

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 6.2 EXCAVATION PERMIT RENEWAL
VEHICULAR ACCESS FROM OLD MAIDS LANE SOUTHERLY TO A 42-ACRE EXCAVATION SITE IN PORTLAND
LOT S-3B OLD MAIDS LANE
MEETING DATE : March 19, 2019**

PUBLIC HEARING
03-19-19 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
March 15, 2019

Zoning District:
Rural Residence (RR) &
Country Residence
(CR) Zone

Applicant/Owner:
Walnut Hill Farm, LLC

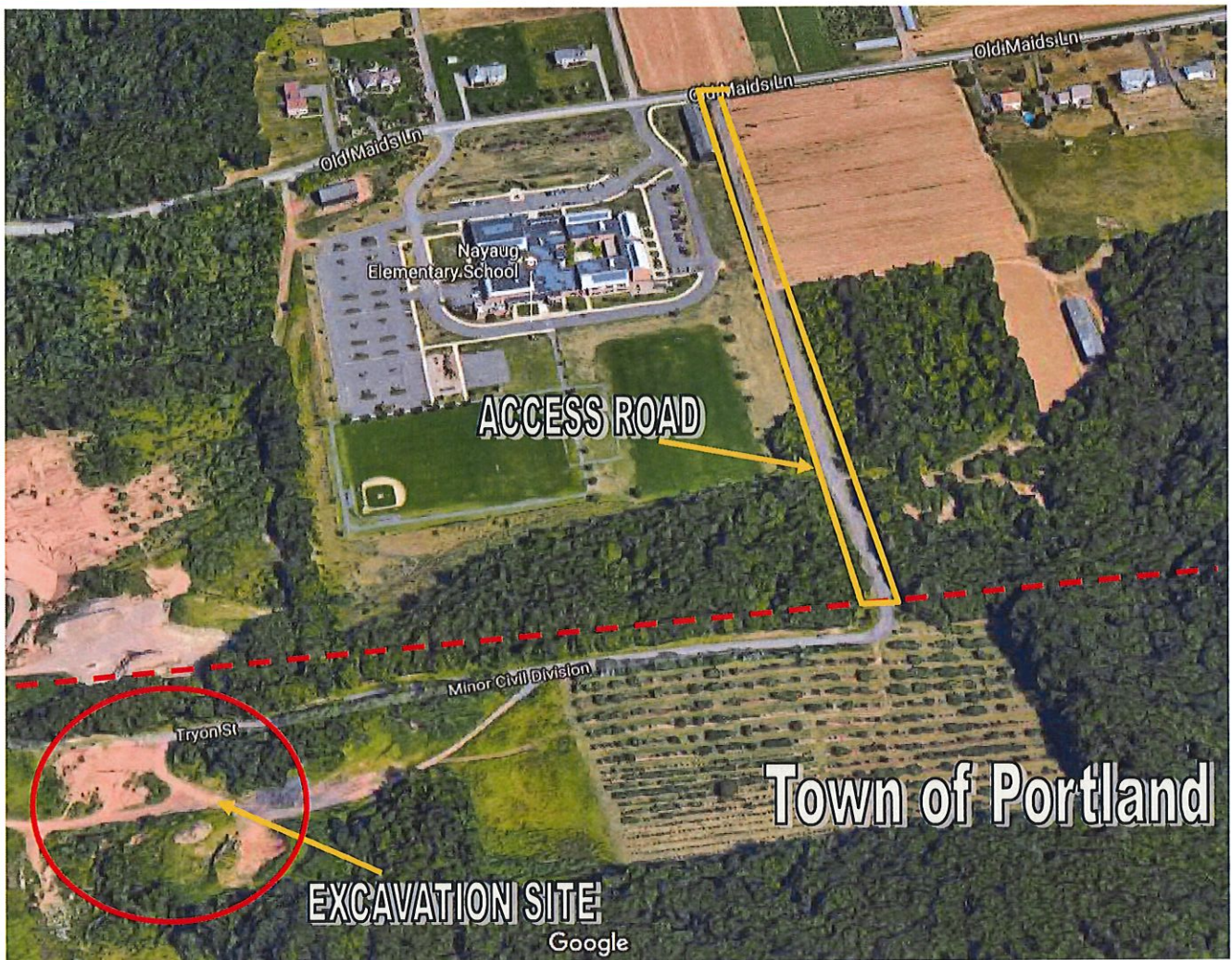
EXECUTIVE SUMMARY

- The applicant is seeking renewal of a Section 6.2 Excavation Special Permit to allow truck traffic to enter and exit a 42-acre excavation site in Portland by way of an access road to Old Maids Lane. No excavation will occur in Glastonbury.
- The access road runs north/south on a 60 foot-wide by 1,500 foot- long piece of land owned by the applicant on the south side of Old Maids Lane in South Glastonbury.
- The access road is bordered to the east and west by Town owned land.
- The first 1,200 feet of the access road is bituminous and the remainder is gravel.
- The Building– Zone Regulations were amended to require a 50-foot setback of the access road from any property line and a landscaping plan to provide screening for all access roads located within 100 feet of a property line. The applicant’s excavation operation and access road has been in existence and continuously approved on a two year basis for 28 years and would, therefore, be considered legal non-conforming and not required to meet the 50-foot setback requirement for the access road or the landscaping plan requirement.
- The excavation operation was last approved on March 21, 2017.
- The applicant is proposing to maintain the previously approved operating schedule at 7:00 a.m. to 5:00 pm Monday through Friday, and Saturday from 8:00 a.m. to 1:00 p.m. exclusive of State holidays (except Columbus & Veteran’s Day).
- The excavation renewal also requires approval by the Town of Portland.
- This application was reviewed by the Plans Review Subcommittee on February 27, 2019 and they had no issue with the proposal.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site plans
- The applicant’s project narrative
- Minutes from the February 27, 2019 Plans Review Subcommittee Meeting



Aerial view of access road from Old Maids Lane to excavation site in Portland looking north

SITE DESCRIPTION

The access road is located on the southerly side of Old Maids Lane and runs north/south on a 60 foot wide by 1,500 foot long piece of land owned by the applicant. The first 1,200 feet of the access road is bituminous and the remainder is gravel. The access road is located in both the Country Residence (CR) and Rural Residence (RR) Zones.

ADJACENT USES

Single family residences exist on the northerly side of Old Maids Lane northwest of the access road. Town owned farm land abuts the property to the east and Nayaug Elementary school abuts the property to the west. To the south of the property is the Town of Portland.

PROPOSAL

The applicant is proposing to allow truck traffic to enter and exit a 42 acre excavation site in Portland by way of an access road to Old Maids Lane. The applicant also proposes to have the previously approved operating schedule which is as follows:

- Monday through Friday 7 a.m. to 5 p.m. and Saturday 8:00 a.m. to 1:00 p.m. exclusive of State holidays (except Columbus & Veteran's Day)

Equipment start-up and/or engine idling on or adjacent to the site shall not be permitted prior to the approved hours of operation.

PLANNING AND ZONING ANALYSIS

As mentioned in the Executive Summary the applicant's excavation operation has been in existence and continuously approved on a two year basis for 28 years. The recent text amendment requires a 50-foot setback of the access road from any abutting property line and a landscaping plan is now required when an access road is within 100 feet of a property line. A grandfather clause was also included in the amendment that would exempt an existing excavation operation from meeting the 50-foot setback for access roads.

Additionally, after consultation with the Town Attorney with regard to the pending excavation application, the following has been concluded:

- The Town Attorney's finding is that it would be reasonable for the TPZ to conclude that the location of the access road on the excavation site is a pre-existing non-conforming use, as long as there has not been any expansion of the use. The applicant is not proposing an expansion. This non-conforming use status would govern the current location of the access road and would exempt the applicant from having to conform to the landscaping plan requirement.
- Additionally, the Town Attorney has also advised, as a way to demonstrate that the Commission considered all options in its review, to also include the following as part of the record: The landscaping plan requirement references Section 6.2.6 of the regulations (the criteria for evaluating an excavation operation). This Section is where the Commission can also reference for discretion in review of a landscape plan. In the case of this application and in light of Section 6.2.6, if it were not for the pre-existing non-conforming use status of the access road, the Commission would still be on solid ground to conclude that the landscaping requirement is not necessary in this case as the property on both sides of the access road is Town-owned land and vacant.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 6.2 EXCAVATION SPECIAL PERMIT

