

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

Tuesday, June 4, 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: Scott Miller; Alice Sexton; Matthew Saunig

AGENDA

PUBLIC HEARINGS

1. Continued 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 & Groundwater Protection Zone 1
2. Application of Glastonbury 2815, LLC, for a Section 12 Special Permit with Design Review & a Section 4.11 Flood Zone Special Permit including a waiver, for a proposed 3,449 square foot, one-story, full service restaurant with deck & related infrastructure including drainage improvements – 2807, 2813, 2815 Main Street & a portion of Lot S-3 Pratt Street (Map/Block/Lot C5/5640/S0003) – Planned Business & Development Zone, Flood Zone & Reserved Land – Glastonbury 2815, LLC, Owner (as to 2807, 2813, 2815 Main Street) & Town of Glastonbury, Owner (as to Lot S-3 Pratt Street (Map/Block/Lot C5/5640/S0003))

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 May 21, 2019 Regular Meeting

3. CONSENT CALENDAR

a. Scheduling of Public Hearings for Regular Meeting of June 18, 2019:

1. Application of 75 Glastonbury Land, LLC for a Major Amendment to the 9/23/2008 Major Amendment to the Somerset Square PAD – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard – Alter & Pearson, LLC, counsel

4. Chairman's Report
5. Report from Community Development Staff

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
CHANGE OF USE OF EXISTING STRUCTURE FROM CHURCH TO A DAYCARE FACILITY
1199 HEBRON AVENUE
MEETING DATE :JUNE 4, 2019, CONTINUED FROM MAY 21, 2019**

<p>PUBLIC HEARING #1 06-04-19 AGENDA</p> <p>To: Town Plan and Zoning Commission</p> <p>From: Office of Community Development Staff</p> <p>Memo Date: May 31, 2019</p> <p>Zoning District: Rural Residential (RR) Zone</p> <p>Applicant/Owner: Educational Playcare</p>	<p><u>EXECUTIVE SUMMARY—UPDATE</u></p> <ul style="list-style-type: none"> • The public hearing for this application was opened at the May 21, 2019 Town Plan and Zoning Commission Meeting. • At that meeting several neighboring property owners spoke in opposition to the proposed change of use from a church to a daycare facility at 1199 Hebron Avenue. • Among the issues raised by the neighbors was the potential for increased noise, light pollution and traffic as a result of the change of use. • Several of the neighboring property owners had complaints about the existing daycare facility at 1193 Hebron Avenue including excessive noise, trash in their yards as a result of an ill-maintained dumpster enclosure, and noxious odors coming from the site (possibly from a private sewer connection). • In response to the complaints about the trash and poor conditions of the dumpster at the facility at 1193 Hebron Avenue, the Health Department has opened an investigation. To date the investigation is ongoing and in accordance with Connecticut General Statutes Section 1-210(b)(16), the Health Department cannot disclose information regarding a public health complaint until such complaint is resolved or 30 days from the date of receipt of the complaint has passed. • In response to the complaints about noxious odors coming from the site, the Engineering Department sent an inspector to the site to inspect the manhole from where the smell was alleged to have come. The inspector found no evidence of a noxious odor coming from the sewer connection and left contact information with a neighboring property owner. • At the request of the Commission, the Office of Community Development took decibel readings during peak hours at the daycare facility at 1193 Hebron Avenue. The readings are still being completed but will be available by the time of the Commission meeting of June 4th, 2019.
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MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
CHANGE OF USE OF EXISTING STRUCTURE FROM CHURCH TO A DAYCARE FACILITY
1199 HEBRON AVENUE
MEETING DATE : MAY 21, 2019**

PUBLIC HEARING #3
05-21-19 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 17, 2019

Zoning District:
Rural Residential (RR)
Zone

Applicant/Owner:
Educational Playcare

EXECUTIVE SUMMARY

- The applicant is proposing to convert the former Pilgrim Baptist Church building at 1199 Hebron Avenue to a daycare facility.
- The proposed facility would be primarily used for before and after school care for approximately 80—90 school aged children.
- Although the subject property and the property to the east have the same owner and will both be used for daycare facilities, the parcels will remain separate.
- The proposal also calls for the realignment of the entrance driveway from Hebron Avenue, a reduction in the amount of paved parking area, the enlargement of the driveway connecting the subject property to 1193 Hebron Avenue and new play areas and playscapes.
- The Plans Review Subcommittee reviewed the proposal on at its February 13, 2019 meeting where they had no issues with the 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.
- At it's February 14, 2019 meeting, the Glastonbury Water Pollution Control Authority reviewed and approved the Sanitary Sewer Impact Report for the project.
- The proposal was reviewed and approved by the Community Beautification Committee on February 13, 2019.

