

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, MAY 15, 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 Regular 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 (arrived at 7:28 P.M.)
Mr. Scott Miller, Alternate
Mr. Matthew Saunig, Alternate

Commission Members Excused

Chairman Purtill called the meeting to order at 7:00 P.M.

PUBLIC HEARINGS

1. Application of Leslie Ohta for a Section 6.11 Accessory Apartment Special Permit – existing accessory apartment – 2273 Hebron Avenue – Rural Residence Zone

Hans Hansen, Architect, appeared before the Commission on behalf of the applicant to present the application for an accessory apartment. He explained that the apartment is already existing and is thought to have been built as part of the original home construction in 1975. There are no changes proposed to the apartment's footprint or to the exterior of the building. Mr. Hansen noted that the applicant has combined two bedrooms into one large bedroom with a sitting area by removing a set of French doors, and installed egress windows; these actions were done to bring the apartment into compliance with the accessory apartment regulations.

Chairman Purtill commented that the proposal was reviewed by the Plans Review Subcommittee on March 14, 2018. She then called for public comment but no one spoke so she closed the public hearing on this matter.

Motion By: Secretary Botelho

Seconded: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission approves the application of Leslie Ohta

for a Section 6.11 Special Permit for an Accessory Apartment– 2273 Hebron Avenue – Rural Residence Zone – in accordance with plans on file with the Office of Community Development, and:

1. Compliance with :
 - a. Standards contained in a report from the Fire Marshal, File #18-026, plans reviewed 04-29-18.
2. Adherence to:
 - a. The Health Department Director’s memorandum dated May 2, 2018.
 - b. The Police Chief’s memorandum dated May 1, 2018.

Amendment By: Chairman Purtill **Seconded:** Secretary Botelho
MOVED, that the Town Plan and Zoning Commission appends the motion on the floor with the following condition:

3. The second means of egress/ingress from the sitting room/walk-in closet area into the hallway shall be closed off.

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

Result: Amended motion passes unanimously. (6-0-0)

2. Application of Alexander J. Gondek, Jr., for a Section 7.2.c (new farm markets) Special Permit & a Section 20.11 (Groundwater Protection) Special Permit – Hops on the Hill Farm Market w/farm brewery on Assessor’s parcels Lot N-7 Dug Road, Lot W-159 Main Street & Lot W-159A Main Street, with access off Dug Road – Rural Residence Zone/Residence AA Zone & Groundwater Protection Zone 1

Attorney Peter Alter, representing the applicant, appeared before the Commission to present the application for a 1,260 square foot farm market/brewery. The proposal involves the elevation of the existing tobacco shed while a foundation beneath it is constructed, creation of a 2,200-foot-long, 20-foot wide access drive over the parcel on Dug Road, a 33-space parking area (with an additional 15 grassed overflow spaces) and an on-site septic system and water well. Attorney Alter commented that the proposed brewery use is allowable under and subject to new State legislation, and reviewed how the proposal is in alignment with the Plan of Conservation and Development and in compliance with the Zoning Regulations. He noted that other farm markets exist in this historically agricultural area and there have been no demonstrable negative impacts due to their existence.

Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC, reviewed the proposed access drive which would be paved from Dug Road to the proposed parking area and would connect to existing farm roads. He explained that the entrance from Dug Road would be consistent with the Town’s storm drainage improvements for Dug Road,

and the maximum driveway grade would be 8%. The proposal for stormwater management includes several water quality basins to provide treatment and infiltration of stormwater from the driveway and parking area. Mr. Sczurek noted that there would be a DEEP-compliant holding tank on site to facilitate waste generated from the brewing process; the waste would be periodically removed and taken to MDC for discharge.

