

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF November 7, 2018 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A, 2nd Floor, Town Hall.

Present: Subcommittee Members Sharon Purtill and Bob Zanolungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services Jonathan E. Mullen, AICP, Planner

77 NEW LONDON TURNPIKE (Center Village) – proposal for heat pump relocations & screening, sidewalk & driveway modifications, and the addition of small retaining walls – Town Center Zone – Neil Griffin, Director, Glastonbury Housing Authority

Neil Griffin, Director of the Glastonbury Housing Authority, described the proposal and explained that the heat pumps had to be located on metal stands to ensure efficiency and to extend the life of the units. Mr. Griffin stated that the heat pumps were moved from the approved locations because they would be in conflict with windows. He added that in the new locations the heat pumps can be seen from New London Turnpike and Salmon Brook Drive.

Chairman Purtill expressed concern about not only the street view but also the view of the residents and she asked if they could be screened with landscaping. Mr. Griffin displayed images of existing landscaping that partially screened some of the units. He also stated there are certain clearances that would have to be adhered to when screening the units to ensure they would function properly.

Commissioner Zanolungo asked if Mr. Griffin could use mature bushes to screen the units. Mr. Griffin explained that it was too late in the year to get mature trees and shrubs. Chairman Purtill asked if Mr. Griffin would consider using fencing to screen the units. Mr. Griffin stated that he could use fence sections if necessary.

Chairman Purtill and Commissioner Zanolungo stated that they both felt landscaping was better than fencing. They also suggested to Mr. Griffin to group plantings together to screen the units rather than using a single tree or shrub. Mr. Mullen asked if any existing plantings on site could be used for screening. Mr. Griffin stated that there were excess trees along the southern property line that could be used. There was a discussion between the Subcommittee members and the applicant regarding plant species and location of the landscaping. Chairman Purtill advised the applicant to present a plan to the Community Beautification Committee for their recommendation and that there was no need to come back before the Plans Review Subcommittee.

Mr. Griffin then explained other minor site modifications including small retaining walls and the relocation of a sidewalk. Chairman Purtill and Commissioner Zanolungo agreed the changes could be approved administratively.

RIVER ROAD SUBDIVISION, PHASE III – review of proposed erosion and sediment control plan for 3 new lots – Rural Residence Zone – Attorney Meghan Hope – Jonathan Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC – William Dufford, applicant

Attorney Meghan Hope of Alter & Pearson went over the proposed plans for Phase III of the River Road Subdivision. She explained that the Conservation Commission recommended that the excavation associated with the three proposed building lots move from east to west to use the natural topography for erosion and sediment control. They also recommended that all truck traffic associated with associated excavation be directed onto Dug Road. Attorney Hope stated that the project engineer, Jon Sczurek, had devised an equitable plan to utilize both Dug Road and Dufford’s Landing for truck traffic.

Mr. Sczurek presented a plan that split the excavation into two phases. The first phase would send excavation related traffic to Dug Road. The second phase would send trucks onto Dufford’s Landing. There was a discussion between the applicant and the Subcommittee regarding the length of excavation activities and phasing of the project. Khara Dodds stated that the applicant would have to submit an overall plan for the subdivision. Mr. Sczurek said that there was an overall subdivision plan showing an additional 26 lots to be developed. Commissioner Zanolungo advised the applicant to show the erosion and sediment control plan and cul-de-sac restoration plan when presenting the proposal to the full Commission. Chairman Purtill advised the applicant to speak with the neighbors to make sure they understand the project.

OTHER BUSINESS

244 NAUBUC AVENUE – proposal for change of use from residential to hair salon & paving for 9 parking spaces– Town Center Mixed Use & Flood Zones – Chrisoula LaBella, applicant

Attorney Hope represented the applicant and explained she had been retained to assist with the approval process. Attorney Hope then explained that the change of use would require a Section 12.9 Minor Change and a wetlands permit. Attorney Hope requested that the TPZ grant a 12.9 Minor Change to allow the change on the condition that the applicant get the required wetlands permit prior to the issuance of a Certificate of Occupancy. The reason for this request was that the Inland Wetlands and Watercourses Agency could not hear the application until January 2019. The timing of this meeting is problematic for the applicant because the lease at her current location expires in early February 2019, and that would put the applicant in jeopardy of not having a place to operate her business until late February or early March. Chairman Purtill stated that the Subcommittee had seen this request at a previous meeting and had advised the applicant that the process could take several months. Chairman Purtill expressed concern about approving an application that had did not have wetlands approval.

Meeting adjourned at 9:55 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP