

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, FEBRUARY 19, 2019**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services 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 S. Shaw, Vice Chairman
Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Christopher Griffin
Mr. Robert J. Zanolungo, Jr.
Ms. Alice Sexton (Alternate)

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

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

Mr. Thomas Strand of Michael Baker International (OBO Cox Communications) appeared before the Commission to review his client's application to upgrade and expand their communications facility. Chairman Purtill mentioned that the applicant did come to the subcommittee previously and the Commission suggested widening the driveway; Mr. Strand explained that during that meeting, the Subcommittee decided that a second curb cut and clusters of cedar trees on both sides of the driveway would increase the buffer at the front. At that meeting Chairman Purtill stated that these changes will noticeably alter the site, so the public should have notice of its developments.

Mr. Daniel Besaw, facility engineer at Cox Communications, reiterated that this is a telecommunication building that houses network equipment, which will provide video services, high speed internet, and telephone services. He noted that both buildings will house almost the same equipment. Chairman Purtill asked if both buildings will have generators. The applicants passed around the site plan and the details of a previous project that is similar to this one. Chairman Purtill asked if there will be any landscaping around the building and if the Community Beautification Committee has reviewed the

plans presented. Mr. Besaw stated that the immediate vicinity of the building will be mostly pavement, and yes, the Beautification Committee has reviewed the plan.

Mr. Tyler Tomkins of Michael Baker International explained that because there are many slopes on the south side of the site, they have designed a drainage swale, thus meeting the requirements for stormwater quality. Chairman Purtill asked if there will be any fencing on the site. Mr. Strand stated that the site itself will not have any fencing, but the utility equipment on the path will, noting that there will be a second swing gate on the second driveway. Vice Chairman Shaw asked if there is any way to add screening in the front to hide the buildings. Mr. Strand explained that putting trees to vegetate that area could pose problems down the road with underground utility lines. Vice Chairman Shaw asked what security measures they have to protect against vandalism. Mr. Besaw explained that, in addition to the swing gates, there are cameras and a security system inside the building, with access through a bioreader for authorized personnel. Chairman Purtill asked if there have been any problems with vandalism in these buildings. Mr. Besaw said no, because they typically do not even mark the site as a communications site.

Chairman Purtill called for public comment.

Mr. Allan Dresser of 987 Chestnut Hill Road, who lives directly across from this building, expressed two concerns: one is the landscaping, which does not provide a cover. Mr. Dresser suggested the applicant place bushes to prevent the view into his living room. His second concern was about the driveway: at night, car lights run right into his bedroom, so he suggested making it a one-way driveway.

Mr. Strand stated that he sees no problem in treating the driveway as one-directional. Commissioner Botelho inquired as to how often cars come in and out of the site. Mr. Besaw explained that it is not a manned site, so at times, technicians come in for maintenance, but they could go days without anybody there. Chairman Purtill asked if vehicles could enter through the west driveway and exit through the east driveway. Mr. Besaw stated that they could accommodate that; he also explained that the view of the building is not likely to change, but they can work with landscapers to address it. Mr. Tomkins added that there are opportunities to add a few more red cedars and possibly some larger broadleaf evergreens.

Chairman Purtill expressed that many members of the Commission are Cox Communications customers and, though they do not have a lot of choice in selecting their cable providers, one might see it as a potential conflict of interest. No one vocalized this concern, and no further citizens came forward to speak, so Chairman Purtill closed the public hearing.

Motion By: Commissioner Botelho
Shaw

Seconded: Vice Chairman

MOVED, that the Town Plan & Zoning approve the 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, in accordance with the following plans:

“SITE PLAN GLASTONBURY FACILITY 1000 CHESTNUT HILL ROAD
GLASTONBURY, CT 06033 MICHAEL BAKER INTERNATIONAL 125 CAMBRIDGE
PARK DRIVE, SUITE 502 CAMBRIDGE, MA 02140 (617) 528 6200 PROJECT NO. 167472
CAD DWG FILE: SITE PLAN_DELIV.DWG DRAWN BY: AL CHK'D BY: KM
SUBMITTAL: 01/15/2019 SP-01 SHEET 1 OF 4”

