

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

Tuesday, May 7, 2019
REGULAR MEETING

7:00 P.M.

Council Chambers
2nd Floor – Town Hall
2155 Main Street

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

Christopher Griffin
Raymond Hassett
Robert J. Zanolungo, Jr.

ALTERNATES: Alice Sexton; Matthew Saunig; Scott Miller

AGENDA

PUBLIC HEARING

Application of Educational Playcare, Ltd for a Section 12 Special Permit with Design Review for a change of use from place of worship to daycare – 1199 Hebron Avenue – Rural Residence Zone

POSTPONED

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items
2. Acceptance of Minutes of the April 16, 2019 Regular Meeting
3. Application of Gregory Bonaiuto for resubdivision approval at 223 Dug Road – 3 lots – Rural Residence Zone – Megson, Heagle & Friend, C.E. & L.S., LLC
4. Recommendation to the Town Council regarding Building Heights
5. **CONSENT CALENDAR**
 - a. Scheduling of Public Hearings for Regular Meeting of May 21, 2019:
 1. Application of Educational Playcare, Ltd for a Section 12 Special Permit with Design Review for a change of use from place of worship to daycare – 1199 Hebron Avenue – Rural Residence Zone
6. Chairman's Report
7. Report from Community Development Staff

**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 Zanlungo
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
Lilly Torosyan
Recording Clerk

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**APPLICATION FOR RE-SUBDIVISION APPROVAL
223 DUG ROAD
MEETING DATE : MAY 7, 2019**

REGULAR MEETING ITEM # 3
05-07-2019 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 3, 2019

Zoning District:
Rural Residence and
GWP Zone 1

Applicant/Owner:
Gregory Bonaiuto

- The applicant is proposing a 3-lot re-subdivision at 223 Dug Road.
- The re-subdivision will have all frontage lots and be served by on-site well and septic systems.
- In accordance with Section 11.2 of the Subdivision Regulations, the applicant is requesting a sidewalk waiver as part of this proposal.
- At its meeting of April 11, 2019 the Conservation Commission forwarded a favorable recommendation for the proposal to the Town Plan and Zoning Commission.

REVIEW

Included for Commission review are the following:

- Re-subdivision plans
- A sidewalk waiver request letter from the project engineer.
- Town of Glastonbury staff memoranda



Aerial View of 223 Dug Road

ADJACENT USES

Single family homes and farmland surround the property to the north, south, east and west.

SITE DESCRIPTION (Please refer to plan sheet 3)

The 8.94 acre site is located on the north side of Dug Road. The lot slopes moderately up from Dug Road to the north to the existing house. There are no wetlands located on this property. The majority of the soils on the property are Manchester gravely sandy loam, 15 to 45 percent slopes, with Hartford sandy loam, 3 to 8 percent slopes located at the northwest corner of the lot and along the northern property line. The southern portion of the lot is wooded up to the development area for the existing house. Behind the house to the north has been cleared and is used for agriculture.

PROPOSAL (Please refer to plan sheet 2)

The applicant is proposing to re-subdivide the existing lot at 223 Dug Road into 3 smaller, frontage lots. Lot 1 will be five acres and will contain the existing house. Lots 2 and 3 will be 1.1 acres and 1.9 acres respectively. As mentioned in the Executive Summary, the applicant is requesting a sidewalk waiver.

DRIVEWAYS and DRAINAGE (Please refer to plan sheets 3 & 4)

Each lot will have its own driveway off of Dug Road. The driveways will be cross pitched to drain water to a series leak-off areas and level spreaders which will allow for infiltration.

UTILITIES (Please refer to plan sheet 3 & 4)

The lots will be served by on-site septic and wells. Lot 2 will have a drainage and utility easement in favor of Lot 1 located at the southeast corner.

ZONING ANALYSIS

The applicant's proposal meets all the requirements of the Town of Glastonbury Subdivision Regulations, and the bulk requirements for the Rural Residence Zone. The applicant has also requested a waiver of sidewalk construction in accordance with section 11.2 of the Subdivision Regulations. Further, the proposed re-subdivision is in keeping with the Future Land Use Map designation of this land as "Fringe Suburban 1 dwellings/acre."