REVIEW

Included for Commission review are the following:

- Office of Community Development staff memoranda
- Site Plans
- Minutes from the February 13, 2019 Plans Review Subcommittee meeting
- Minutes of the Community Beautification Committee meeting of February 13, 2019
- Architectural elevations and floor plans



Aerial view of 1199 Hebron Avenue looking north

SITE DESCRIPTION (please refer to plan set sheet A-16-069-COU-B)

The subject site is a 1.1 acre lot located on the north side of Hebron Avenue. The site is improved with a former church building constructed in 1957. Access to the site is through a curb cut at the southeast corner of the lot that leads to a driveway on the eastern side of the property. There is also access to the parking lot of the adjacent property to the west through a small driveway located at the north end of the parking area.

ADJACENT USES

Single family homes abut the site to the north and east. A farm abuts the property to the south and a daycare operated by the applicant is located to the west.

PROPOSAL

The applicant is proposing to convert the former Pilgrim Baptist Church building at 1199 Hebron Avenue to a daycare facility.

PARKING (please refer to plan set sheet A-16-069-COU-S)

The parking area for the site is located to the east of the building and is currently not striped. The applicant proposes to realign the entrance driveway as well as to remove approximately 4,095 square feet of paved area from the parking lot reducing the impervious coverage from 45 percent to 36 percent. The proposed daycare facility will have 49 parking spaces (inclusive of 2 handicapped accessible spaces) located along the east and west sides of the parking area. There will be a total of 49 parking spaces which is in excess of the 18 spaces required by the zoning regulations for a daycare facility. Some of the excess parking spaces will be used by the staff for the daycare facility at 1193 Hebron Avenue.

SITE LAYOUT (please refer to plan set sheet A-16-069-COU-S & A-16-069-COU-D2)

The proposal includes new play areas with playscapes to the north and west of the building. The play areas will be enclosed with 5-foot tall vinyl coated chain link fencing. Pick up and drop off will occur at the existing concrete walkway that leads to the entrance of the building. There will also be a walkway from the rear entrance of the building west to the daycare facility at 1193 Hebron Avenue. The site will share the dumpster enclosure located at the northwest corner of 1193 Hebron Avenue. The driveway connecting the subject property and 1193 Hebron Avenue will be widened to accommodate two -way traffic as part of the this project.

LIGHTING (please refer to plan set sheet A-16-069-COU-S, A-16-069-COU-LTG)

The applicant is proposing a lighting package that includes 8, fourteen-foot tall light poles. Six of the lights will be located in the parking lot with one pole located on south side of the entrance driveway and the other on the south side of the connector driveway. The plan also includes bollard lighting along the walkway to the east of the proposed addition.

ARCHITECTURE (please refer to plan set sheets A1 & A2)

The proposal calls for the removal of the church steeple, replacement of the existing windows and repair of the existing handicapped ramp to make it code compliant.

UTILITIES AND DRAINAGE (please refer to plan set sheet A-16-069-COU-S)

The site is currently served by MDC water and public sewer. At its February 8, 2017 meeting the Glastonbury Water Pollution Control Authority unanimously accepted the Sanitary Sewer Impact Report submitted by the applicant for the project. Stormwater management for this project will include a series of catch basin inlets with sumps, storm pipes and drywells. The applicant has submitted a Storm Sewer Maintenance Plan which details seasonal maintenance of drainage structures to ensure their proper function.

LANDSCAPING (please refer to plan set sheet L1)

The applicant proposes a row of rhododendron along the eastern side of the parking lot to shield the abutting residences. The plan also shows 5 shade trees; three Green Gable Black Tupelos adjacent to the parking area and two Sugar Maples at the south side of the property along Hebron Avenue. The landscape plan also includes a maintenance plan to ensure long term health of the plantings.

PLANNING AND ZONING ANALYSIS

The proposed project meets all the requirements of the Rural Residence Zone and is consistent with the following policies of the 2018—2028 Plan of Conservation and Development:

- **Town-wide Policies:**
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

Pertinent staff correspondence is attached.