“DETAILS GLASTONBURY FACILITY 1000 CHESTNUT HILL ROAD GLASTONBURY,
CT 06033 MICHAEL BAKER INTERNATIONAL 125 CAMBRIDGE PARK DRIVE, SUITE
502 CAMBRIDGE, MA 02140 (617) 528 6200 PROJECT NO. 167472 CAD DWG FILE:
EC_DELIV_DTL.DWG DRAWN BY: AL CHK'D BY: KM SUBMITTAL: 01/15/2019 DET-
01 SHEET 3 OF 4”

“OVERALL LANDSCAPE PLAN GLASTONBURY FACILITY 1000 CHESTNUT HILL
ROAD GLASTONBURY, CT 06033 MICHAEL BAKER INTERNATIONAL 125
CAMBRIDGE PARK DRIVE, SUITE 502 CAMBRIDGE, MA 02140 (617) 528 6200
PROJECT NO. 167472 DRAWN BY: BDC CHK'D BY: JCF SUBMITTAL: 01/15/2019 L-1.1
SHEET 3 OF 3”

“TOPOGRAPHIC/BOUNDARY SURVEY 1000 CHESTNUT HILL ROAD GLASTONBURY
CONNECTICUT PREPARED FOR MICHAEL BAKER INTERNATIONAL MARTINEZ
COUCH & ASSOCIATES 1084 CROMWELL AVENUE, SUITE 1-2 ROCKY HILL, CT
06067 TELEPHONE: (860) 436-4364 WWW.MARTINEZCOUCH.COM DRAWN BY: AM
CHECKED BY: ARM SCALE: 1"=20' DATE: 6-27-18 JOB NO. 2018-307 DRAWING
NUMBER 2018-307 TB.DWG SHEET 1 OF 1”

And

1. In compliance with:
 - a. The recommendations as contained in the minutes of the December 12, 2018 Community Beautification Committee meeting.
 - b. The standards contained in a report from the Fire Marshal, File 19-003, plans reviewed 2-12-19.
 - c. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of January 24, 2019.

2. In adherence to:

- a. The Town Engineer's memorandum dated February 13, 2019.
 - b. The Health Director's memorandum dated February 12, 2019.
 - c. The Police Chief's memorandum dated February 13, 2019.
3. The applicant shall list the correct post development impervious to pervious surface calculations on the plan set sheet SP-01 "Site Plan" prior to filing the plans with the Town Clerk.
 4. ***Vehicles shall enter through the west driveway and exit through the east driveway. Appropriate signage shall be displayed.***
 5. ***A red cedar and/or broadleaf evergreen buffer shall be installed along the frontage to enhance screening. The Applicant shall work with the Office of Community Development to fulfill screening requirements.***

Result: Motion passes unanimously. (7-0-0)

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

Town Engineer Daniel Pennington, provided an overview of the proposed plan, which is an extension of a previously constructed overland path between Smith School and Bell Street, and runs from the easterly section of Western Boulevard to the westerly end on House Street. There are easements for sanitary sewer purposes on a 21-inch trunk line and a 10-space parking area. The Town also proposes a 165-foot section for a concrete boardwalk with rails. The overall purpose for the overland sections, with some Town road sections, is to provide pedestrians with a safer alternative to the busy, high-volume Hebron Avenue corridor.

Mr. Pennington stated that this plan has undergone very rigorous environmental review, with several permits in place from state agencies and approval from the Conservation Commission. Separate reports have been generated and included in the application. Almost all of the proposed pathway is in a flood zone, thus requiring a special permit. The independent hydraulics engineering study determined there would be no adverse impact to the flood zone or flood way. The path goes through easements granted to the Town. Four private properties originally granted the Town permission to construct the path over the sewer easements, and now, the Town is in the process of talking with property owners to get them to sign easement language to allow expanding the easements.

There will be no snow removal and no lighting along the path or in the parking area. The site would be treated the way typical town parks are—open from sunrise to sunset. There are some water quality swales, which provide an ability to transfer water draining from the path to low points that drain into Salmon Brook. Those areas are appropriately landscaped with native vegetation, which the Conservation Commission approved.

Chairman Purtill called for public comment.

Lesley Mroz of 121 Heywood Drive expressed delight at cycling in a safe way now, but had a couple questions: what will the project cost taxpayers, and how will the trail connect in a safe way to the Smith School trail?