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

RE-SUBDIVISION APPROVAL

APPLICANT/OWNER:
GREGORY BONIAUTO
223 DUG ROAD
SOUTH GLASTONBURY CT, 06073

FOR: 223 DUG ROAD RE-SUBDIVISION

MOVED, that the Town Plan and Zoning Commission approve the application of Gregory Boniauto for final re-subdivision approval— 3 lots— 223 Dug Road – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the following plans:

To be quoted

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, plans reviewed 04-29-19.
 - b. The recommendations of the Conservation Commission contained in the memorandum dated April 25, 2019.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 3, 2019.
 - b. The Health Department Director's memorandum dated May 3, 2019.
 - c. The Police Chief's memorandum dated April 30, 2019.

APPROVED: TOWN PLAN & ZONING COMMISSION
MAY 7, 2019

SHARON H. PURTILL, CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

WAIVER OF SIDEWALK CONSTRUCTION

APPLICANT/OWNER:

GREGORY BONIAUTO

223 DUG ROAD

SOUTH GLASTONBURY CT, 06073

FOR: 223 DUG ROAD RE-SUBDIVISION

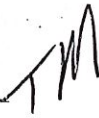
MOVED, that the Town Plan and Zoning Commission approve the application of Gregory Boniauto for waiver of sidewalk construction in conjunction with the 3-lot re-subdivision at 223 Dug Road:

APPROVED: TOWN PLAN & ZONING COMMISSION
MAY 7, 2019

SHARON H. PURTILL, CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: April 25, 2019

Re: **Recommendation to the Town Plan & Zoning Commission for resubdivision approval** concerning the proposed **3-lot Dug Road Resubdivision – 223 Dug Road** – Rural Residence and Groundwater Protection (overlay) Zone 1– Megson, Heagle & Friend, C.E. & L.S., LLC – **Greg Bonaiuto**, applicant

During its Regular Meeting of April 11, 2019, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of the proposed 3-lot Dug Road Resubdivision at 223 Dug Road, within the Rural Residence Zone and Groundwater Protection (overlay) Zone 1. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
Megson, Heagle & Friend, C.E. & L.S., LLC
Greg Bonaiuto

**APPROVED RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission subdivision approval of Gregory Bonaiuto's proposed 3-lot Dug Road Resubdivision at 223 Dug Road, in accordance with plans on file in the Office of Community Development and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum dated April 4, 2019.
2. Adherence to the Town Sanitarian's memorandum dated April 3, 2019.
3. The proposed soil erosion and sedimentation control plan that appears on sheet 4 of 6 shall be revised to the satisfaction of the Town's Environmental Planner to utilize sediment barriers immediately uphill of the proposed driveways where the uphill land is to be disturbed.
4. The plot plans and as-built plans required by the Building and Health departments shall contain the Agricultural Caveat note that appears on the current site plans.
5. The plot plan required for building permit application shall contain and comply with these conditions of approval. If construction including limits of clearing is proposed in areas other than the indicated locations on these plans, the Office of Community Development shall be notified and the Chairman of the Town Plan & Zoning Commission are hereby authorized to approve or deny the alternative. Each plot plan shall indicate the limits of vegetative clearing, existing and proposed contours, soil erosion and sediment controls, all subsurface drainage, all stockpile areas, and temporary and permanent vegetative stabilization measures, including details of seedbed preparation, seed mix selection, application rates, seeding dates and mulching requirements. Vegetative clearing for stockpiling shall be minimized and subject to the approval of the Environmental Planner.
6. Dry wells shall be designed and installed to facilitate the roof runoff in order to attenuate increased flows to the downgradient receiving water and provide recharge to the groundwater. Such dry well design shall appear on the site plan submitted for a building permit. An as-built statement from the contractor that constructed the dry wells shall be required for obtaining a certificate of occupancy.
7. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
8. Installation of soil erosion and sedimentation control and stabilization measure shall be the Permittee's responsibility. Once installed, these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards, it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. Hay bales shall be replaced every 60 days. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

9. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
10. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
11. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.



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

PROJECT: 223 Dug Road Re-Subdivision **LOCATION:** 223 Dug Road

DEVELOPER: Beth Bonaiuto

NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: Group R, Rural Residence

PROPOSED FIRE PROTECTION: None > Fire hydrant 1400 ft away on unimproved road

ENGINEER'S PLAN # _____ **INITIAL PLAN** xx **REVISED PLAN** _____

ENGINEER: Megson, Heagle & Friend, 81 Rankin Road, Glastonbury 860-6330587

DATE PLANS RECEIVED: _____ **DATE PLANS REVIEWED:** 4-29-19

COMMENTS:

Sections of Dug Road are unimproved and lack snow shelves make emergency vehicle access seasonal and can vary according to weather conditions and could be impacted by drainage, snowfall, erosion or acts of providence. A static water supply of automatic fire sprinklers are recommended as fire protection could be hampered by any of the above.