APPLICANT/OWNER: EDUCATIONAL PLAYCARE
555 DAY HILL ROAD
WINDSOR, CT 06098

FOR: 1199 HEBRON AVENUE

MOVED, that the Town Plan & Zoning Commission approve the application of the Educational Playcare for a Section 12 Special Permit with Design Review – change of use from an existing church to a daycare facility – 1199 Hebron Avenue – Rural Residence Zone, in accordance with the following plans:

To Be Quoted

1. And Compliance with :
 - a. 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 April 11, 2019.
 - b. The standards contained in a report from the Fire Marshal, plans reviewed 4-29-19.

2. Adherence to:
 - a. The Town Engineer's memorandum dated May 1, 2019.
 - b. The Health Department Director's memorandum dated May 17, 2019.

3. 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.

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 4, 2019

SHARON H. PURTILL, CHAIRMAN

**SECTION 4.11 (FLOOD ZONE) SPECIAL PERMIT & 12 SPECIAL PERMIT WITH DESIGN REVIEW
CONSTRUCTION OF A 3,449 SQUARE FOOT RESTAURANT
2807, 2813 AND 2815 MAIN STREET
MEETING DATE : JUNE 4, 2019**

PUBLIC HEARING #2
06-04-2019 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 31, 2019

Zoning District:
Flood (F) & Planned
Business and Develop-
ment (PBD) Zones

Applicant / Owner:
Glastonbury 2815, LLC

EXECUTIVE SUMMARY

- The applicant is proposing to construct a 3,449 square foot restaurant with a deck on the properties located at 2807, 2813 and 2815 Main Street. The properties are located in the Flood Zone and require a Section 4.11 Flood Zone Special Permit.
- The applicant is also proposing a drainage easement over a portion of land owned by the Town of Glastonbury (Lot 3-S Pratt Street) to discharge storm-water runoff from the site.
- The applicant is also requesting a waiver from section 4.11.6.b.2.a of the Flood Zone regulations that requires non-residential construction to “be floodproofed so that below the 500-year recurrence—interval flood level the structure is watertight with walls substantially impermeable to the passage of water.”
- On May 2, 2017 the applicant made a presentation to the TPZ regarding the proposed waiver. At that meeting the Commission indicated that a waiver might be possible if all other conditions of the regulations were met.
- At its meeting of December 12, 2018 the Community Beautification Committee reviewed the proposal and advised the applicant to simplify the landscape plan to ensure proper maintenance and to relocate some landscaping to allow for adequate snow storage. The Committee accepted the plan with those changes.
- The Plans Review Subcommittee reviewed the proposed project at their February 27, 2019 meeting. The Subcommittee advised the applicant on the design of the building and to remove a second proposed curb cut at the southeast corner of the site.
- The applicant appeared before the Subcommittee again at their May 15, 2019 meeting where the Subcommittee expressed concern about granting a waiver from the Flood Zone Regulations and requested that the applicant provide information regarding any other projects that have received similar waivers.
- At the meeting of May 16, 2019 the Inland Wetlands and Watercourses Agency issued a wetlands permit for the proposal.
- At that same meeting, the Conservation Commission forwarded a favorable recommendation for the proposal to the Town Plan and Zoning Commission.
- The majority of the site falls within the Federal Emergency Management Agency (FEMA) 100 year flood zone. The applicant has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement from the project engineer certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.



Aerial view of 2807—2815 Main Street looking north

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Project narrative memoranda prepared by the applicant (which includes minutes from the May 2, 2017 Informal Discussion with the TPZ)
- Site Plans
- Architectural elevations and signage details
- Environmental and flood impact statement from the applicant
- Minutes of the Community Beautification Committee meeting of December 12, 2018
- Minutes from the February 27 and May 15, 2019 Plans Review Subcommittee meetings

SITE DESCRIPTION [Please Refer to Plan Set Sheets entitled “Boundary/Existing Conditions Plan Memorandum entitled “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”]

The site consists of 3 lots totaling 1.1 acres on the west side of Main Street. The site is vacant and generally slopes from the northeast to the southwest away from Main Street. The majority of the site is in both the Town’s Flood Zone and the FEMA 100-year Flood Zone with a small portion along the northern property line located in the Planned Business and Development Zone. Access to the site is through a curb cut on the east side of the site.



