

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, APRIL 16, 2019**

The Glastonbury Town Plan and Zoning Commission with Jonathan Mullen, Town 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 S. Shaw, Vice Chairman
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin
Mr. Robert J. Zanolungo, Jr.
Mr. Scott Miller, Alternate (Assigned as voting member)
Ms. Alice Sexton, Alternate
Mr. Matthew Saunig, Alternate

Commission Members Absent

Mr. Raymond Hassett

Chairman Purtill called the meeting to order at 7:02 P.M.

PUBLIC HEARING

1. Application of Paul Cavanna for renewal of a Section 6.2 Excavation Special Permit for excavation of earth products, Phase 1 of a 7-acre excavation area – D63 Woodland Street – Rural Residence Zone

Mr. Paul Cavanna of 80 Woodland Street presented his application to renew his sand and gravel permit. Chairman Purtill asked how much material has been moved in the last couple years. Mr. Cavanna stated probably under 200 yards and explained that there are about 15 to 18 yards in a truck. Chairman Purtill asked if the applicant has had any issues with neighbors or truck drivers in the past. Mr. Cavanna said that there have been no problems, explaining that a few years ago, someone even said that the trucks were going too slow.

Chairman Purtill opened the floor for a public hearing.

Ms. Janet Burton of 275 Woodland Street disagreed that the applicant was not made aware that there was an issue with the neighbors at the last phase. She stated that in June 2018, there was a huge explosion, and she requested that the TPZ extend the 250-foot zone state requirement for notification of all blasting and investigate how much dynamite

was used in the past and what will be used again. Chairman Purtill stated that the Commission does not have jurisdiction over such regulations that are set by the State and approved by the Fire Marshal.

John Cavanna, son of the applicant, clarified that the blasting had nothing to do with the gravel pit operation. It was to make stone for an entirely different project. Vice Chairman Shaw asked if the applicant knows when such activity will occur in advance. Mr. John Cavanna stated that if Ms. Burton leaves her contact information, he will notify her in advance of any blasting activity.

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

Before voting on the motion, Mr. Mullen pointed out that the Police Department has recommended different hours of operation than what is written in the memorandum. He noted that this permit expires on May 5. Mr. Botelho asked if the applicant was made aware of this change, to which the applicant replied no. Mr. Miller noted that there are three different regulations at odds with one another here.

Chairman Purtill seated Mr. Miller for voting purposes.

Chairman Purtill stated that this permit expires before the Commission's next meeting, so she proposed an amendment to the motion to modify the following two points:

Motion by: Chairman Purtill

Seconded by: Commissioner Zanolungo

- Point 1.h.i. to read "Monday through Friday (exclusive of State holidays) 7:00 a.m. to 4:00 p.m."
- Point 2.a. shall read "The Police Department's memorandum dated February 9, 2019, except as to hours of operation."

Result: Motion passed unanimously (6-0-0)

Motion by: Chairman Purtill

Seconded by: Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission approve the application of Paul Cavanna for renewal of Section 6.2 Excavation Special Permit - for excavation of earth products, Phase I of a 7-acre area - 63 Woodland Street - Rural Residence Zone, in accordance with the following plans:

"PROPOSED EXCAVATION SPECIAL PERMIT SECTION 6.2 PREPARED FOR PAUL AND GEORGE CAVANNA PHASE I PROPOSED EXCAVATION CAVANNA FARMS WOODLAND STREET, GLASTONBURY 4-23-85 SCALE 1"=100"

“PROPOSED EXCAVATION SPECIAL PERMIT SECTION 6.2 PREPARED FOR PAUL AND GEORGE CAVANNA CAVANNA FARMS WOODLAND STREET, GLASTONBURY, CONN. SCALE 1”=200””

(These mylars are filed in the Town Clerk’s Office: Map #4292A & 4292B)