APPLICANT/OWNER: WALNUT HILL FARMS LLC
C/O SCOTT DUFFORD
P.O. BOX 3445
ENFIELD, CT 06082

FOR: VEHICULAR ACCESS FROM OLD MAIDS
LANE SOUTHERLY TO 42-ACRE EXCAVATION IN
PORTLAND

MOVED, that the Town Plan and Zoning Commission approve the application of Walnut Hill Farms, LLC – for renewal of a Section 6.2 Excavation Special for vehicular access from Old Maids Lane southerly to a 42-acre excavation site in Portland – Rural Residence & Country Residence Zones, in accordance with the following plans:

To be quoted

And

1. The operating schedule shall be as follows
 - a. Monday through Friday 7 a.m. to 5 p.m. and Saturday 8:00 a.m. to 1:00 p.m. exclusive of State holidays (except Columbus & Veteran's Day); and
 - b. Equipment start-up and/or engine idling on or adjacent to the site shall not be permitted prior to the approved hours of operation.
2. In compliance with: Standards contained in a report from the Fire Marshal, File #19-009, plans reviewed 03-14-19.
3. In adherence to:
 - a. The Assistant Town Engineer's memorandum dated March 8, 2019.
 - b. The Police Department's memorandum dated March 14, 2019.
 - c. The Health Department Director's memorandum dated March 13, 2019.


APPROVED: TOWN PLAN & ZONING COMMISSION
MARCH 19, 2019

SHARON H. PURTILL, CHAIRMAN

March 8, 2019

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

From: Stephen Braun, P.E. Assistant Town Engineer 

Re: Walnut Hill Farms LCC
Old Maids Lane, Glastonbury and Portland
Section 6.2 Excavation Permit Renewal

The Engineering Division has reviewed the plans for the renewal of the excavation permit for Walnut Hill Farm LLC with a driveway located on Old Maids Lane and has no comments.



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Scott Dufford Walnut Hill Farm LOCATION: Old Maids Lane

___NEW CONSTRUCTION ___CHANGE OF USE ___SUBDIVISION ___COMMERCIAL

OCCUPANCY CLASSIFICATION: F.M.O. FILE # 19-009

PROPOSED FIRE PROTECTION:

ENGINEER'S PLAN INITIAL PLAN___ REVISED PLAN___

ENGINEER:

ADDRESS AND PHONE:

DATE PLANS RECEIVED: 3-13-19 DATE PLANS REVIEWED: 3-13-19

COMMENTS: Ongoing excavation of earth materials.

If vegetation is cleared as part of the excavation please contact the town of Portland regarding the approved disposal methods.

REVIEWED BY: _____

PAGE 1 OF 1

cc: Applicant
File



Town of Glastonbury

Health Department

Memo

March 13, 2019

To: Jonathan Mullen, AICP, Planner
Fr: Wendy Mis, Director of Health
Re: Walnut Hill Farm, Inc.
Vehicular access
Old Maids Lane, Glastonbury and Portland

WMS

This office has received a Topographic Survey plan for the above referenced property, prepared by The Bongiovanni Group, Inc, last revised 2/18/19.

Vehicular and truck traffic to and from the Portland gravel pit travels along the narrow Walnut Hill Farm property immediately to the east of Nayaug Elementary School.

The gravel operation is to maintain erosion checks and windblown sediment controls, including during travel past the elementary school. No additional sanitary impact is anticipated with this excavation, and approval with respect to CT Public Health Code is forwarded for Commission consideration.



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

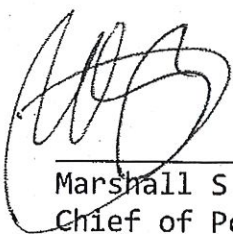
MEMORANDUM

To: Town Plan and Zoning Commission
From: Marshall S. Porter; Chief of Police
Date: March 14, 2019
Subject: Walnut Hill Farm Excavation

Members of the Police Department have reviewed the application of Walnut Hill Farms, LLC for a 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 RR & CR Zones-Dan J. D'Amelio,L.S., BGI, representative.

The police department has no objection to this proposal provided:

1. Hours of operation/removal of earth products are Monday - Friday, 7:00 a.m. to 5:00 p.m and Saturdays from 8:00 a.m. to 1:00 p.m.
2. Operation/removal operations will not occur on State Holidays (except Columbus Day and Veterans Day).
3. All truck traffic will enter the site from the east (Main Street to Old Maids Lane) and will exit to the east (Old Maids Lane to Main Street).