View of the development site for the proposed restaurant from the intersection of Spring Street and Main Street looking west

ADJACENT USES

- North—Glastonbury Fire Station #1
- East—A real estate office
- West—Glastonbury Fire Station #1
- South—Bruegger’s Bagels

PROPOSAL [Please refer to Plan Sheets entitled “Cover Sheet” & “Site Layout Plan” and Memorandum entitled “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”]

The applicant is proposing to construct a 1-story, 3,449 square foot restaurant with a deck. The restaurant will have 102 indoor table and bar seats and 60 outdoor seats on the proposed deck. The restaurant will be located at the northeast corner of the site with the parking area located in the south and northwest portions of the site. A concrete walkway will be located along the southern, western and a portion of the northern sides of the building. A dumpster enclosure and storage shed that will be used to store wood for the restaurant’s wood fired stove will be located along the northern property line at the northeast corner of the building. A water quality basin will be constructed at the western side of the site. The basin will provide on-site stormwater treatment as well as compensatory flood storage. A small portion of the site located at the northwest corner is being used and maintained by Glastonbury Fire Station 1. The applicant’s proposal is designed such that the Fire Station can continue to use and maintain this portion of the site.

PARKING, SITE CIRCULATION [Please Refer to Plan Set Sheet entitled “Cover Sheet” & “Site Layout Plan” and Memorandum entitled “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”]

The proposed restaurant will have a total of 62 parking spaces inclusive of two handicapped accessible spaces. The handicapped accessible parking spaces will be located at the southwest corner of the building adjacent to a walkway that leads to the handicapped accessible ramp and main entrance stairs to the restaurant and the deck area. The project will involve significant regrading of the site to raise the building out of the FEMA 100-year Flood Zone. The result will be a two-tiered parking lot in which the southern tier will be 3 to 4 feet lower in elevation, separated by a retaining wall and a landscaped area. The southern tier will also have a turnaround area at the eastern end. Access to the site is proposed through a reconstructed curb cut aligned with the existing traffic signal at the intersection of Main Street and Spring Street. The memorandum from the Town Engineer recommends redesigning the entrance to the site from Main Street. The applicant is in agreement with this recommendation and the Office of Community Development is recommending as a condition of approval that the Town Engineer approves the final design prior to filing of mylars with the Town Clerk's Office.

LIGHTING [Please Refer to Plan Set Sheet SL-3 and Memorandum entitled “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”]

There will be a total of fifteen 18-foot tall pole-mounted lights, with four 12^{1/2} foot tall pole-mounted lights located along the perimeter of the parking, in the landscaped island, and along the building. All lights will be dark sky compliant. The applicant has submitted a lighting plan that shows no light will escape to adjacent properties.

DRAINAGE [Please Refer to Plan Set Sheet entitled “Site Utility Plan” and Memorandums entitled “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)” & “Stormwater Improvement—Drainage Easement” (From Richard Johnson)]

The water quality basin will receive and treat stormwater runoff from the parking area and roof drains. The parking area will be graded to sheet flow runoff into the basin at the southwest corner of the parking area and the roof drains will be piped directly into the drainage basin. Once treated the water will outlet to the adjacent Town-owned wetlands on Lot 3-S Pratt Street through a 15-inch pipe. The Town has granted an easement in favor of the applicant to construct the drainage structure and discharge of the stormwater into the Tow-owned wetlands.

ARCHITECTURE AND SIGNAGE [Please Refer to Plan Set Sheets A-2 & A-3 and “Project Narrative for Proposed Restaurant at 2807, 2813, and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”]

The proposed restaurant will be a one story, 3,449 square foot rectangular-shaped, flat-roofed building. A prominent design feature of the building is a 22-foot tall red cement board entrance tower with aluminum coping located at the southeastern corner of the building. The remaining parapet wall will screen the rooftop mechanicals and will be at varying heights to add visual interest to the roof line. The building will have red brick veneer with a gray brick veneer water table. The north, east and south elevations will have aluminum storefronts with the north and east elevations having aluminum-framed, cloth covered awnings. There will also be pre-engineered aluminum awnings located over the entrance doors in the tower and over the storefront on the south façade. The deck area and the handicapped accessible ramp will have a black aluminum railing system. There will be a side entrance door on the north elevation as well as a 7-foot tall vinyl privacy fence with a gate at the northwest corner of the building to screen the kitchen service

entrance. The dumpster and recycling bin enclosure will be constructed with a 6-foot tall red vinyl fence to match the color of the building. The plans indicate that the electrical and gas meter connections will be located on the west (rear) elevation of the building.

