCC, 2012: Glossary of terms. In: Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation [Field, C.B., V. Barros, T.F. Stocker, D. Qin, D.J. Dokken, K.L. Ebi, M.D. Mastandrea, K.J. Mach, G.-K. Plattner, S.K. Allen, M. Tingor, and P.M. Midgley (eds.)]. A Special Report of Working Groups I and II of the Intergovernmental Panel on Climate Change (IPCC). Cambridge University Press, Cambridge, UK, and New York, NY USA, pp. 555-564.)”**

**Amendment 61**—Page 77, Terms and Definitions—insert definition for “Sustainable Community” after definition for “Resilience” to read as follows:

**“Sustainable Community— A sustainable community is one that is economically, environmentally, and socially healthy and resilient, and approaches decision making with consideration for both current and future generations.”**

**Amendment 62**—Page 77, Terms and Definitions—insert definition for “Universal Design” after definition for “Town of Glastonbury Stormwater Management Plan” to read as follows:

**Universal Design:**

**“The process of creating buildings, products, and environments that are usable by people of all ages and physical capabilities, making it possible for all to have access to and fully enjoy their homes, neighborhoods, work places, and other community destinations. The terms Universal Design and visitability, or Accessible design, are often used interchangeably. Visitability focuses on addressing mobility limitations through building code standards, while Universal Design is an overarching concept targeting people of all ages and abilities, and may go far beyond these codes to ensure the built environment is usable by all. (American Planning Association)”**

**Amendment 63**— Page 79, Closing Summary—insert Section entitled “Consistency with State and Regional Plans” (below) before the section entitled “What Happens Next?” to read as

follows:

**“Consistency with State and Regional Plans**

**The Town of Glastonbury 2018—2028 Plan of Conservation and Development is consistent with the policies and principles of both the State of Connecticut and the Capitol Region Council of Governments Plans of Conservation and Development as well as the Capitol Region’s Natural Hazards Mitigation Plan.**

**State of Connecticut Plan of Conservation and Development— Glastonbury’s Plan is consistent with the following Growth Management Principles in the State of Connecticut Plan:**

- a. **Growth Management Principle #1—Redevelop and Revitalize Regional Center and Areas with Existing or Currently Planned Physical Infrastructure.**
- b. **Growth Management Principle #2—Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs.**
- c. **Growth Management Principle #4—Conserve and Restore the Natural Environment, Cultural and Historical Resources, and Traditional Rural Lands.**

**Capitol Region Plan of Conservation and Development— Glastonbury’s Plan is consistent with the following goals of the Capitol Region Council of Governments Plan of Conservation and Development:**

- a. **Natural Resource Conservation**
  1. **Protect air, water and soil quality**
  2. **Grow and develop in harmony with natural resources**
  3. **Promote active natural resource stewardship**
- b. **Watersheds and Water Quality**
  1. **Improve and maintain water quality**
  2. **Protect water supply and increase water conservation efforts**
  3. **Reduce non-point source pollution**
- c. **Open Space and Farmland Protection**
  1. **Support protection of more open space in the region**
  2. **Encourage preservation of declassified water company land as open space**
  3. **Coordinate and prioritize open space preservation throughout the region**
  4. **Expand and protect open space along major rivers**
- d. **Transportation**
  1. **Provide a range of viable transportation options within the region**
  2. **Anticipate and plan for future transportation needs**
- e. **Housing**
  1. **Increase the range of choice of housing for people of all incomes and ages, but especially for those who have the least choice in achieving their locational preference**
  2. **Enforce Federal and State fair housing laws and promote fair housing through the creation of housing opportunities**

**3. Support preservation of the region’s rental housing stock, and the expansion of housing opportunities for renters**

**4. Continue to improve the Capitol Region transportation system in order to better link housing, jobs and services, thus expanding individuals’ housing choices.**

**Capitol Region Natural Hazards Mitigation Plan—Glastonbury’s Plan is consistent with the goals and objectives of the Capitol Region Council of Governments Natural Hazards Mitigation Plan:**

**a. Goal: Minimize the loss of life and property, and economic disruptions that can result from natural hazards.**

**1. Objective 1: Improve stormwater management and groundwater recharge throughout the region to prevent increased flooding and lessen the effects of drought. “**

**Amendment 64**—Page 79, paragraph 2, Closing Summary, What Happen Next? — insert new sentence after sentence 2 to read as follows:

**“Implementation of the Plan’s goals can also be accomplished through the development of Town projects.”**

**Amendment 65**—Page 79, paragraph 2, Closing Summary, What Happens Next? — insert new sentence after sentence 4 to read as follows:

**“It is important however, that the Town balances the goals of the Plan with the potential initial and ongoing cost implications for Town operations as projects are considered and there should be a process by which such costs are evaluated.”**

**Amendment 66**—**Appendix**—insert map entitled “Town of Glastonbury Plan of Conservation and Development Natural Hazards Mitigation Map”

**The effective date of this plan shall be November 30, 2018.**

***Discussion:*** Chairman Purtill thanked everyone involved in the process of updating the Plan, especially Mrs. Dodds, Mr. Mullen, her fellow commissioners, and the citizens who participated in their workshops and public hearings. She also thanked the Conservation Commission and Commission on Aging for their invaluable input. Commissioner Hassett acknowledged Betty Schmitt’s hard work and dedication and noted that she was instrumental in many of the changes in the new document. Secretary Botelho also thanked Mrs. Dodds and Mr. Mullen and the members of the public for their passion and feedback on the updated Plan. Commissioner McChesney and Vice Chairman Shaw reiterated their fellow commissioners’ comments.

***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 citizens came forward to speak.

### **2. Acceptance of Minutes of the October 16, 2018 Regular Meeting**

**Motion By:** Secretary Botelho                      **Seconded:** Commissioner McChesney  
MOVED, that the Town Plan and Zoning Commission accepts the minutes of the regular meeting of October 16, 2018 as presented.

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

**Motion By:** Secretary Botelho                      **Seconded:** Commissioner Zanolungo  
MOVED, that the Town Plan and Zoning Commission approves the following consent calendar dated Tuesday, October 30, 2018:

### **3. CONSENT CALENDAR**

#### **a. Scheduling of Public Hearings for Regular Meeting of November 13, 2018:**

1. Application of Mark Lovley, Lovley Development, Inc. for a Section 12 Special Permit with Design Review and a Section 4.11 Flood Zone Special Permit for the construction of two 3,000 square foot ± medical office buildings with associated infrastructure, splitting the lot into 2 – 476 Naubuc Avenue – Town Center Mixed Use Zone and Flood Zone – Dutton Associates, LLC
2. Application of the Casle Corporation for a re-approval of a Section 12 Special Permit with Design Review - expansion of use in lower level of building and a deferral of parking spaces - 290 Western Boulevard – Planned Employment Zone – HTA Gateway 1 LLC, owner

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

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

### **4. Chairman’s Report – NONE**

### **5. Report from Community Development Staff**

Mrs. Dodds and Mr. Mullen reported on an issue regarding the Town’s forestry operation regulation.



There being no further business to discuss, Chairman Purtill adjourned the meeting at 9:12 P.M.

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