

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING MINUTES OF TUESDAY, MARCH 5, 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**

Mr. Keith S. Shaw, Vice Chairman (Acting Chairman)  
Mr. Michael Botelho, Secretary  
Mr. Christopher Griffin  
Mr. Robert J. Zanolungo, Jr.  
Ms. Alice Sexton, Alternate (Assigned as Voting Member)

**Commission Members Excused**

Mrs. Sharon H. Purtill, Chairman  
Mr. Raymond Hassett  
Mr. Matthew Saunig, Alternate  
Mr. Scott Miller, Alternate

Acting Chairman Shaw called the meeting to order at 7:00 P.M. and announced that since the commission does not fulfill the five-member minimum to hold a meeting, Ms. Alice Sexton, Alternate, shall be appointed a voting member. There were no objections.

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**PUBLIC HEARINGS**

**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 – Michael J. Bisi, Superintendent of Sanitation**

Mr. Bisi reviewed the application on behalf of the Town. He explained that the 52-acre facility has been in operation since 1970, providing bulky waste support for the Town. Mr. Bisi clarified that there was an error in the memo from the Community Development Office; the correct language should read that they are proposing to excavate 30,000 cubic yards annually.

Commissioner Sexton asked for clarification about a condition from a 2010 approved recommendation from the Conservation Commission to the Town Plan and Zoning Commission, which states, “the 50-foot buffer on the northerly property line should be extended to a point where the new finished elevation is 100 feet.” Ms. Dodds replied that it is possible that these conditions are carry-overs from the 2010 Conservation Commission approval that is retained as part of the record when the application comes in

for renewal. Mr. Bisi stated that there presently exists a buffer that is much more than 50 feet. He continued that the finished grade, though not yet completed, has to continue the contours that exist now, so that area will maintain the 50-foot height elevation and exceed the 50-foot buffer on the other property line.

Acting Chairman Shaw asked if the Town Attorney has an opinion on the new requirement of the 50-foot buffer. Ms. Dodds explained that, in light of the new text amendments, it was noted that there could be potential conflicts with existing excavation sites, in terms of the access roads and new landscape requirements; the Town Attorney confirmed that existing sites would have non-conforming rights. The applicant's site already has a significant landscaping buffer around an access road, so there is no room to put additional trees. Therefore, the landscaping requirement is already satisfied, both because of their non-conforming rights and because of their existing, established buffer. Ms. Dodds further explained that the Town Attorney suggested the Commission still demonstrate that they consider this requirement. Acting Chairman Shaw clarified that this is not a new proposal, but a continuation of a proposal that has to be renewed every two years.

The Acting Chairman then called for public comment. No one stepped forward, so he closed the public hearing.

**Motion By:** Commissioner Botelho  
Zanlungo

**Seconded:** Commissioner

MOVED, that the Town Plan & Zoning approve the application of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – excavate approximately 30,000 cubic yards – 1145 Tyron Street – Reserved Land Zone, in accordance with the following plan:

“MAP DEPICTING TOWN OF GLASTONBURY BULKY WASTE DISPOSAL SITE EXCAVATION AND FILL 2018 EXCAVATION PERMIT PLAN LOCATED ON 1145 TRYON STREET GLASTONBURY, CONNECTICUT TOWN OF GLASTONBURY CAD ENGINEERING SCALE: AS SHOWN DRAWN BY: S. TROY 12-19-2018 CHECKED BY: D.A.S.12-19-18 APPROVED BY: S.M.B. 12-19-2018”

And

1. In compliance with:
  - a. With conditions 1-13 as set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of November 4, 2010. Regarding condition #13, the referenced restoration plan shall be submitted approximately 6 months prior to the anticipated closure of an excavation cell.
  - b. Standards contained in a report from the Fire Marshal, File #19-005, plans reviewed 02-25-19