The applicant is requesting that all allowable square footage for the site be used for wall signage in lieu of having a ground sign. Section 10.3.c of the Regulations states that the Town Plan and Zoning Commission, as part of the approval of a Section 12 Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs.

LANDSCAPING (Please Refer to Plan Set Sheet entitled “Landscape Plan”)

The landscaping includes 10 Armstrong Maples which will be located along the south and west sides of the parking area and in the center landscaped island. There will also be Bowhall Maples located along the eastern property line and New Harmony Elms located in the Town right-of-way adjacent to Main Street. There will be groupings of evergreens, shrubs and perennials adjacent to the southeast corner of the building and along the eastern property line along Main Street. The Community Beautification Committee reviewed and accepted the plan at its December 12, 2018 meeting.

COMPENSATORY FLOODWATER STORAGE (Please Refer to Plan Sheet Set entitled “Cover Sheet” & “Site Layout Plan” and Memorandum entitled “Environmental and Flood Impact Statement and Certification as to Floodway Function”)

Almost all of the proposed development area is in the Federal Emergency Management Agency (FEMA) 100-year Flood Zone which means that portions of the site are at or below the Base Flood Elevation (BFE) of 27.7 feet. The proposed restaurant will be constructed such that the first floor of the building is above the FEMA 100-year flood zone (28.7 feet). In order to accomplish this, the applicant will have to add fill to the site. Per Section 4.11.6.a.5—Compensatory Storage, new construction cannot reduce the floodwater carrying capacity of the floodplain. The Project Engineer for the project has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building-Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

WAVIER FROM SECTION 4.11.6.b.2.a OF THE FLOOD ZONE REGULATIONS (Please refer to Plan Set Sheet entitled “Cover Sheet” and Memoranda entitled “§ 4.11 (Flood-Prone Area Regulations) Special Permit and Waiver for 2807, 2813 and 2815 Main Street (Planned Business and Development Zone and Flood Zone)”, “§ 4.11 Flood Zone Special Permit Past Waivers” & “§4.11 Flood Zone Regulations and Implications on Redevelopment”)

As stated in the Executive Summary, the applicant is seeking a waiver from Section 4.11.6.b.2.a which states that all non residential construction in the Flood Zone shall “Be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water...” The Flood Zone Regulations state that the TPZ can grant a waiver from “all or any portion of the requirements” of the Flood Zone regulations provided they meet the criteria set forth in Section 4.11.7. Pages 2-5 of the applicant’s memorandum entitled “**§ 4.11 (Flood-Prone Area Regulations) Special Permit and Waiver for 2807, 2813 and 2815 Main Street (Planned Business and Development Zone and Flood Zone)**” details how the project complies with all other standards of the Flood Zone Regulations and how the project meets all the criteria for the Commission to grant the proposed waiver. The applicant has proposed that the portion of the building located one foot above the 100-year elevation (28.7 feet) and below the 500-year elevation (32.1 feet) be constructed such that it is “Wet Floodproofed.” This method, which is recognized by FEMA as an acceptable way to floodproof a structure, requires using construction materials that are substantially resistant to water and would allow water to enter the building during a

flood event and exit as the water recedes.

During its May 15, 2019 meeting, members of the Plans Review Subcommittee inquired if there were other waivers granted from the Flood Zone Regulations. The Subcommittee also inquired how many other properties along this section of Main Street in the Flood Zone could possibly be affected should a waiver be granted. The applicant has supplied several examples of past waivers including the Community National Bank Building at 2790 Main Street, detached garages on Main Street and Ferry Lane, and the Boathouse, in the above-referenced memoranda included in your Commissioners' packets. Also included in the memorandum entitled "**§4.11 Flood Zone Regulations and Implications on Redevelopment**" is a map created using the Town GIS system showing properties along the portion of Main Street from Naubuc Avenue to Pratt Street that are in the Flood Zone and could be affected by granting the requested waiver.

