

**TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CONNECTICUT**

Tuesday, February 19, 2019  
REGULAR MEETING

7:00 P.M.

Council Chambers  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street

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Sharon H. Purtill, Chairman  
Keith S. Shaw, Vice Chairman  
Michael Botelho, Secretary

Christopher Griffin  
Raymond Hassett  
Robert J. Zanolungo, Jr.

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ALTERNATES: Scott Miller **EXCUSED**; Alice Sexton; Matthew Saunig **EXCUSED**

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**ANNOTATED AGENDA**

**PUBLIC HEARINGS**

1. Application of Michael Baker International (OBO Cox Communications) for a Section 12 Special Permit with Design Review - upgrade & expansion to an existing communications facility, including modular building installation & associated site improvements – 1000 Chestnut Hill Road – Rural Residence Zone **UNAN APPROVED**
2. Application of the Town of Glastonbury for a Section 4.11 Flood Zone Special Permit – construction of 2,350± linear feet of paved multi-use path along Salmon Brook sewer easement between House Street and Western Boulevard – Flood Zone, Reserved Land & Planned Employment Zone **UNAN APPROVED**
3. Continued hearing on application of William M. Dufford for conditional subdivision approval for the 3-lot River Road Subdivision, Phase 3 involving an easterly extension of Dufford’s Landing – Assessor’s Lots S-4 Dug Road & S-3A Dufford’s Landing – Rural Residence Zone & Groundwater Protection Zone 1 **WITHDRAWN**

**REGULAR MEETING**

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items **NONE**
2. Acceptance of Minutes of the January 15, 2019 Regular Meeting **APPROVED 4-0-2**
3. **CONSENT CALENDAR – UNAN APPROVED**
  - a. Scheduling of Public Hearings for Regular Meeting of March 5, 2019:
    1. Application of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – 1145 Tryon Street – Bulky Waste Facility – Reserved Land Zone

2. Application of SHOPS ON MAIN, LLC for a Section 12 Special Permit with Design Review for the Shops on Main Phase II involving a 3-tenant, **10,766** square foot, one-story building and related infrastructure – 2955 Main Street – Planned Business & Development Zone – Alter & Pearson, LLC, counsel – BL Companies, consultants
3. *Recommendation to the Town Council (Zoning Authority) regarding the Application of 340 Hebron Avenue, LLC for a Change of Zone from Planned Business & Development Zone to Town Center Zone for the southeast portion of 340 Hebron Avenue to allow for construction of a 3-story, 20,015 square foot office building, replacing 2 office structures – Attorneys Peter Jay Alter & Meghan Hope*
4. Proposed Text Amendments – Forestry Operations/Timber Harvests **REFERRED TO COUNCIL**
5. Report from Building Height Subcommittee **DISCUSSED**
6. Chairman’s Report **NONE**
7. Report from Community Development Staff **DISCUSSED**