2. In adherence to:
  - a. The Town Engineer's memorandum dated February 27, 2019.
  - b. The Police Department's memorandum dated February 25, 2019.
  - c. The Health Department Director's memorandum dated March 1, 2019.
3. The operating schedule shall be as follows:
  - a. Monday through Friday exclusive of State holidays 7:00 a.m. to 3:00 p.m.
  - b. Processing and screening of on-site material shall be permitted as follows:
    - i. Limited to no more than 40 days a year
4. In addition to the Town activity, the hauling of sold/bartered material shall not exceed 75 loads per day or 250 loads per week.
5. This Section 6.2 Special Permit shall expire on March 5, 2021.
6. This is a Section 6.2 Excavation Special Permit. 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. (5-0-0)**

**2. 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**

Acting Chairman Shaw asked if the applicant feels comfortable proceeding with the seated commission. Attorney Hope said yes.

Ms. Hope presented her client's application. The client originally purchased the structure in 2005 and expanded with new buildings in 2015 and 2018. Now, they are looking to replace their two existing office buildings and construct one three-story, approximately 20,000 square foot, office building along Hebron Avenue, with parking to the rear. While applying for the special permit, they discovered that a portion of Hebron Avenue was not in the Town Center Zone (TCZ). Ms. Hope determined that this was an oversight in the zoning maps. The client hopes to change the small lot of 50 feet by 100 feet from Planned Business and Development Zone (PBD) to TCZ. They held a neighborhood meeting and explained how they would proceed with the zone change process. Secretary Botelho asked if that will change the proposed development. Ms. Hope said no.

Acting Chairman Shaw opened up the floor for public comment.

**Gerald Satin of 101 Clinton Street and 9-11 Linden Street** owns property directly across the street from the building in question; he expressed concern at how many other areas in town were overlooked in this zone change process and also asked the Commission what would happen if the zone change does not get approved. Attorney Peter Alter stated that the purpose in seeking the zone change is to have the entire parcel in one zoning designation. The TCZ uses a FAR determination to establish the size that is allotted for buildings and the PBD zone uses a different formula so that might cause significant disruption to the plan. Acting Chairman Shaw asked if it would be up to the owners of the properties to make applications for a zone change. Attorney Alter said yes, that is the policy in Glastonbury.

**Carl Benker of 55 Hickory Drive** stated that he is not in favor of the zone change, arguing that when one buys a piece of property, they have to live with the conditions that come with that property; if it comes with an easement they did not notice, they have to live with it.

With no further comments, Acting Chairman Shaw closed the public hearing.

The Acting Chairman pointed out that according to section 83b of the Connecticut General Statutes, in order to change a zone boundary, the Commission must take into consideration the POCD, and must state on the record as finding some consistencies with the proposed zone change with the plans. The Acting Chairman believes that the Commission's following motion takes these into account.

**Motion by:** Secretary Botelho

**Seconded:** Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission recommends to the Town Council approval of the application of 340 Hebron Avenue, LLC for a change of zone for the southeast corner of the property located at 340 Hebron Avenue from Planned Business and Development Zone to Town Center Zone. This recommendation is based on a finding of fact that:

1. The proposed zone change is in conformance with the Town of Glastonbury 2018 – 2028 Plan of Conservation and Development in that:
  - a. The 2018 – 2028 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 2018 – 2028 Plan of Conservation and Development support redevelopment as a means to strengthen the Town Center Planning Area.

**Result:** Motion passed unanimously (5-0-0)

**3. 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**

Attorney Alter reviewed the design plans of his client, Shops on Main (SOM), who is asking the Commission to take action on two items (a Section 12 Special Permit in respect to the property on 2955 Main Street and a Section 12.9 Minor Change for 2941 Main Street). Mr. Alter reviewed the process of when Phase I was approved by the Commission in 2016. At the time, SOM did not own the 2955 Main Street property, which was used as a group home by the State of Connecticut. In order to acquire the property, SOM built a new group home for the State on 126 Spring Street. Mr. Alter summarized that SOM took a non-conforming, residential use and converted the group home to a conforming use by taking down the old building and replacing it with a modern retail center that is consistent with that zone. Mr. Alter also gave a breakdown of the four buildings on the site, noting that Building 2 is currently under construction and Building 3 has been reduced in size, in order to enhance Building 4 and to keep with the Glastonbury Center 2020 Shared Vision Plan to beautify streetscapes.