Marshall S. Porter
Chief of Police

MSP:jph

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF February 27, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor Town Hall

Present: Subcommittee Members Michael Botelho and Robert Zanlungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services Jonathan E. Mullen, AICP, Planner

OLD MAIDS LANE – proposal to renew Walnut Hill Farm’s 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 - Scott Dufford, Walnut Hill Farm, LLC, owner

Khara Dodds introduced the project and the applicant, Mr. Dan D’Amelio, to the Subcommittee. She explained that renewals for excavation projects typically do not go before the Subcommittee, but due to the recent amendments to the Building-Zone Regulations, she felt it was appropriate for the Subcommittee to review the project.

Mrs. Dodds explained the amendments to the regulations require a 50-foot setback from all property lines for access roads, and a landscape plan for all access roads within 100 feet of a property line. Mr. D’Amelio stated that the excavation site has been in operation since 1987. He added that all excavation operations take place in the Town of Portland. Mr. D’Amelio stated that there was existing landscaping along the access road. Mrs. Dodd’s explained to the Subcommittee members that she had been advised by the Town Attorney that because the applicants’ operation had been in operation continuously since 1987 it could be considered non-conforming and would not have to meet the setback or landscaping requirements as long as there was no expansion to the excavation operations. Commissioners Botelho and Zanlungo both agreed that there was no need for landscaping.



THE BONGIOVANNI GROUP, INC.
Land Surveyors & Land Planners

PROJECT NARRATIVE

This application is for the renewal of an existing on-going excavation permit. This excavation permit was originally approved in 1987 and has been continuously renewed every two years. All previously submitted and approved plans are considered part of this application.

The area of the site is 41.9± Acres and is located on the Portland/Glastonbury Town Line, west of Glastonbury Turnpike in Portland and south of Old Maids Lane in Glastonbury. The site is accessed from a driveway off of Old Maids Lane in Glastonbury.

Over the previous two years, approximately 1,184 cubic yards of material have been removed from the site. This application is for a request of 169,957 cubic yards to be removed. It is estimated that up to seven (7) triaxle trucks will be used on site at the rate of three to four per month as required by job demands. Machinery that is expected to be used on site are; loader and dozer, water truck and a screener for top soil. There are no buildings and/or structures proposed to be erected on the site as part of this application. This permit is to continue to operate between the hours of 7:00 a.m. through 5:00 p.m., Monday through Friday and 8:00 a.m. through 1:00 p.m. on Saturday, exclusive of State Holidays (except Columbus & Veteran's).

All truck traffic will enter the site from the east (Main Street to Old Maids Lane), and will exit to the east (Old Maids Lane to Main Street).

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12.9 MINOR CHANGE TO ALLOW FOOD TRUCKS FOR SEASONAL HARVEST FESTIVALS
AND ACOUSTIC (NON-AMPLIFIED) MUSIC
AT THE FARM MARKET WITH BREWERY
275 DUG ROAD**

REGULAR MEETING ITEM #3
03-19-2019 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
March 15, 2019