Address numbers to be displayed in accordance with local ordinance

The open burning of construction debris and cleared vegetation is not permitted

REVIEWED BY: _____

Captain Michael Giantonio – Deputy Fire Marshal



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

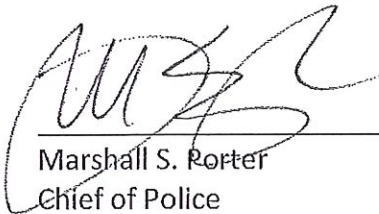
Date: April 30, 2019

Subject: Re-subdivision at 223 Dug Road

Members of the Police Department have reviewed the application of Beth Bonaiuto for a re-subdivision approval at 223 Dug Road- 3 lots-Rural Residence Zone.

The police department has no objection to this proposal provided that.

1. That upon completion of the construction the building must be properly enumerated to allow for easy identification by all public safety responders. Enumerations must conform to Section 17-19 of the Town Code. In particular, proper numbering at the street.



Marshall S. Porter
Chief of Police

JPH:jph

May 1, 2019

MEMORANDUM

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

From: Daniel A. Pennington, Town Engineer/ Manager of Physical Services 

Re: #223 Dug Road Resubdivision

The Engineering Division has reviewed the plans for the proposed 223 Dug Road Resubdivision prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors last revised April 9, 2019 and the related water quality computations revised April 2019 and offers the following comments:

1. Proposed driveway culverts should be labeled as Class V RCP due to limited cover.
2. Flared ends for proposed driveway culverts and dimensions of riprap treatment should be labeled on the plans to clarify intent.
3. Town standard details for Concrete Footing for Flared Ends and Riprap Apron Type C should be added to the plans
4. Applicant shall provide a copy of final stamped and signed plans and drainage report in PDF form to the Town Engineer.
5. It is noted that ownership and maintenance responsibility for the storm drainage installations associated with each driveway rest with the individual property owners. Proper function of these units is necessary in order to ensure that no adverse impacts are realized on Dug Rd and adjacent properties. Accordingly, an inspection and maintenance plan should be added to the plan sheets which are filed should the application be approved.



Town of Glastonbury
Health Department

Memo

May 3, 2019

To: Jonathan E. Mullen, AICP, Planner

Fr: Wendy Mis, MPH, RS, Director of Health

Re: Gregory Bonaiuto
223 Dug Road Resubdivision

This office has received a plan by Megson, Heagle and Friend dated 11/14/18, last revised 4/9/19 for a proposed resubdivision for 223 Dug Road.

Two new lots are created from the resubdivision. Together with the original home site, three lots are included in this proposal, ranging from 1.126 to 5.457 acres in size. All lots will be provided with onsite subsurface sewage disposal systems and private wells.

The Department recommends approval of this proposal with respect to CT Public Health Code, with the following conditions:

1. All sewage disposal systems are to be designed by a professional engineer licensed in the State of Connecticut.
2. Leach fields will be permitted only in the locations shown on the approved subdivision plan.
3. The well and septic system locations are approved based upon a well withdrawal rate of less than 10 gallons per minute.
4. Well potability tests prior to issuance of Certificate of Occupancy must include testing for uranium and radon.
5. Sanitary "as built" drawings are to be submitted to the Health Department prior to the issuance of a Certificate of Occupancy.

MEGSON, HEAGLE & FRIEND

Civil Engineers & Land Surveyors, LLC
81 Rankin Road
Glastonbury, Connecticut 06033
Phone (860) 659-0587
Fax (860) 657-4429

April 18, 2019

Mrs. Sharon Purtill
Chairman
Town Plan & Zoning Commission
Town of Glastonbury
2155 Main Street
Glastonbury, CT 06033

Re: Waiver of Sidewalks
Dug Road Resubdivision
Gregory Bonaiuto – Applicant
Dug Road, South Glastonbury, CT

Dear Mrs. Purtill,

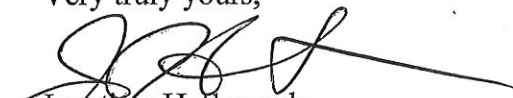
On behalf of Gregory Bonaiuto, I am requesting a waiver of sidewalks in accordance with Section 11.2 of the Subdivision Regulations, for the above referenced subdivision located in Rural Residence Zone.