Acting Chairman Shaw asked what the traffic flow was like when the project was first approved and how it will change now. Attorney Alter explained that when the site was acquired by SOM, there were multiple driveways, but as part of the Town's policy to reduce driveway cuts on Main Street, one main driveway was created that would service the entire property. Vehicular traffic will have four options for entering and exiting the site: they can either utilize the driveway by Building 1 that is currently serving Chick-Fil-A; go through the McDonald's driveway to the south; continue straight across to Glastonbury Boulevard; or, unofficially, drive through the Somerset Square driveways.

Acting Chairman Shaw noted that page 5 of the traffic study report states that the site is already generating substantially more traffic than previously estimated. He asked if there has been a disproportionate amount of use of the Chick-Fil-A driveway access point. Mr. Alter said yes, but expects that to change in the near future, with development of the other buildings and businesses on site. The Acting Chairman asked if there was any discussion of placing a signalized light on that intersection, coming out on to Main Street. Mr. Alter said that there is great hesitation to put a signal there because they are very close to existing lights in both directions.

Jessica Bates, Senior Civil Engineer at BL Companies, discussed the engineering details of the site. The FEMA Flood Plan is not a consideration of this project. Topography-wise, it is a gently sloping site without much change throughout. A circulation of parking has been evaluated for trash trucks, and full compliance has been met for MS4 requirements with the Town of Glastonbury, with 50% retainage of water quality volume and at least 80% of the TSS generated on the site will be removed. Lighting will be dark sky compliant. Building 4 will connect to the sanitary sewer that is currently in Phase 1, but everything else will be serviced from Main Street.

Mr. Alter explained that they have been through the process of approvals. The Beautification Committee focused on landscaping; the northerly existing tree on the site, adjacent to Main Street, will be preserved but the one on the south cannot, due to utilities, though new trees will be planted in its place. The Water Pollution Control Authority reviewed and accepted the application. The Conservation Commission recommended approval as a wetlands review because there is a drainage swale that falls within the wetlands area.

Mr. Alter stated that the uses for Building 4 would include a full-service restaurant and a veterinary service, for which they acquired a use variance since veterinary services are not a permitted use in this zone. Building 3 will continue to seek out tenants. SOM would like to get a diversified tenant mix—not just restaurants on property. Acting Chairman Shaw asked for clarification on Building 3, for which the applicant seeks a reduction in the total square footage but no change in the use. Mr. Alter said that is correct. He continued that the site is required to have 210 parking spaces, but it has an extra 5. The architecture, materials, and color palettes will be the same as those of the existing buildings. The Acting Chairman inquired about samples of the building materials. Mr. Alter responded that the hard samples are with the architect.

Secretary Botelho asked where the dumpsters will be located. Mr. Alter stated that there are currently three dumpsters that service Buildings 1, 2, and 4 respectively. Acting Chairman Shaw asked where the A/C systems are. Mr. Alter said that they are on the rooftop, but not visible, which would be consistent for every building. The only screening they had to deal with was for the meters. The Acting Chairman asked if the applicant anticipates putting in a fast food restaurant with a drive-through. Mr. Alter said no. Secretary Botelho brought up a concern that was raised by Chairman Purtill at the subcommittee meeting: were any efforts made to add another entranceway to the site to decrease traffic flow? Attorney Alter explained that they approached the owners of the beauty salon to the north to propose a new parking lot, but they declined the plan. Somerset Square allows parking at certain times of the day, but that is not counted as part of the applicant's parking counts.

