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 Zanlungo 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

 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

redevelopment of the site and continue efforts to enhance the streetscape along Main Street.

Chairman Purtill noted for the record that the Plans Review Subcommittee reviewed the proposed zone change in August and had no issues with the proposal. She then called for public comment but no one spoke so she closed the public hearing on this matter.

Motion By:Secretary BotelhoSeconded:Commissioner McChesneyMOVED, that the Town Plan and Zoning Commission recommends to the Town Council
approval of the application of Carpionato Group, LLC for a change of zone from Reserved Land
Zone to Planned Business and Development Zone at 2955 Main Street. This recommendation is
based on a finding of fact that:

- The proposed zone change is in conformance with the Town of Glastonbury 2007 — 2017 Plan of Conservation in that:
 - a. The 2007—2017 Plan of Conservation and Development Future Land Use Map designates the immediate area surrounding the subject parcel as part of the Town Center Planning Area.
 - b. The 2007 —2017 Plan of Conservation and Development supports redevelopment as a means to strengthen the Town Center Planning Area.
- 2. Once the transaction to acquire the property is complete and the property comes under private ownership by the applicant it will no longer meet the criteria to be zoned Reserved Land and therefore has to change zones.
- 3. The Planned Business and Development Zone is the only zone to which the parcel may be changed as all the surrounding properties are zoned as such.

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

Recommendation to the Town Council (Zoning Authority) regarding the Application of H374, LLC for a Change of Zone from Residence A to Town Center Zone to allow for redevelopment which includes construction of a commercial building at 374 & 402 Hebron Avenue and associated parking on 18, 24, 30 & 34 Sycamore Street, with the zone change required for 18 Sycamore Street

Evan Schwartz, representing the applicant, appeared before the Commission to present the zone change proposal. The property at 18 Sycamore Street will be part of a commercial development with associated parking that will include 374, 386-400, and 402 Hebron Avenue, and 24, 30 and 34 Sycamore Street. Mr. Schwartz explained that the three parcels on Hebron Avenue are located in the Town Center Zone and the four parcels on Sycamore Street are located in the Residence A Zone. Changing the zone of 18 Sycamore Street to Town Center Zone would ensure that the building in the proposed development would meet the Floor Area Ratio (FAR) requirement for the Town Center Zone.

Chairman Purtill called for public comment. *Paul Finney, 48 Sycamore Street, Jerry Satin, 101 Clinton Street,* and *Kathryn Cross, 17 Linden Street,* asked questions about the parcels and proposed development and Chairman Purtill responded to their queries and noted that, if a special permit application is filed, the public will have opportunities during the public hearing process to ask about specific plan details and provide their input.

Chairman Purtill noted for the record that the Plans Review Subcommittee reviewed the proposed zone change in August and had advised the applicant to change the zone for all of the properties involved with the development proposal from Residence A to Town Center Zone. She also noted that the 2007-2017 Plan of Conservation and Development (POCD) recommends that the west side of Sycamore Street remain residentially zoned and the draft 2018-2028 POCD, which addresses the change in character of this portion of Sycamore Street by recommending rezoning of the west side of Sycamore Street to allow for commercial and mixed use developments, has not yet been adopted. Mrs. Dodds commented that the Town Attorney advised that the Commission could approve this application so long as they clearly state on the record their findings on consistency of the proposed zone change with the draft POCD.

Commissioners Griffin and Zanlungo indicated that they would support the application due to its consistency with the draft POCD since it is in the final stages of adoption. Secretary Botelho stated that he agrees with Chairman Purtill that the applicant should have included a zone change request for all of the properties involved with the development proposal, but acknowledged that the application is consistent with the draft 2018-2028 POCD.

There being no further comments or questions, Chairman Purtill closed the public hearing on this matter.

