

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING MINUTES OF TUESDAY, AUGUST 21, 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. Jacob McChesney
Mr. Robert Zanolungo
Mr. Christopher Griffin, Alternate (voting)
Mr. Matthew Saunig, Alternate

Commission Members Excused

Mr. Raymond Hassett
Mr. Scott Miller, Alternate

Chairman Purtill called the meeting to order at 7:04 P.M. and seated Commissioner Griffin as a voting member in Commissioner Hassett's absence.

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 on Main (2941 Main) – 2955 Main Street**

Attorney Meghan Hope, Alter & Pearson, LLC, representing the applicant, appeared before the Commission to present the zone change proposal. The site is located in the Reserved Land Zone and is surrounded by the Planned Business and Development Zone on all sides. Attorney Hope explained that the property is owned by the State of Connecticut Department of Developmental Services and is used as a group home. The applicant has entered into a land swap agreement with the State: Carpionato Group purchased 126 Spring Street and is currently constructing a new group home at that location; once the new group home is completed the parcels will be swapped. Attorney Hope noted that the requested zone change is consistent with the Town Plan of Conservation and Development and approving the change would allow for the

change in character from an owner occupied neighborhood to one that has primarily rental units, while not prohibiting residential uses.

Discussion: The commissioners discussed the conditions of the motion on the floor. Vice Chairman Shaw suggested removing condition #3 on the grounds that the 2018-2028 POCD has not yet been legally adopted and therefore should not be referenced. Commissioner McChesney suggested removing condition #1 since the application isn't consistent with the current POCD. The commissioners also discussed changing the wording of condition #4.

Amendment By: Vice Chairman Shaw **Seconded:** Commissioner Zanolungo
MOVED, that the Town Plan and Zoning Commission amends the conditions of the motion on the floor with the following conditions:

1. The 2007 — 2017 Plan of Conservation and Development Future Land Use Map designates the subject parcel as part of the Town Center Area.
2. A zone change from Residence A Zone to Town Center Zone would allow for commercial development and would be consistent with the change in character of the neighborhood.

Result: Motion amended by the following vote. (5-1-0)

For: Vice Chairman Shaw, Secretary Botelho, and Commissioners Griffin, McChesney and Zanolungo

Against: Chairman Purtill

Abstain: None

Discussion: Secretary Botelho stated that he will be voting against the application because he believes that the zone change should apply to all of the properties involved with the development proposal and not just 18 Sycamore Street. Chairman Purtill and Commissioner McChesney also indicated that they will not be voting in favor of the application for the same reason as the zones are not consistent.

Result: Amended motion fails by the following vote. (3-3-0)

For: Vice Chairman Shaw, and Commissioners Griffin and Zanolungo

Against: Chairman Purtill, Secretary Botelho, and Commissioner McChesney

Abstain: None

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.

Denise Weeks, 334 Hollister Way, stated that she expected that the TPZ would be receptive to the Conservation Commission's input on sustainability issues due to their expertise. She spoke on the importance of including wording that is forward-thinking regarding future weather events that may occur at large magnitudes, and asked the Commission to include the sustainability section in the final draft.

Chris Gullotta, 221 Keeney Street, voiced his opinion that the Town would be 'dropping the ball' by not incorporating wording on sustainability into a very important ten-year document.

Andrew Marut, 264 Carriage Drive, and **Jaye Winkler, 79 Owens Lane**, both agreed with the citizens who have already spoken.

Betty Schmidt, 87 Tryon Street, noted that she participated in all ten of the workshops that were held to develop the draft POCD. She said she was disappointed to find out that her and others' comments were not included with the meeting minutes that were reviewed by the Commission and she feels they were given incomplete information.

Bevan Moore, 65 Hurlburt Street, commented that climate change is real and should be clearly laid out in the POCD for future generations.

Ralph Wood, 137 Grandview Drive, said that the draft POCD falls short on identifying a vision for the future and he believes more milestones on how to achieve a successful outcome should be included.

Dave Ogden, 229 Old Stage Road, referenced New Haven's Climate and Sustainability Framework which was a community effort to address climate change and sustainability. He said he was disappointed to see that these issues were not highlighted at the front of the updated plan.

Kim McClain, 212 Sunset Drive, distributed documentation on climate change and noted that, as Secretary of the Conservation Commission, she contributed to the sustainability document that was submitted following months of research and discussions with Mr. Mocko. She commented that climate change is very real and sustainability is vital to the Town's future, and it seems unimaginable to her that Glastonbury would be in a deficit by not acknowledging these areas.

Allan Spier, 111 Whapley Road, said he is shocked by the lack of discussion regarding the overall future of the Town. He noted that climate change could lead to increasing water levels and major changes in storms and flooding patterns.

Chairman Purtill thanked the citizens for their comments and wondered if time would allow for the Commission to consider their concerns and update the draft before forwarding it on. Mrs. Dodds reviewed the timeline and explained that the Town would miss out on grant funding opportunities if the POCD is submitted late.