And

1. In compliance with the following performance and phasing conditions printed on above-referenced plans:
 - a. As indicated on plans, a 100-foot-wide buffer of undisturbed soils and vegetation shall be maintained between Phase I excavation/grading and the 100-year Flood Zone of Roaring Brook and Slab Gutter Brook for purposes of erosion control, streambelt preservation, and noise attenuation.
 - b. Runoff shall be directed via berms or grassed waterways. The sedimentation basin shall be regularly cleaned.
 - c. This permit shall not authorize blasting or removal of bedrock.
 - d. The access road off Woodland Street shall contain a crushed stone apron 20-feet wide and 50-feet long which shall be renewed as required to prevent excess accumulation of dirt on Town roads.
 - e. The regraded west and north slopes of Phase I shall not exceed 3:1.
 - f. As each section of Phase I of the 7-acre excavation area is completed and regraded, restoration shall be done immediately and shall include:
 - i. application of at least 4” of topsoil;
 - ii. seeding according to Natural Resource Conservation Service direction; and
 - iii. application of straw and or other suitable mulch.
 - g. Erosion and sedimentation control measures, dust control, and restoration methods shall be subject to review and amendment by the Environmental Planner.
 - h. The operating schedule shall be as follows:
 - i. Monday through Friday (exclusive of State holidays) 7:00 a.m. to 4:00 p.m.
 - ii. Equipment start-up and/or idling on or adjacent to the site shall not be permitted prior to the approved hours of operation.
 - i. The requirement of a gate is hereby waived, unless required by the Police Department. The Police Department shall also determine if a flagger is needed during hauling operations at the Woodland Street driveway.
 - j. Accumulated sediment deposits shall be removed from the sedimentation basins as needed or as directed by the Environmental Planner, in order to maintain the sediment storage capacity of the basins.
 - k. This Special Permit shall expire May 5, 2021.

2. In adherence to:
 - a. The Police Department's memorandum dated February 9, 2019, except as to hours of operation.
 - b. The Health Department Director's memorandum dated March 12, 2019.

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

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 March 19, 2019 Regular Meeting**

Motion by: Secretary Botelho

Seconded: Vice Chairman Shaw

Result: Motion passed with one abstention (5-0-1). Chairman Purtill abstained from voting because she was not present at the meeting.

- 3. Section 4.12 Referral from the Town Manager – determination if proposal for alternate screening of pump station is a minor amendment – Glastonbury Glen PAD**

Mr. Steve Temkin and Mr. Andrew Ugalde, both from T&M Building Company, presented their client's alternate screening proposal for determination of either a minor or major amendment. Chairman Purtill noted that when this came up at Subcommittee, it was very similar to a previous application near Cider Mill Road. Mr. Miller asked if this structure would just house the stand-by generator. Mr. Temkin said yes. Mr. Ugalde noted that the pump station is underground and, in the event, that the power goes out, they put a self-contained generator with all of the controls in a locked shed. Mr. Miller then asked how big the structure would be. Mr. Ugalde said about 10 feet x 14 feet, if the generator were inside, with about 8 feet in height. Chairman Purtill asked how many feet there are between the houses. Mr. Ugalde said about 30 feet between each house. He noted that the shed building would be on the same location as it is currently.

Mr. Mullen stated that if the Commission deems this a minor amendment, the Town Manager could approve the design as a minor amendment. If the Commission deems it a major amendment, the applicant would have to go back and start a whole new application. Vice Chairman Shaw inquired if, in terms of the regulations, it has to be enclosed. He also asked how the Commission's regulations define major and minor amendments. Chairman Purtill stated that because the Town Engineer wanted it to be enclosed, she would like for it to be enclosed, which would make it a major amendment. Secretary Botelho remarked that this is going from an enclosed generator to an exterior generator with a fence around it, and since the minor amendment is related to the enclosed structure, he agrees with Chairman Purtill. Mr. Saunig countered that the definition of a minor amendment is listed with examples in the packet. Chairman Purtill noted that the Town does not have many of these community sewage/pump houses. Mr. Miller stated that he takes a different perspective, arguing that this was a

requirement that was brought on by staff and, in theory, the Town Manager could undertake the same staff review and check with the Town Engineer.

Mr. Ugalde clarified that the only requirement they would like to change is to remove the requirement to have the generator housed in the building. Vice Chairman Shaw expressed that he is comfortable with a minor amendment, since it is not a substantial change. Chairman Purtill stated that the Commission could recommend that the change is a minor amendment but specify that the Town Manager could make a change to the minor amendment.

Motion by: Secretary Botelho **Seconded:** Commissioner Zanolungo
MOVED, that the Glastonbury Town Plan and Zoning Commission finds that the proposal for an alternate screening of pump station by Glastonbury Glen is a minor change and will not require a new application for a major amendment.

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

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of May 7, 2019: **to be determined**

5. Chairman's Report *None*

6. Report from Community Development Staff *None*

There being no further business to discuss, Chairman Purtill adjourned the meeting at 7:46 P.M.

Respectfully Submitted,

Lilly Torosyan
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Recording Clerk