Mr. Pennington responded that the estimated cost is \$940,000, but all of it will be paid by an approved state grant. In terms of the areas between the two overland sections, the Town Engineer explained that the westerly end of the Bell Street and Smith School path will be connected. He agreed that it would be beneficial to add sidewalks to corporate parking and noted that the Town has provided a sidewalk matrix to assist policy makers, though no specific funding has been allocated for sidewalk construction at this point. Chairman Purtill asked if any thought has been made to mark the road as a bike lane. Mr. Pennington explained that though it is not signed or marked as a bicycle lane, it is longer, and the travel lanes are wider, and noted that it is difficult to sign something that does not meet all of the design guidance out there. Vice Chairman Shaw asked if the trail goes through a wooded area. The Town Engineer replied yes.

Commissioner Griffin asked if there would be any signage to help direct people from the Smith Trail to this one. The Town Engineer replied that there is a provision in the contract to provide some interpretive plaques but acknowledged that providing signage is a good idea. Vice Chairman Shaw asked if the entire trail would be accessible by emergency vehicles, if necessary. Mr. Pennington said yes, though there will be signage indicating that motor vehicles are prohibited. Commissioner Sexton asked if manholes will be on the path and, if so, who will maintain them. The Town Engineer stated that right now, the manholes are sticking up and will have to be reset to grade as they go along. The Glastonbury Public Works Department would be responsible for making sure they do not present a hazard.

Mr. Pennington presented a second map to the Commission depicting the Town-owned parcel known as 277 Western Boulevard, immediately north of the proposed multi-use trail. The Town has agreed to place a conservation easement over the majority of the parcel in order to gain Army Corps of Engineers approval for the trail. The easement serves as mitigation for wetland impacts within the project limits. Mr. Pennington noted that the westernmost portion of the parcel is excluded from the conservation easement to allow for potential expansion of the 50-55 Nye Road medical office complex at some future date. Commissioner Sexton asked if the timing of the construction is because of the wetlands, and when the Town hopes to begin construction. The Town Engineer

explained that following the pending easement agreements and permission from the State of Connecticut to advertise and go forward with the project, the hope is to construct in the summertime.

With no further comments, Chairman Purtill closed the public hearing.

Motion by: Secretary Botelho
Hassett

Seconded: Commissioner

MOVED, that the Town Plan and Zoning Commission approve the 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, in accordance with the following plans:

“PLAN AND PROFILE DEPICTING PROPOSED MULTI-USE PATH FROM HOUSE STREET TO WESTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE: AS SHOWN DRAWN BY: S.TROY 6-20-2018
CHECKED BY: S.M.B. 6-20-2018 APPROVED BY: D.A.P. 6-20-2018 ISSUED FOR PERMITTING 1-25-2017 REVISED FOR PERMITTING 6-19-2018 SHEET NO. 5 OF 24”

“PLAN AND PROFILE DEPICTING PROPOSED MULTI-USE PATH FROM HOUSE STREET TO WESTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE: AS SHOWN DRAWN BY: S.TROY 6-20-2018
CHECKED BY: S.M.B. 6-20-2018 APPROVED BY: D.A.P. 6-20-2018 ISSUED FOR PERMITTING 1-25-2017 REVISED FOR PERMITTING 6-19-2018 CT DEEP FISHERIES COMMENTS 10-10-2018 SHEET NO. 6 OF 24”

“PLAN AND PROFILE DEPICTING PROPOSED MULTI-USE PATH FROM HOUSE STREET TO WESTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE: AS SHOWN DRAWN BY: S.TROY 6-20-2018
CHECKED BY: S.M.B. 6-20-2018 APPROVED BY: D.A.P. 6-20-2018 ISSUED FOR PERMITTING 1-25-2017 REVISED FOR BOARDWALK CONCEPT 10-16-2017 REVISED FOR PERMITTING 6-19-2018 CT DEEP FISHERIES COMMENTS 10-10-2018 SHEET NO. 7 OF 24”

“PLAN AND PROFILE DEPICTING PROPOSED MULTI-USE PATH FROM HOUSE STREET TO WESTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE: AS SHOWN DRAWN BY: S.TROY 6-20-2018
CHECKED BY: S.M.B. 6-20-2018 APPROVED BY: D.A.P. 6-20-2018 ISSUED FOR PERMITTING 1-25-2017 REVISED FOR BOARDWALK CONCEPT 10-16-2017 REVISED FOR PERMITTING 6-19-2018 CT DEEP FISHERIES COMMENTS 10-10-2018 SHEET NO. 8 OF 24”