Mark Vertucci, Senior Transportation Engineer, Fuss & O'Neill, reviewed the findings of his Traffic Impact Study. He explained that industry standards and conservative rates were used for the calculations. A safety analysis was performed using 20 years of data which showed minimal adverse incidents, and a pre- and post-development analysis showed that there would be no reduction in the levels of service at any study intersection as a result of this application. Mr. Vertucci summarized his overall findings that the proposed development will not have a significant impact to traffic operations in the study area and the additional traffic from the development can be safely and efficiently accommodated by the adjacent road network. In addition, he noted that the Town Engineer and Chief of Police have reviewed the application and concur with the study findings.

Attorney Alter reviewed the architectural elements of the tobacco barn/farm market building as well as proposed lighting and signage. With regard to an anonymous document that was circulated around the neighborhood, Attorney Alter noted that it contained several false statements and stated that the proposal is not for a bar/taproom or for a distribution brewery that would involve large daily deliveries, and the beer will not have a high alcohol content. He explained that alternate access from Main Street is not possible or economically feasible due to topography and the application reflects the only option available.

Attorney Alter noted that Mr. Gondek did tremendous outreach in the neighborhood and a number of letters from neighbors in support of the application have been submitted. He then submitted four new letters in support of the proposal, and commented on the importance of allowing farmers to diversify.

Chairman Purtill noted for the record that Commissioner Griffin arrived to the meeting at 7:28 P.M.

Commissioner Hassett asked about the hours of operation and Attorney Alter replied they are proposed to be Tuesday through Friday from 4:00—8:00 P.M. and Saturday and Sunday from 1:00—6:00 P.M. from March to December. Commissioner Hassett asked some questions about the brewing process and Phil Lohr, for the applicant, responded to his queries and said that they expect to brew a maximum of 7 barrels/week. He stated that if hops from other locations have to be brought onto the site due to a shortage, there would be minimal, low weight/low volume farm truck deliveries. Mrs. Dodds confirmed that State statute limits how much can be brewed/sold per calendar year.

Attorney Alter confirmed for the record that there will be no outdoor consumption of beer allowed and no outdoor music/speakers. He also stated that there are no plans for food service on site.

Chairman Purtill entered the documents that have been submitted to the Commission within the past few days into the record: a memorandum dated 5/15/18 from the Health Department; a letter dated 5/14/18 in support of the application from the residents of **20 Wadsworth Street**; a letter dated 5/14/18 in support of the proposal from **Rick LaRose, 129 Belltown Road**; and a letter dated 5/12/18 from **Jay Babcock, 40 Beechwood Lane**, also indicating support of the project.

Chairman Purtill called for public comment from the audience.

Donald Preli, 455 Matson Hill Road, member of the Agricultural Advisory Committee, spoke in support of the application on the grounds that it would enable the existing farm to continue its operations, preserve the property as farmland for many years to come, and ensure the continued natural beauty of the neighborhood. Mr. Preli commented that it is important for farms to diversify in order to stay relevant in an environment of constantly evolving market shares. He said that denial of this application would be a big disappointment to the farmers in Town and encouraged the Commission to approve the application.

Pamela Lockard, 10 Southgate Drive, said she is thankful for the farms in Town and thinks it is important to allow them to be diverse and viable to preserve the citizens' quality of life and character of the town.

Mark Guasta, 300 Dug Road, spoke in opposition to the application. He said he believes the size and scope of the operation may expand as it gets popular, and he is concerned about that leading to a negative impact on property values in the area. Mr. Guasta noted that there are many pedestrians, bicyclists, children, etc. in the area and he feels that the traffic related to the proposal would put them in danger, especially if there are drunk drivers.

Taylor Guasta, 300 Dug Road, seconded her father's statements.

Andy Reale, 167 Tryon Street, spoke in support of the application, noting that diversification is a viable way for farms to stay in business and be profitable.

Haley Foster, 280 Dug Road, voiced concern about additional traffic and drunk drivers sharing the narrow/unsafe roadway with pedestrians, etc. She feels that the proposal will have a negative impact on property values and she would prefer an alternate means of access.

Abby Foster, 280 Dug Road, spoke in opposition to the application due to her concern of unsafe roadway conditions with increased traffic.