The subdivision consists of three lots with 466 linear feet of frontage along the unpaved portion of Dug Road. The reasons for this request are as follows: The roadside drainage channel and adjacent side slopes would make construction on the northerly side of the road difficult; There is low pedestrian traffic volume on Dug Road; There are no other sidewalks on Dug Road and previous sidewalk waivers have been granted for other applicants (ie. Paul Foohey, Betty Titus & Skip Kamis).

In keeping with the rural and scenic characteristics of this area, and the policy regarding other applicants, it would seem appropriate to grant a sidewalk waiver.

Thank you for your attention on this matter.

Very truly yours,


Jonathan H. Sczurek
P.E. 26858



Town of Glastonbury

OFFICE OF COMMUNITY DEVELOPMENT

To: Town Plan and Zoning Commission

From: Khara C. Dodds, AICP, Director of Planning and Land Use Services

A handwritten signature in black ink, appearing to read "KD", positioned to the right of the "From:" line.

Date: May 3, 2019

Re: Recommendations regarding Increases in Building Heights

Commissioners,

A formal recommendation from the Town Plan and Zoning Commission needs to be sent to the Town Council in regards to the report from the Building Height Subcommittee. For your reference, a copy of the report is attached. On March 27th, the Plans Review Subcommittee met with the Building Height Subcommittee to discuss the proposed actions in the report. The group agreed to move forward with items 1, 2 and 3. Item number 4 would be placed on hold until further research was done.

Draft Motion

Motion to forward recommendation to the Town Council to draft amendments to the Building-Zone Regulations to increase building heights as follows:

Draft amendments to provide consistency in per floor height limits in all zones so that each floor can achieve a maximum of 14.25 feet in height.

Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to 3 floors.

Increase the number of permitted floors in the Planned Employment and Planned Commerce zone from 2.5 to 4 stories.

MEMORANDUM

To: Khara Dodds, Director of Planning/Land Use Services

From: Richard J. Johnson, Town Manager

Date: January 24, 2019

Re: **Building Zone Regulations – Building Heights and Stories**

As you know, a Subcommittee was recently established to review the Building Zone Regulations for possible amendments concerning building heights and stories in commercial zones. Town Plan and Zoning Commission members Sharon Purtil and Matt Saunig served on the Subcommittee.

By the attached report dated January 18, 2019, the Subcommittee forwarded a series of recommendations to the Town Council. In turn, the Council forwarded this matter to the Town Plan and Zoning Commission for a report and recommendation. Please schedule and advise accordingly. If you have any questions, please let me know.

RJJ/sal
Attachment

MEMORANDUM

To: Town Council Members

From: Building Zone Regulations Subcommittee
Whit Osgood (Town Council)
Larry Niland (Town Council)
Sharon Purtil (Town Plan & Zoning Commission)
Matt Saunig (Town Plan & Zoning Commission)
Harold Harris (Economic Development Commission)
Diane Lipes (Chamber of Commerce)
Hans Hansen (Town Center Initiative)

Date: January 18, 2019

Re: **Report and Recommendation**

As requested the Subcommittee has met to consider possible amendments to the Building Zone Regulations concerning building heights and stories in certain commercial zones. Based on a review of current regulations and current building heights throughout the Town Center, Glastonbury Boulevard, Gateway, Hebron Avenue, and other business districts, the Subcommittee recommends the following amendments.

1. Height per floor used throughout town should be consistent. Committee recommends 14.25' per floor as is currently the case in the Planned Employment and Planned Commerce Zones. Example: Town Center allows 3 stories or 38 feet. 38 feet would change to 42.75 feet.
2. Increase the number of permitted floors in the Planned Business and Development and Planned Travel Zone from 2.5 floors to three floors as is currently the case in the Town Center Zone.
3. Planned Employment and Planned Commerce currently allow 4 stories for office, general and professional use. Change the permitted number of floors in the two zones from 2.5 stories to 4 stories. Example: Any permitted use could be a 4 story building.
4. Consider allowing a 4th floor in the Town Center Zone (possibly Planned Business and Development as well) by special permit with criteria being 4th floor would be set back from façade and not visible from street level. Could also consider restricting 4th floor use to residential.

This topic is scheduled for Council discussion on Tuesday evening. As a next step, a referral to the Town Plan and Zoning Commission is suggested. Upon receipt of comments by the TP&Z, a Council public hearing and action on specific amendments can be scheduled. Council Members Niland and Osgood represented the full Council in this matter.