“PLAN AND PROFILE DEPICTING PROPOSED MULTI-USE PATH FROM HOUSE STREET TO WESTERN BOULEVARD GLASTONBURY, CONNECTICUT SCALE: AS SHOWN DRAWN BY: S.TROY 6-20-2018
CHECKED BY: S.M.B. 6-20-2018 APPROVED BY: D.A.P. 6-20-2018 ISSUED FOR PERMITTING 1-25-2017 REVISED FOR BOARDWALK CONCEPT 10-16-2017 REVISED FOR PERMITTING 6-19-2018 SHEET NO. 9 OF 24”

1. And Compliance with :
 - a. The standards contained in a report from the Fire Marshal, File 19-004, plans reviewed 2-12-19.
 - 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 IN the Wetlands Permit issued at their Regular Meeting of January 24, 2019.
2. Adherence to:
 - a. The Health Director’s Memorandum dated February 12, 2019.
 - b. The Police Department’s memorandum dated February 13, 2019.
3. Upon completion of the project, the applicant shall provide certification to the Office of Community Development from a licensed professional engineer that the project will not have adverse impacts on the flood carrying capacity of the area within the Flood Zone as described in Section 4.11.4.b of the Building-Zone Regulations.

Result: Motion passed unanimously (7-0-0)

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

Motion By: Chairman Purtill
Hassett

Seconded: Commissioner

Chairman Purtill MOVED, that the Town Plan and Zoning Commission accepts the minutes of the Regular Meeting of January 15, 2018 as presented.

Vice Chairman Shaw, Secretary Botelho, and Commissioner Sexton abstained because they were not present at the meeting.

Result: Motion passes with three abstentions. (4-0-3)

3. CONSENT CALENDAR

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***

Motion by: Secretary Botelho
Hassett

Seconded: Commissioner

Result: Motion passed unanimously (7-0-0)

4. Proposed Text Amendments – Forestry Operations/Timber Harvests

The Commission moved to refer the text amendment of forestry operations to the Town Council.

Motion by: Secretary Botelho
Hassett

Seconded: Commissioner

Result: Motion passes unanimously (7-0-0)

5. Report from Building Height Subcommittee

Mrs. Dodds gave an overview of what was discussed at the last meeting. The Building Height Subcommittee explored the area in and around the Town Center to see if the height limitations were adequate enough, narrowing it down to 4 amendments they would like the Commission's feedback on before moving forward:

1. In the Planned Employment and Planned Commerce Zone: To see if the number of feet is adequate enough, and to provide a consistency of floor to feet ratio (i.e. each story equals 14 feet).
2. In the Planned Travel Zone: to increase the height limitation from 2.5 to 3 floors.
3. In the Town Center Zone: To increase the height limitation from 3 to 4 floors, with a caveat that there will be special permit criteria to allow for this increase.
4. In the Planned Commerce Zone: to go up to 4 stories instead of just 2.5.

Chairman Purtill would like to look more closely at points 2, 3, and 4 the way the Commission did with FAR, and asked if there was a unanimous consensus at the Building Height Subcommittee meeting for these amendments. Mrs. Dodds stated that of the members who were present, there was a unanimous consensus. Vice Chairman Shaw stated that he would like to see the proposed amendments detailed on a map. Commissioner Hassett agreed with the Chairman about looking more closely at the proposals and addressing the issue of combining parcels. A discussion ensued about the desire of the Commission to hear more details on the second, third and fourth proposals in a subcommittee. Chairman Purtill concluded that the Commission should delay any action on this pending further review.

6. Chairman's Report *None*

7. Report from Community Development Staff

Mrs. Dodds explained that the other text amendment to report is the Excavation Regulation that was adopted by the Town Council on January 22, 2019. When the Town Council adopted it, they reinstated a 50-foot setback requirement for access roads. However, the Council also included grandfathering language that would exempt existing excavation operators from this 50-foot setback. In regard to landscaping, the Council changed the language from "the Commission *may* require a landscaping plan" to "the Commission *will* or *shall* require a landscaping plan." There will be some changes in the way the Town reviews excavation permits. Chairman Purtill asked if the grandfathering language will only apply to road access not to landscaping. Mrs. Dodds said yes, and the Community Development staff is looking for guidance from the Town Attorney on these changes.

There being no further business to discuss, Chairman Purtill adjourned the meeting at 8:16 P.M.

Respectfully Submitted,
Lilly Torosyan
Lilly Torosyan
Recording Clerk