Zoning District:
Rural Residence (RR) /
Residence AA

**Groundwater
Protection Zone:**
GW-1

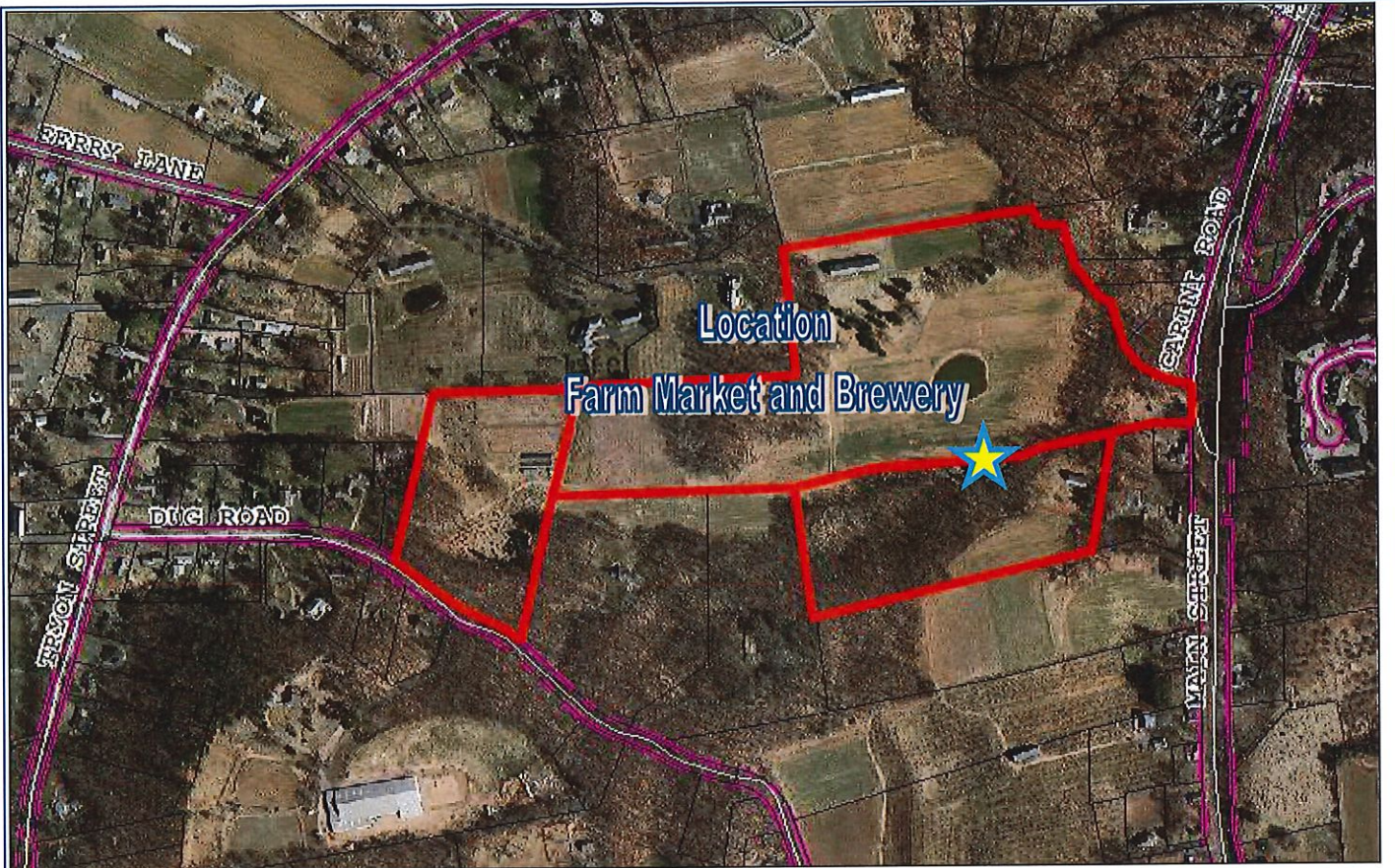
Applicant / Owner:
Alexander Gondek, Jr.

- The applicant, Alexander Gondek Jr., is seeking approval of a Section 12.9 Minor Change to allow Food Trucks as part of a series of seasonal harvest festivals and indoor acoustic (non-amplified) music at the farm market and brewery, known as Hops on the Hill.
- The festivals will coincide with the seasonal harvest of crops grown on site.
- The applicant will have indoor acoustic (non amplified) music at times when the farm market and brewery is open to the public. The approved hours of operation for the farm market and brewery are Tuesday through Friday 4-8 pm, Saturday & Sunday 1-6 pm from March to December.
- The Plans Review Subcommittee reviewed the proposal at its February 27, 2019 meeting; the Subcommittee had no issues.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site Plan
- The applicants proposed schedule of festivals
- Minutes from the February 27, 2019 meeting of the Plans Review Subcommittee



Aerial view of Hops on the Hill Site

PROPOSAL

The applicant is proposing a grand opening, and 3 separate harvest festivals: Cut Flower Harvest, Hop Harvest, and Pumpkin Harvest. Each festival will be held over the course of 2 to 4 weekends in the summer and fall. Each vendor would have to secure a temporary food service license from the Town of Glastonbury Health Department prior to the festivals. Please see the applicant’s proposed schedule of events included in your packets. As indicated in the executive summary, the applicant will have acoustic (non-amplified) music during hours in which the establishment is open to the public. The Office of Community Development is recommending as a condition of approval that on-site music only be permitted inside the farm market / brewery so as not to cause disturbance to adjacent properties.