Don Peterson, 77 Farmcliff Drive, said he is in favor of the application, as it represents a reasonable proposal that supports agricultural heritage and preserves the farmland.

John Yuskevich, 235 Hopewell Road, Joseph Preli Farm & Vineyard, indicated his support of the proposal and submitted a signed petition in support of the application to the Commission.

Chris Lacher, 457 Hopewell Road, spoke in support of the proposal. He feels it will offer a great sense of community and is in alignment with the agricultural nature of the Town. Mr. Lacher said that, based on his experience living on a road with a farm, he doesn't believe there will be a noticeable increase in car or truck traffic in the area if this proposal is approved.

Kevin Mcdonough, 193 Tryon Street, said he is in favor of the application and feels it will add to the charm and character of the Town. He commented that it's important to embrace change, and said he is hopeful that the citizens opposed to the application will feel differently in the future.

Lisa Letendre, 334 Dug Road, commented that she understands the importance of saving farms and she supports the local farmers. However, she is concerned about this operation being located in a residential area with additional traffic impacting many children, pedestrians, etc. Ms. Letendre said she is also concerned that the traffic study was performed during the wrong time of the year and wondered if the numbers are accurate.

Angela Amore, 7 Cidermill Road, spoke in support of the application. She feels it is proposed in a perfect location and will become a community gathering place, and said she thinks it will result in a positive impact on home values in the area.

Greg Bonaiuto, 223 Dug Road, spoke in opposition to the application due to the proposed access and asked if the applicant could consider a different access route. He feels there will be a noticeable increase in traffic on Dug Road and he is concerned about public safety, especially with patrons drinking and driving along the narrow/winding road.

Chris Bassette, 77 Tryon Street, said she supports the proposed brewery. She spoke about her family's history with farming and how important it is to be diverse in order to be sustainable.

Jane Bassette, 77 Tryon Street, spoke in favor of the application because it will preserve the farmland and character of the beautiful neighborhood.

Bethanne Couture, 593 Tryon Street, also spoke in favor of the application. She noted that the Agricultural Advisory Committee supports the production of hops and there is a

large demand for local hops. Ms. Couture stated that many tobacco barns are being lost annually, and farms such as this one must have another crop to stay viable.

Wendy Kolanz, 61 Water Street, voiced concern about patrons drinking and driving on the narrow roadway. She said she is also concerned about the proposed access location and feels that Dug Road is dangerous.

Matt Staebner, 589 Hopewell Road, voiced his support of the application.

Jeffery Laut, 108 Ferry Lane, commented that it is unfair to blame road/traffic issues in the area on this proposal, and he believes the brewery's impact on the current situation would be miniscule. Mr. Laut said that, in his experience, breweries like the one proposed are pleasant environments for family/friend gatherings.

Martin Ethier, 533 Woodland Street, said he is in favor of the proposal as it is important to preserve farmland and to support agriculture.

Edie Bollato, 777 Main Street, said she supports farms and breweries, but has concerns about traffic on Old Maid's Lane and doesn't believe the traffic study was an accurate assessment. Ms. Bollato commented that the proposed brewery is not appropriate in a residential zone.

Nicole Hayes, 63 Purtill Street, noted that she supports farms and understands the importance of their diversification, but has concerns regarding traffic and the safety of children on the narrow/dangerous road.

John McMahon, 25 School Street, asked what constraints would be in place to prevent the brewery from expanding in the future.

Chairman Purtill acknowledged for the record that the petition submitted in favor of the application by Mr. Yuskevich was signed by 40+ abutting property owners and she read their names and addresses into the record.

Attorney Alter responded to some of the citizens' comments and concerns. With regard to alternate access to Main Street, he said a lot of time was spent trying to figure this out. As the slope from Carini Road is very steep, extraordinary excavation and retaining walls would be required. In addition, drainage structures for Carini Road would be needed, and the applicant would need to obtain a right-of-way from the State. Due to the expense, time and effort this would require, Attorney Alter stated that this option doesn't make sense since this is not a million-dollar development. Regarding the appropriateness of the proposed brewery in the RR zone, he noted that farming and farm markets are allowed in every zone in Glastonbury as a permitted use to a principal farm structure; this proposal is permitted as long as the regulatory requirements are met and compliance with the Town Plan of Conservation of Development is demonstrated.