Mr. Fred Greenberg, Principal Traffic Engineer at BL Companies and the author of the submitted traffic report, presented his original 2017 traffic study and an update with some suggestions, some of which he noted the Town Engineer has adopted in his memo. Mr. Greenberg stated that the traffic volume is significantly higher than they had anticipated, but that is probably due to Chick-Fil-A more than the other restaurants. However, he noted that the average delays increased by only one or two seconds, and only if there are extra restaurants in the other buildings could it become problematic. He stated that they will have to wait and see if the Chick-Fil-A traffic goes down at some point in the future. Commissioner Sexton asked what the Office of State Traffic Administration (OSTA) has said about the traffic. Mr. Greenberg replied that the report has not been sent to them yet, but the OSTA's only purview is the impact on the State highway system.

Joseph Pierik, Vice President of Development at Carpionato Group of SOM, noted that when the Chick-Fil-A opened, it was in the top 1-2% trending of other locations opened at that time in the United States. However, Mr. Pierik noted that since that time, the volume has moderated significantly by about 30% to a stabilized level but the high traffic data was reflected in the traffic engineer's report. Mr. Pierik stated that they've identified the veterinary use and medical and dental offices as substantially lower traffic generators and are looking at additional uses for Buildings 2 and 3 that will be less traffic-intense. Secretary Botelho asked if the drive-through of Chick-Fil-A contains a stop sign. Mr. Alter said that there is one, but he will talk with the Town Engineer and police to suggest making it more visible.

Acting Chairman Shaw opened the floor for public comment.

**Carl Benker of 55 Hickory Drive** asked about the trees that are being relocated to Building 4 on Main Street: who is responsible for their upkeep and how large would the trees grow.

Attorney Alter explained that the applicant has agreed to be responsible for planting the trees but once that is completed, it becomes the Town's responsibility. The trees will likely grow about 25 or 30 feet high.

With no further comments, Acting Chairman Shaw closed the public hearing.

Secretary Botelho praised the applicant's efforts at improving the site and being responsive to the Commission's various requests and questions.

**Motion by:** Secretary Botelho

**Seconded:** Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission approve the application of Shops on Main, LLC for a Section 12 Special Permit with Design Review to demolish the existing structure and construct a 10,766 square foot, 3 tenant building with patio – 2955 Main Street – Planned Business and Development Zone – Shops on Main, LLC, owner, in accordance with the following plans:

“ALTA/NSPS LAND TITLE SURVEY LAND NOW OR FORMERLY STATE OF CONNECTICUT DEPARTMENT OF MENTAL RETARDATION 2955 MAIN STREET BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX SURVEYED S.S. DRAWN S.S. REVIEWED J.M. SCALE 1”= 20’ PROJECT NO. 18C6544 DATE 03/22/18 FIELD BOOK 517 CAD FILE: ALXY18C654401 SHEET NO. AL-1 REVISION 4/20/2018 UPDATED ABUTTERS NAMES”

“PROPERTY/TOPOGRAPHIC SURVEY LAND OF TWO G’S, LLC 2941 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX SURVEYED S.S./A.S./P.M.

DRAWN JS. CHECKED JS. APPROVED J.M. SCALE 1"= 40' PROJECT NO. 15C5722  
DATE 01/21/2016 FIELD BOOK 495 CAD FILE: EX15C572201 SHEET NO. EX-1  
REVISIONS 4/3/2017 ADDRESS TOWN ENGINEER COMMENTS"

"IMPROVEMENT LOCATION SURVEY LAND OF SHOPS ON MAIN, LLC 2941 MAIN ST  
GLASTONBURY, HARTFORD COUNTY, CONNECTICUT BL COMPANIES 355  
RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX  
SURVEYED T.N. DRAWN T.N. REVIEWED J.M. SCALE 1"= 30' PROJECT NO. 15C5722  
DATE 06/07/2018 FIELD BOOK 496 CAD FILE: AB15C572202-ASBUILT SHEET NO. AB-  
1"

"OVERALL PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET  
GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY  
MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L.  
SCALE 1"= 30' PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: OP18C654401  
SHEET NO. OP-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS"