PLANNING AND ZONING ANALYSIS

The proposal will allow the applicant to have food at the farm market on a limited basis similar to that of other farms in the area. The proposal is also in keeping with the following section of the Town of Glastonbury 2018—2028 Plan of Conservation and Development:

- Planning Area 4—Rural
 - Agricultural Land
 - Maintain and support the continuation of family agriculture and its related activities such as farm stands and food service operations, thus preserving agricultural land through economic success. Promote and support local, State and Federal legislation, programs and funding which may assist the preservation of the family farms and agriculture in general.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT/OWNER: ALEXANDER GONDEK, JR.
88 TRYON STREET
SOUTH GLASTONBURY CT, 06073

FOR: 275 DUG ROAD

MOVED, that the Town Plan and Zoning Commission approve the application of Alexander Gondek, Jr. for a Section 12.9 Minor Change to allow food trucks for seasonal harvest festivals and acoustic (non-amplified) music– 275 Dug Road – Rural Residence Zone / Residential A Zone – in accordance with the following plans:

To be quoted

1. And Compliance with :
 - a. Standards contained in a report from the Fire Marshal, File #19-010, plans reviewed 03-14-19.
2. Adherence to:
 - a. The Assistant Town Engineer's memorandum dated March 8, 2019
 - b. The Health Department Director's memorandum dated March 14, 2019
 - c. The Police Chief's memorandum dated March 14, 2019.
3. On-site music shall only be permitted inside the farm market/brewery.
4. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered 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.

APPROVED: TOWN PLAN & ZONING COMMISSION
MARCH 19, 2019

SHARON H. PURTILL, CHAIRMAN

March 8, 2019

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

From: Stephen Braun, P.E. Assistant Town Engineer 

Re: Hops on the Hill Farm Market / Brewery
275 Dug Road, Section 12.9 Minor Change for Food Trucks

The Engineering Division has reviewed the application materials related to the above referenced minor change for the Hops on the Hill Farm Market / Brewery and has no comments.



Town of Glastonbury

Health Department

Memo

March 14, 2019

To: Jonathan Mullen, Planner

Fr: Wendy S. Mis, Director of Health

Re: Minor change to Hops on the Hill Farm Brewery
Seasonal festivals and food trucks

This office has received and reviewed information for the above-referenced project, consisting of a crop plan and a list of proposed events and dates.

The crop plan is based on an engineer's plan which has since been revised to include a new septic system layout. Small, but significant differences exist between the crop plan and a map by Megson, Heagle, and Friend, dated 2/7/18, last revised 2/14/19, which is on file with the Health Department for the approved subsurface sewage disposal plan.

The Health Department has confirmed with the owner that the septic leach field will be protected against possible damage by farm machinery and vehicles. An area identified as "possible future graded area" is shown to the West of the leach fields. While not specified, it is presumed the graded area will be associated with food trucks and patron use. The graded area and the septic leach field are shown within the Pumpkin Farm Field, but the Health Department has been assured by Mr. Gondek that there will be no crops grown on the leach field.

Food vendors participating in the proposed Harvest Festival events are required to obtain temporary food service permits from the Health Department.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission


From: Marshall S. Porter; Chief of Police

Date: March 14, 2019

Subject: Hop on the Hill- Minor change to allow seasonal festivals

Members of the Police Department have reviewed the application of Alexander Gondek, Jr. for a Section 12.9 Minor Change to allow for seasonal festivals with food trucks- 275 Dug Road- Residence AA & Rural Residence Zones.

The police department has no objection to this proposal.



Marshall S. Porter
Chief of Police

MSP:jph



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Hops on the Hill Brewery Seasonal Festival LOCATION: 275 Dug Road

OCCUPANCY CLASSIFICATION: Group A / M F.M.O. FILE # 19-010

PROPOSED FIRE PROTECTION: None- GVFD tanker truck shuttle & mutual aid support

ENGINEER: Megson & Heagle DATE PLANS RECEIVED: 3-14-19

COMMENTS:

There is no public water supply available for the purposes of fire protection in the immediate area.

Portions of Dug Road may not be accessible to emergency vehicles as conditions such as traffic, seasonal weather conditions, drainage, erosion or acts of providence dictate.

The proposed use of the property for scheduled festival activities generates the following concerns:

Portions of Dug Road have been previously identified as substandard during local development proceedings. This area, adjoining parcels, and land use is subject to future development as permitted by underlying zoning.

The parcel size allows for the potential to gather large assemblies of people for the purposes of entertainment and consumption of food and alcohol. As the proposed festivals gain in popularity along with the continuing development of the area, the actual limits of Dug Road and the intersecting thoroughfares will be adversely impacted.