Mr. Vertucci responded to the concern raised about the accuracy of the traffic study. He noted that he compared his counts to the CT Department of Transportation's counts taken at different times of the year and didn't see any substantial differences throughout the year in the neighborhood. Mr. Vertucci noted that there is no history of accidents on Dug Road and only two minor incidents have occurred there since 2007.

Chairman Purtill suggested that the applicant install a sign directing people exiting the site to make a right turn to get to Route 17, and Attorney Alter said the applicant would accept this as a condition of approval.

In response to the concern raised about the business expanding in the future, Mr. Lohr explained that their business model doesn't include distribution and they do not have the space or infrastructure to become a large manufacturer. He said that the intent of the application is to provide a place that brings people together in a natural, outdoor environment and to improve the community; they have no interest in expanding to make more beer. Attorney Alter added that the applicant is bound to what is represented on the plans, and is also limited by State statute.

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

Motion By: Secretary Botelho

Seconded: Commissioner McChesney

MOVED, that the Town Plan and Zoning Commission approves the application of Alexander Gondek, Jr. for a Section 7.2 Special Permit for a farm market with brewery as an accessory use to a principal farming use and a Section 20 Groundwater Protection Permit – Assessor's Lot W-0159 Main Street, Assessor's Lot W-0159A Main Street and Assessor's Lot N-7 Dug Road – Rural Residence Zone – in accordance with the following plan:

“OVERALL PLAN FARM MARKET WITH BREWERY PREPARED FOR HOPS ON THE HILL BREWERY, LLC 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 1 OF 4 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”

1. And Compliance with:
 - a. The recommendations as contained in the minutes of the April 11, 2018 Community Beautification Committee meeting.
 - b. The conditions set forth by the Conservation Commission/Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of April 26, 2018.
 - c. Standards contained in a report from the Fire Marshal, File #18-026, plans reviewed 05-04-18.

Mark Friend, Megson, Heagle & Friend, C.E., LLC, appeared before the Commission on behalf of the applicant to present the application for a 500-foot long by 22-foot wide access drive to an existing parking area. The drive would allow access for visitors to the overflow parking area without having to go through the members' parking lot. Mr. Friend noted that a wetlands permit has been issued for the project.

Chairman Purtill noted that the application was reviewed by the Plans Review Subcommittee on March 14, 2018.

Motion By: Secretary Botelho

Seconded: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission approves the application of Glastonbury Elks Lodge 2202 for a Section 12.9 Minor Change— construction of a 500-foot long, 22-foot wide access drive to a visitors' parking lot – 88 Woodland Street – Rural Residence Zone, in accordance with the information on file with the Office of Community Development, and in compliance with the following condition:

1. This is a Section 12.9 minor change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

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

4. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of Development Rights for the property at 297 Matson Hill Road known as the Rose Parcel

Mrs. Dodds presented the referral from the Town Council. She explained that the Town is pursuing development rights rather than an outright purchase of the property, and reviewed the application's consistency with the Plan of Conservation and Development.

Motion By: Secretary Botelho

Seconded: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission forwards a favorable recommendation to the Town Council for the purchase of development rights of the easterly portion of 297 Matson Hill Road, 50+ acres. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the purchase of development rights of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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

5. Text Amendments Discussion – Excavation Operations & Accessory Apartments – TABLED

6. CONSENT CALENDAR –NONE

- a. Scheduling of Public Hearings for Regular Meeting of June 5, 2018: **to be determined**

7. Chairman's Report – NONE

8. Report from Community Development Staff – NONE

There being no further business to discuss, Chairman Purtill adjourned the meeting at 10:40 P.M.

Respectfully Submitted,
Amy M. Pallotti
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Recording Clerk