PLANNING AND ZONING ANALYSIS (Please refer to memoranda entitled "§ 4.11 (Flood-Prone Area Regulations) Special Permit and Waiver for 2807, 2813 and 2815 Main Street (Planned Business and Development Zone and Flood Zone)" & "§ 4.11 Flood Zone Special Permit Past Waivers")

The proposed development meets all the requirements for the Flood Zone with the exception of Section 4.11.6.b.2.a. The applicant is requesting a waiver from this section which the TPZ is authorized to grant under Section 4.11.7. The Town of Glastonbury's Flood Zone Regulations are more stringent than other towns located along the Connecticut River in that they require any new non-residential construction to be constructed to have the first floor one foot above the 500-year flood elevation or for any construction below the 500-year elevation to be flood proofed to be "watertight" with walls "substantially impermeable to the passage water." The Town of Avon, located on the Farmington River, also requires construction one foot above the 500-year flood elevation with no provision for floodproofing. Also of note is the fact that the Glastonbury Flood Zone Regulations with regard to first floor elevation exceed the FEMA standards which only call for the first floor of a building to be located one foot above the 100-year flood elevation.

The project engineer for the project has, in accordance with Section 4.11.5.c.3 of the Town of Glastonbury Building Zone Regulations, submitted an environmental and flood impact statement certifying that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow. The applicant has also submitted certification from a licensed structural engineer stating that the proposed building is in compliance with the Flood Zone Regulations with regards to anchoring and hydrostatic pressure and hydrodynamic loads. The Architect for the project has certified that the building will be Wet Floodproofed to the 500 year flood elevation.

COMPLIANCE WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

The project is also in accordance with the following sections of the 2018—2028 Plan of Conservation & Development

- **Town-wide Policies:**
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)
 - **Town Center**
 - Continue to support redevelopment to enhance the character of the Town Center.
 - Work with property owners and developers to revitalize aging and underused properties.
- **Planning Area 4—Town Center**
 - **Economics**
 - Continue efforts to enhance the streetscapes along Main Street and Hebron Avenue through landscaping and architectural improvements. Continue to support outdoor dining proposals where appropriate.

Pertinent staff correspondence is attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11 - FLOOD ZONE SPECIAL PERMIT &
SECTION 12 – SPECIAL PERMIT WITH
DESIGN REVIEW

APPLICANT/OWNER: GLASTONBURY 2815, LLC
101 LAVENDER LANE
ROCKY HILL, CT 06067

FOR: 2815 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the applications of Glastonbury 2815, LLC for a Section 4.11 Flood Zone Special Permit and a Section 12 Special Permit with Design Review for the construction of a 3,449 square foot restaurant at 2815 Main Street –Planned Business and Development Zone and Flood Zone, in accordance with the following plans:

To Be Quoted

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 19-019, plans reviewed 5-23-19.
 - c. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of May 16, 2019.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 30, 2019.
 - b. The Director of Health's memorandum dated May 31, 2019.
 - c. The Police Chief's memorandum dated May 28, 2019.
3. The Town Engineer approves the final design of the site entrance prior to filing of mylars with the Town Clerk's Office.
4. There shall be no signage or logos on the awnings or umbrellas.
5. 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

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 4, 2019

SHARON H. PURTILL, CHAIRMAN

TOWN PLAN AND ZONING COMMISSION

SECTION 4.11.7 WAIVER FROM FLOOD
ZONE REGULATIONS

APPLICANT/OWNER: GLASTONBURY 2815, LLC
101 LAVENDER LANE
ROCKY HILL, CT 06067

FOR: 2815 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the request of Glastonbury 2815, LLC for a waiver from section 4.11.6.b.2.a of the Flood Zone regulations that requires non-residential construction to "be floodproofed so that below the 500-year recurrence-flood interval flood level the structure is watertight with walls substantially impermeable to the passage of water."

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 4, 2019

SHARON H. PURTILL, CHAIRMAN



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

May 29, 2019

CONSERVATION COMMISSION AND INLAND
WETLANDS & WATERCOURSES AGENCY

Glastonbury 2815, LLC
c/o Scott Leonard, Member
101 Lavender Lane
Rocky Hill, Connecticut 06067-4219

Re: Application of Glastonbury 2815, LLC for: an inland wetlands and watercourses permit concerning the proposed Redevelopment of 2815 Main Street (3,449 square feet restaurant building) — Flood Zone and Planned Business & Development Zone — Alter & Pearson, LLC, counsel

Dear Mr. Leonard:

At its Regular Meeting of May 16, 2019, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on May 16, 2024; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko
Environmental Planner

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Attorneys Peter Alter & Meghan Hope