As part of this proposal it is recommended that limits concerning the type and number of festivals, the number of festival spectators, vendors and concession operators be established and implemented such that onsite facilities and available public resources are not adversely impacted by the anticipated use or future success

REVIEWED BY:  PAGE 1 OF 1

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF February 27, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor Town Hall

Present: Subcommittee Members Michael Botelho and Robert Zanlungo; Khara C. Dodds, AICP, Director of Planning and Land Use Services Jonathan E. Mullen, AICP, Planner

275 DUG ROAD – proposal to have seasonal festivals with food trucks at the Hops on the Hill farm market & brewery – Rural Residence Zone – Phil Lohr and Alexander Gondek, Jr., applicants

Khara Dodds introduced the project and gave background information to the Subcommittee members. Phil Lohr of Hops on the Hill gave an overview of the proposal to have food trucks on a temporary basis at the farm brewery. Mr. Lohr stated the request to have food trucks was not in the original application for the farm brewery because he thought they would be permitted like food services on other farms in town. There was a general discussion between the Subcommittee members and the applicant regarding what would constitute a temporary use as opposed to a permanent use. Mr. Lohr then stated that in lieu of having the trucks there on a permanent basis he was requesting to have them at the farm brewery at seasonal festivals. He presented a schedule to the Subcommittee members indicating the dates of the proposed seasonal festivals. Commissioner Botelho asked if there would be only one truck per event. Mr. Lohr stated that there would only be one truck and that would be sufficient. Mr. Lohr stated that he would like to see the regulations amended to allow food trucks in more locations than currently allowed. Commissioner Botelho agreed that the regulations should be changed.

**TOWN PLAN AND ZONING
COMMISSION GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT**

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit**
- ** Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building Zone Regulations
- Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.
Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Property Owner

Name Alexander Gondek, Jr.
Address 88 Tryon Street
South Glastonbury, CT 06073

Telephone 860-682-3209
Fax N/A

Applicant

Name Alexander Gondek, Jr.
Address 88 Tryon Street
South Glastonbury, CT 06073

Telephone 860-682-3209
Fax N/A

Location of proposed use Lot W0159 Main Street, Lot W0159A Main Street and Lot N-7 Dug Road
(include street address if applicable)
Zoning District of proposal AA Zone and RR Zone

Nature of request, including type of use, reasons for application, etc.

The Applicant is requesting a §12.9 Minor Change to the approved Special Permit for Hops on the Hill Farm Market to allow food trucks to be permitted at seasonal festivals on an annual basis. These occasions will coincide with public interest in and access to the crops grown on site.
Attached to this application form, please find a list of the harvest festivals planned for 2019 and the diagram of our crop fields relative to the approved farm market.

Signature 
Owner: Alexander Gondek, Jr.