"SITE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY,  
CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203)  
630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE 1"= 30' PROJECT  
NO. 18C6544 DATE 02/04/2019 CAD FILE: SP18C654401 SHEET NO. SP-1 REVISIONS  
2/21/19 REV FOR BEAUTIFICATION COMMENTS"

"SITE CIRCULATION PLAN – SY040 SHOPS ON MAIN PHASE II 2941-2955 MAIN  
STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH  
PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED S.E.L.  
DRAWN S.E.L. SCALE 1"= 30' PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE:  
TT18C654401 SHEET NO. TT-2 REVISIONS 2/21/19 REV FOR BEAUTIFICATION  
COMMENTS"

"GRADING AND DRAINAGE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN  
STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH  
PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L.  
DRAWN C.J.L. SCALE 1"= 30' PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE:  
GD18C654401 SHEET NO. GD-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION  
COMMENTS"

"SITE UTILITIES PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET  
GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY  
MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN  
C.J.L. SCALE 1"= 30' PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: SU18C654401  
SHEET NO. SU-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS"

"LANDSCAPE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET  
GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY



MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED L.M.W. DRAWN L.M.W. SCALE 1"= 30' PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: LL18C654401 SHEET NO. SU-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS"

"SITE DETAILS SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE NONE PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: DN18C654401 SHEET NO. DN-6 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS"

And

1. In compliance with:
  - a. The recommendations as contained in the minutes of the February 13, 2019 Community Beautification Committee meeting.
  - b. The standards contained in a report from the Fire Marshal, File 19-006, plans reviewed 2-25-19.
  - 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 28, 2019.
  - b. The Health Direction's memorandum dated March 1, 2019.
  - c. The Police Chief's memorandum dated February 25, 2019.
3. All mechanicals and utilities shall be adequately screened before receiving a Certificate of Occupancy. The applicant shall consult with the Office of Community Development staff to determine adequate screening measures.
4. There shall be no signage or lettering of any kind on any awning or outdoor seating umbrella.
5. The applicant shall make provisions for managing recyclables and shall note said provisions on the final plans before filing mylars with the Town Clerk.
6. A detailed sign package shall be submitted to the Plans Review Subcommittee for review and approval. The sign package shall note location, height, size and type of signage. A signage detail shall be noted on the plans before filing mylar set with the Town Clerk.
7. This is a Section 12 Special Permit with Design Review. 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 passed unanimously (5-0-0)

## REGULAR MEETING

- 1. Application of SHOPS ON MAIN, LLC for a Section 12.9 Minor Change to allow a reduction in size of Building 3 from 9,450 square feet to 6,300 square feet – 2941 Main Street – Planned Business & Development Zone – Alter & Pearson, LLC, counsel – BL Companies, consultants**

Attorney Alter asked that the Commission adopt all of the information they presented during the public hearing.

**Motion by:** Secretary Botelho

**Seconded:** Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission approve the application of Shops on Main, LLC for a Section 12.9 Minor Change Review to allow a reduction in size of Building 3 from 9,450 square feet to 6,300 square feet– 2955 Main Street – Planned Business and Development Zone – Shops on Main, LLC, owner, in accordance with the following plans:

“ALTA/NSPS LAND TITLE SURVEY LAND NOW OR FORMERLY STATE OF CONNECTICUT DEPARTMENT OF MENTAL RETARDATION 2955 MAIN STREET BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX SURVEYED S.S. DRAWN S.S. REVIEWED J.M. SCALE 1”= 20’ PROJECT NO. 18C6544 DATE 03/22/18 FIELD BOOK 517 CAD FILE: ALXY18C654401 SHEET NO. AL-1 REVISION 4/20/2018 UPDATED ABUTTERS NAMES”

“PROPERTY/TOPOGRAPHIC SURVEY LAND OF TWO G’S, LLC 2941 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX SURVEYED S.S./A.S./P.M. DRAWN JS. CHECKED JS. APPROVED J.M. SCALE 1”= 40’ PROJECT NO. 15C5722 DATE 01/21/2016 FIELD BOOK 495 CAD FILE: EX15C572201 SHEET NO. EX-1 REVISIONS 4/3/2017 ADDRESS TOWN ENGINEER COMMENTS”