TM:gfm
Attachment

APPROVED WETLANDS PERMIT MOTION


MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to Glastonbury 2815, LLC (Scott Leonard, member) for all site construction activities within the wetlands' upland review area related to the proposed redevelopment of 2815 Main Street (involving a 3,449 square foot restaurant on 2807, 2813 and 2815 Main Street properties), in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 and 3 within the Town Engineer's May 9, 2019 memorandum shall be addressed prior to the filing requirements for any approvals granted by the Town Plan & Zoning Commission.
2. The "silt sack" specification sheet submitted by the project engineer for use in the existing catch basin on Main Street shall be duly placed on a detail sheet to be filed on the land records and said product shall be appropriately used during construction.
3. A professional engineer, at the expense of the Permittee, shall provide supervisory guidance to the site contractor with regard to: placement and maintenance of the approved soil erosion and sedimentation controls; installation of the pre-cast headwall and associated riprapped scour hole immediately at the edge of wetlands; and the critical components and their critical elevations of the proposed drainage system and the required flood-storage-related land regrading aspects of the project.
4. 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.
5. A cash performance bond in the amount of \$7,500.00, for at least a three-year time period after the issuance of a Certificate of Occupancy, shall be posted with the Office of Community Development prior to the issuance of any building permit for the project in order to assure: the water quality basin was constructed and functioning in accordance with its design; that the disturbed site was permanently stabilized with the prescribed vegetation; and that a three-year monitoring and management program for invasive plant species was undertaken upon completion for the project's construction.
6. Installation of soil erosion and sedimentation control and stabilization measures 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.

7. 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.
8. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
9. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
10. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: May 29, 2019

Re: Recommendations to the Town Plan & Zoning Commission for: a Section 4.11 Flood Zone Special Permit and a waiver to the specific requirements of Section 4.11.6.b.2 and 3; and a Section 12 Special Permit with Design Review concerning the proposed Redevelopment of 2815 Main Street (3,449 square feet restaurant building) — Flood Zone and Planned Business & Development Zone — Alter & Pearson, LLC, counsel – Glastonbury 2815, LLC, applicant

During its Regular Meeting of May 16, 2019, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of: a Section 4.11 Flood Zone Special Permit and a waiver to the specific requirements of Section 4.11.6.b.2 and 3; and a Section 12 Special Permit with Design Review concerning the proposed Redevelopment of 2815 Main Street (3,449 square feet restaurant building), within the Flood Zone and Planned Business & Development Zone. 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
Alter & Pearson, LLC, counsel
Glastonbury 2815, LLC, applicant

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

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning Glastonbury 2815, LLC's proposed redevelopment project at 2815 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Comments numbered 2 and 3 within the Town Engineer's May 9, 2019 memorandum shall be addressed prior to the filing requirements for any approvals granted by the Town Plan & Zoning Commission.
2. The "silt sack" specification sheet submitted by the project engineer for use in the existing catch basin on Main Street shall be duly placed on a detail sheet to be filed on the land records and said product shall be appropriately used during construction.
3. A professional engineer, at the expense of the Permittee, shall provide supervisory guidance to the site contractor with regard to: placement and maintenance of the approved soil erosion and sedimentation controls; installation of the pre-cast headwall and associated riprapped scour hole immediately at the edge of wetlands; and the critical components and their critical elevations of the proposed drainage system and the required flood-storage-related land regrading aspects of the project.
4. 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.
5. A cash performance bond in the amount of \$ 7,500.00, for at least a three-year time period after the issuance of a Certificate of Occupancy, shall be posted with the Office of Community Development prior to the issuance of any building permit for the project in order to assure: the water quality basin was constructed and functioning in accordance with its design; that the disturbed site was permanently stabilized with the prescribed vegetation; and that a three-year monitoring and management program for invasive plant species was undertaken upon completion for the project's construction.
6. Installation of soil erosion and sedimentation control and stabilization measures 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.
7. 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.

8. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
9. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of: a Section 4.11 (Flood Zone) Special Permit; and a waiver of Section 4.11.6.b.2.a concerning Glastonbury 2815, LLC's proposed redevelopment project at 2815 Main Street, in accordance with plans on file in the Office of Community Development, and in compliance with the following condition:

A professional engineer, at the expense of the Permittee, shall provide supervisory guidance to the site contractor with regard to: placement and maintenance of the approved soil erosion and sedimentation controls; installation of the pre-cast headwall and associated riprapped scour hole immediately at the edge of wetlands; and the critical components and their critical elevations of the proposed drainage system and the required flood-storage-related land regrading aspects of the project.