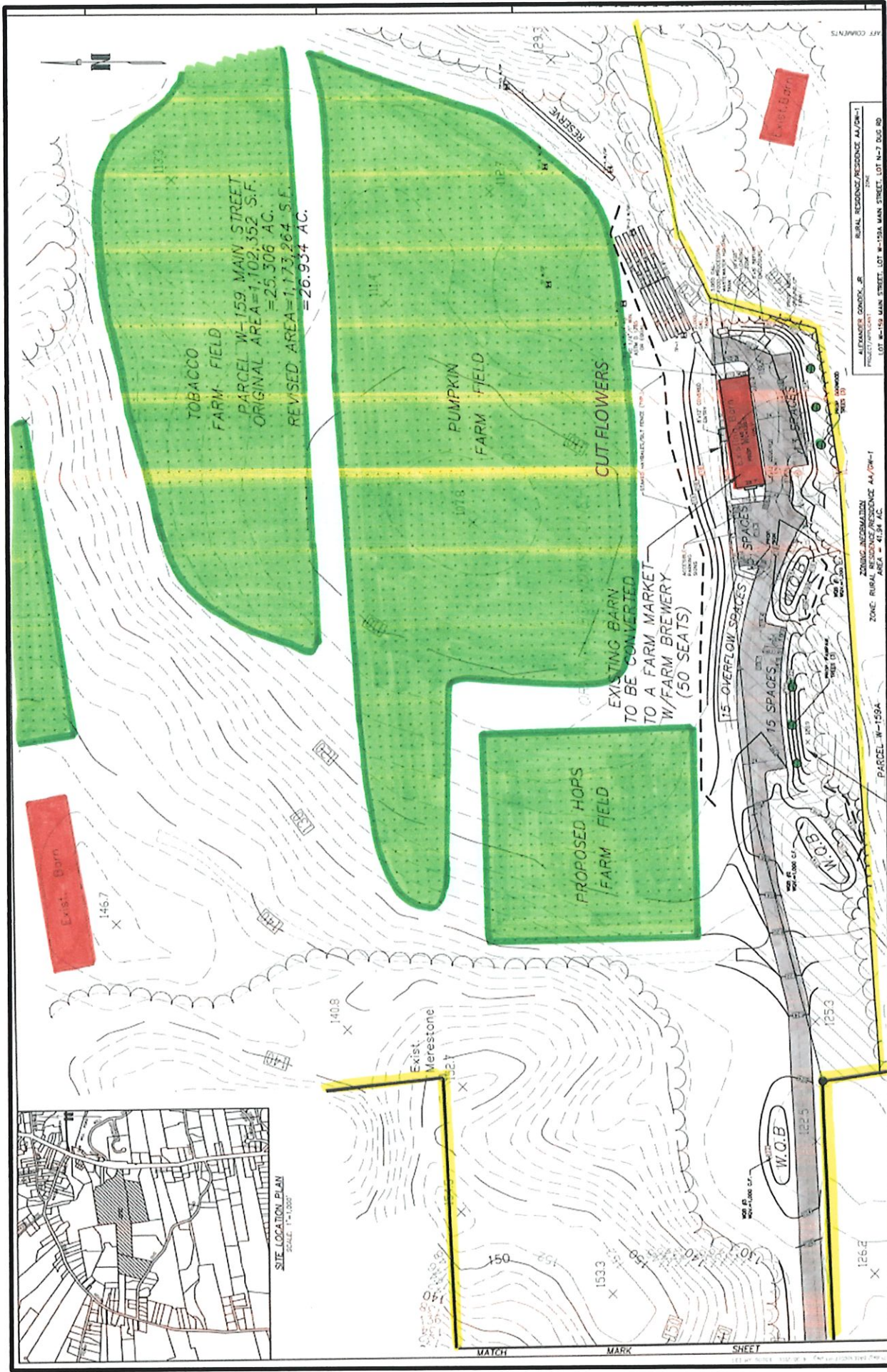
By:

Date: 3/4/19

Signature 
Applicant: Alexander Gondek, Jr.

By:

Date: 3/4/19



Hops on the Hill Farm Market Proposed 2019 Harvest Festivals

- June 21-23 Grand Opening
- June 28-30 Grand Opening

- July 26-28 Cut Flower Harvest
- Aug 2-4 Cut Flower Harvest

- Aug 30-Sept 1 Hop Harvest*
- Sept 6-8 Hop Harvest*

- Oct 4-5 Pumpkin Harvest
- Oct 11-13 Pumpkin Harvest
- Oct 18-20 Pumpkin Harvest
- Oct 25-27 Pumpkin Harvest

* Harvest dates may shift depending on weather conditions

**ALTER &
PEARSON, LLC**

ATTORNEYS AT LAW

Meghan Alter Hope *
mhope@alterpearson.com

701 Hebron Avenue
P.O. Box 1530
Glastonbury, CT 06033

860.652.4020 TELEPHONE
860.652.4022 FACSIMILE

March 11, 2019

Town of Glastonbury Town Plan and Zoning Commission
Mr. Jonathan E. Mullen, AICP, Town Planner
2155 Main Street
Glastonbury, Connecticut 06033

RE: 49 Sycamore, LLC, Request for a §12.7 Extension for Substantial Construction within One Year - DiStefano Family Dentistry, 49 Sycamore Street.

Dear Jon:

In accordance with §12.7 of the Town of Glastonbury Building-Zone Regulations, 49 Sycamore, LLC, hereby requests an extension for an additional one (1) year time period for substantial construction for the §12 Special Permit with Design Review approved by the Commission on March 22, 2018.

We respectfully request that this extension be placed on the Town Plan and Zoning Commission Consent Calendar for its meeting on March 19, 2019.

Thank you for your timely attention to this matter.

Very truly yours,

ALTER & PEARSON, LLC, Attorneys for 49 Sycamore, LLC



Meghan A. Hope