Motion By: Secretary Botelho *Seconded:* Commissioner Zanlungo MOVED, that the Town Plan and Zoning Commission provides a favorable recommendation to the Town Council for a zone change from Residence A Zone to Town Center Zone at 18 Sycamore Street submitted by H374, LLC. This recommendation is based on a finding of fact that:

- 1. The 2007 2017 Plan of Conservation and Development recommends that the west side of Sycamore Street remain residentially zoned.
- 2. The 2007 2017 Plan of Conservation and Development Future Land Use Map designates the subject parcel as part of the Town Center Area.
- 3. The Draft 2018 2028 Plan of Conservation and Development rectifies the discrepancy between the plan and the map by recommending re-zoning the west side of Sycamore Street to allow for mixed use and commercial development.
- 4. A zone change from Residence A Zone to Town Center Zone would allow for mixed use and commercial development and would be consistent with 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 Zanlungo 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 Zanlungo 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 Zanlungo 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.

2. Acceptance of Minutes of the July 17, 2018 Special Meeting

Motion By: Secretary Botelho *Seconded:* Vice Chairman Shaw MOVED, that the Town Plan and Zoning Commission accepts the minutes of the special meeting of July 17, 2018 as presented.

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

3. Building Height Subcommittee appointments

Chairman Purtill and Commissioner Saunig volunteered to be appointed to the Building Height Subcommittee.

Motion By: Secretary Botelho *Seconded:* Commissioner Zanlungo MOVED, that the Town Plan and Zoning Commission approves the following Consent Calendar dated Tuesday, August 21, 2018:

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of September 4, 2018: to be determined
- b. Final release of Bond Fig's Restaurant 840 Main Street 840 Main Street LLC

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

5. Discussion of the draft 2018-2028 Plan of Conservation & Development

Mrs. Dodds reviewed the history of the process of revising the Plan of Conservation and Development and explained the timeline, noting that the final draft needs to be submitted to the Town Council and CRCOG by October.

Chairman Purtill invited members of the audience to come forward with comments and questions.

Jen Siskind, 101 Fairview Terrace, said she is aware that the Conservation Commission did extensive research on other towns' POCDs and put many hours into coming up with ways to incorporate sustainability, climate change and resiliency into the new document. She referenced the Town of Mansfield's POCD and distributed copies to the Commission, and noted that many other towns in Connecticut have updated their plans over the years to include sustainability, climate change and resiliency. Ms. Siskind said she was surprised to see that the current draft does not incorporate important language on these topics and asked the Commission to take some time to reconsider adding the four pages of text on sustainability that they received from Mr. Mocko and the Conservation Commission to the draft POCD.

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 udpated 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.

Chairman Purtill explained to the audience that, at their last meeting, the commissioners had questioned the need for the newly proposed chapter on sustainability since many of the policies already promote responsible development and sustainability. Vice Chairman Shaw thanked the public and noted that many of Ms. Schmidt's recommendations were indeed adopted into the draft. Secretary Botelho, Commissioner McChesney and Commissioner Saunig commented that wording should be brought to the front and not just laced throughout the document to highlight it and clearly reflect the Town's vision.

Mrs. Dodds commented again on the strict timeline and recommended that the Commission approve submittal of the draft as it exists. She noted that they could address how to incorporate the topics of climate change and sustainability into the POCD during a formal text change process following its adoption, as she is unsure how many or what type of changes will be allowed once the draft has been forwarded to the Town Council and CRCOG. The commissioners indicated that they would vote to approve referral of the draft as long as it is made clear that they are only approving it at this time to meet the deadline.

Motion By:Secretary BotelhoSeconded:Vice Chairman ShawMOVED, that the Town Plan and Zoning Commission refers the draft 2018-2028 Plan of
Conservation and Development to the Capital Region Council of Governments and Town of
Glastonbury Town Council for review and endorsement.

Discussion: The commissioners noted for the record that they are not comfortable fully endorsing the draft POCD in its current form and their approval reflects their agreement that the document needs to move forward to meet a strict deadline.

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

6. Chairman's Report – NONE

7. Report from Community Development Staff – NONE

There being no further business to discuss, Chairman Purtill adjourned the meeting at 9:34 P.M.

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