“IMPROVEMENT LOCATION SURVEY LAND OF SHOPS ON MAIN, LLC 2941 MAIN ST GLASTONBURY, HARTFORD COUNTY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX SURVEYED T.N. DRAWN T.N. REVIEWED J.M. SCALE 1”= 30’ PROJECT NO. 15C5722 DATE 06/07/2018 FIELD BOOK 496 CAD FILE: AB15C572202-ASBUILT SHEET NO. AB-1”

“OVERALL PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: OP18C654401 SHEET NO. OP-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“SITE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: SP18C654401 SHEET NO. SP-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“SITE CIRCULATION PLAN – SY040 SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED S.E.L. DRAWN S.E.L. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: TT18C654401 SHEET NO. TT-2 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“GRADING AND DRAINAGE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: GD18C654401 SHEET NO. GD-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“SITE UTILITIES PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: SU18C654401 SHEET NO. SU-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“LANDSCAPE PLAN SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED L.M.W. DRAWN L.M.W. SCALE 1”= 30’ PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: LL18C654401 SHEET NO. SU-1 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

“SITE DETAILS SHOPS ON MAIN PHASE II 2941-2955 MAIN STREET GLASTONBURY, CONNECTICUT BL COMPANIES 355 RESEARCH PARKWAY MERIDEN, CT 06450 (203) 630-1406 (203) 630-2615 FAX DESIGNED C.J.L. DRAWN C.J.L. SCALE NONE PROJECT NO. 18C6544 DATE 02/04/2019 CAD FILE: DN18C654401 SHEET NO. DN-6 REVISIONS 2/21/19 REV FOR BEAUTIFICATION COMMENTS”

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 19-007, plans reviewed 2-25-19.
  - 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 28, 2019.
    - b. The Health Direction's memorandum dated March 1, 2019.
    - c. The Police Chief's memorandum dated February 25, 2019.
  3. The applicant shall make provisions for managing recyclables and shall note said provisions on the final plans before filing mylars with the Town Clerk.
  4. There shall be no signage or lettering of any kind on any awning or outdoor seating umbrella.
  5. A detailed sign package shall be submitted to the Plans Review Subcommittee for review and approval. The sign package shall note location, height, size and type of signage. A signage detail shall be noted on the plans before filing mylar set with the Town Clerk.
  6. 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 passed unanimously (5-0-0)

**2. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items   None**

**3. Acceptance of Minutes of the January 15, 2019 Regular Meeting**

Commissioner Sexton pointed out that she was not a voting member last meeting, so the minutes must be amended to reflect the proper vote counts.

**Motion By:** Secretary Botelho

**Seconded:** Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission accepts the minutes of the Regular Meeting of February 19, 2019 as amended.

**Result:** Motion passed unanimously (5-0-0)

**4. Application of Square Peg Pizzeria, LLC for a Section 12.9 Minor Change to allow for a seasonal vestibule, re-activation of the existing drive-thru window and parking modifications – 1001 Hebron Avenue - Planned Business & Development Zone – Attorney Meghan Hope – Jon Sczurek, Megson, Heagle & Friend, C.E. & L.S., LLC**

Attorney Hope reviewed her client's application, which notes that 13 deferred parking spaces will be constructed on the site. The applicant is asking for two things from the Commission: one is a seasonal vestibule, the other is approval of the existing drive-through window. In regard to

the vestibule, the applicant proposes enclosing the existing overhang by the main entrance with three walls, from November to March. Acting Chairman Shaw asked if there was a fire pit there before. Ms. Hope said yes, and the applicant will reactivate and use it. Attorney Hope explained that the applicant wants use of the existing drive-through window, which is more of a pick-up window; they do not anticipate fast food-like queues, but 7 cars can fit in that space.

Attorney Hope noted that the applicant was able to make some of the changes that the Town asked, as set forth in the memorandum submitted to the Commission. Ms. Dodds asked for a revised architectural to get an adjustment to the curb line. Ms. Hope replied that this was submitted to the Commission just hours before today's meeting but will be reflected in the final plan.

Commissioner Zanolungo expressed that it seemed odd that it is safer to cross the traffic twice to go to the garbage rather than walking on the edge of the building. Attorney Hope explained that the Health Director did not explicitly say that there should be a crosswalk there but included in the health memo was a directive to add something to increase public safety. Ms. Hope also stated that no matter what, the workers will have to cross to get to the grease trap. Acting Chairman Shaw asked if the sidewalks were mandatory. Attorney Hope said no. Secretary Botelho stated that maybe a sign would be helpful, indicating that there is a crosswalk. Commissioner Zanolungo disagreed, finding it unnecessary. A discussion ensued about different signage/crosswalk options. Commissioner Sexton argued for one crosswalk and signage option, instead of the two crosswalks and one straight path presented by the applicant; the rest of the Commission agreed.

**Motion by:** Secretary Botelho

**Seconded:** Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission approve the application of Addison Road Developers, for a Section 12.9 Minor Change Permit– Proposal to construct a seasonal vestibule, re-activate the drive-thru window and parking modifications – 1001 Hebron Avenue – Planned Business and Development Zone, in accordance with the following plans:

“SITE PLAN – ADDITIONAL PARKING 1001 HEBRON AVENUE/25 VILLAGE PLACE PREPARED FOR DEVELOPERS REALTY GLASTONBURY, CONN. MEGSON & HEAGLE 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-2-16 SCALE: 1”= 20’ SHEET 1 OF 2 MAP NO. 15-04-1AP REV, 9-6-16 TOWN STAFF REVIEW COMMENTS REV. 10-6-16 CONDITIONS OF APPROVAL REV. 2-11-19 SPACE ADDED”

“FLOOR PLAN SITE PLAN SQR PEG 1001 HEBRON AVENUE, GLASTONBURY, CT 06033 L’ARC ARCHITECTS 91 SOUTH MAIN STREET WEST HARTFORD, CT 06117 PH (860) 313-8007 A-0.0 R1”

And

a. In compliance with:

- a. The standards contained in a report from the Fire Marshal, File 19-008, plans reviewed 2-25-19.

2. In adherence to:

- a. The Town Engineer’s memorandum dated March 1, 2019.
- b. The Health Direction’s memorandum dated March 1, 2019.
- c. The Police Chief’s memorandum dated February 25, 2019.
3. Any landscaping lost as a result of the deferred parking construction shall be replaced and the applicant shall consult with the leadership of the Community Beautification Committee on species selection and placement.
4. There shall be no seasonal canopy structures permitted on the site.
5. The parking area directly to the east of the building shall be compliant with ADA and Fire codes. The final layout to be approved by the Fire Marshal’s Office.
6. All on-site parking spaces are to be located in accordance with the approved plans prior to any Certificate of Occupancy.
7. The applicant shall make provisions for managing recyclables and shall note said provisions on the final plans before filing mylars with the Town Clerk.
8. 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.
9. **Signage and a crosswalk leading from the rear door shall be added to the plans to ensure worker safety.**

**Result:** Motion passed unanimously (5-0-0)

## 5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of March 19, 2019:
  1. Application of Walnut Hill Farms, LLC for renewal of a Section 6.2 Excavation Special Permit for vehicular access from Old Maids Lane southerly to a 42-acre excavation site in Portland – Rural & Country Residence Zones – Dan J. D’Amelio, L.S., BGI, representative

**Motion by:** Acting Chairman Shaw

**Seconded:** Commissioner Zanolungo

**Result:** Motion passed unanimously (5-0-0)

## 6. Chairman’s Report *None*

## 7. Report from Community Development Staff *None*

There being no further business to discuss, Secretary Botelho adjourned the meeting at 9:08 P.M.

Respectfully Submitted,  
**Lilly Torosyan**  
 Lilly Torosyan  
 Recording Clerk