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

PROJECT: **Glastonbury2815 LLC** LOCATION: **2815 Main Street**

NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group A. FILE # 19-019**

PROPOSED FIRE PROTECTION: **via MDC water main & the GVFD**

ENGINEER'S PLAN: **58-11-1CS** INITIAL PLAN REVISED PLAN: **5-6-19**

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Road Glastonbury** PHONE: **860-659-0587**

DATE PLANS RECEIVED: **5-23-19** DATE PLANS REVIEWED: **5-23-19**

COMMENTS:

Address numerals will need to be posted in accordance with the CT Fire Safety Code.

The building will required to be provided with a rapid entry vault.

A fire lane shall be posted on the north east curb line immediately adjacent to the steps serving the main entrance, and at the north -west curb line at the end of the concrete walkway immediately adjacent to the handi-capped parking stall. The signs shall be posted in accordance with the uniform traffic code.

The location of and the use of temporary fuel storage tanks utilized for construction purposes shall be reviewed by this office.

REVIEWED BY:

Deputy Chief Chris Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
File



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

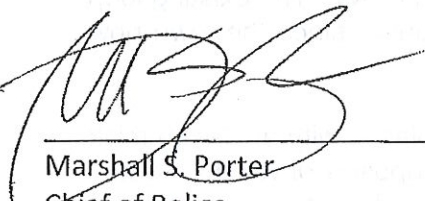
Date: May 28, 2019

Subject: Construction of a 3,449 SF Restaurant- 2807, 2813 and 2815 Main Street

Members of the Police Department have reviewed the application of Glastonbury 2815, LLC for a Section 12 Special Permit with Design Review-construction of a 3,449 square foot restaurant with associated site improvements- 2807, 32813 & 2815 Main Street and portion of Lot S-3 Pratt St- PBD & Flood Zones- Glastonbury 2815, LLC Owner and Town of Glastonbury, Owner (as to Lot S-3 Pratt Street)

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

1. Contact name and phone number for issues that arise onsite during construction (24/7)



Marshall S. Porter
Chief of Police

JPH:jph

May 29, 2019

MEMORANDUM

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

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



Re: Proposed Restaurant at 2807, 2813, 2815 Main Street
Section 12 Special Permit with Design Review and
Section 4.11 Flood Zone Special Permit

The Engineering Division has reviewed the site development plans for the proposed restaurant to be constructed at 2807, 2813, and 2815 Main Street revised May 6, 2019 prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors LLC and offers the following comments:

1. The Engineering Division has reviewed the documentation submitted regarding the flood certification and compensatory flood storage and concurs with the applicant's conclusion that the project will not adversely affect the flood carrying capacity of Salmon Brook.
2. The Boundary/Existing Conditions Plan should be revised to depict the lot lines for all three (3) parcels involved with this application including bearing and distance, lot area, owner, and deed reference. Parcel 2815 should also include notes regarding the variance was granted June 17, 1976 in Vol. 216 Pg. 222. All existing lot area tables should reflect the three lots, not the combined total. Provide additional notes on this plan regarding intent to combine the parcels, required flood zone setbacks, and the source of the topography.
3. Label all existing iron pins and monuments found on sheet 2.
4. The existing traffic signal equipment is not properly depicted on sheet 2. Mast arms, hand holes, and electric conduits should all be depicted on the plans as these items may conflict with proposed work in the town ROW. The existing loop detector in the driveway should be labeled as "abandoned" since the town now uses video detection at this intersection.
5. The existing sidewalk through the driveway shall be replaced with an 8-inch thick reinforced sidewalk through the entire limits of the proposed driveway. Notes regarding removal of the sidewalk should be deleted from the plans.
6. Vehicles exiting this site cannot be allowed to queue across the existing sidewalk. The plans should be revised to show a stop bar located a minimum of 4 feet behind the sidewalk, with lane use arrows and signage located behind the stop bar. Upon making these changes it will also be necessary to eliminate the

dedicated right turn exit lane. The resulting curb cut opening should then be reduced to accommodate one ingress and one egress lane.

7. The proposed elm trees in the Main Street right-of-way should not be planted adjacent to the traffic signal mast arms as they will eventually obstruct the view of the traffic signal heads. These trees shall be relocated subject to the approval of the Town Engineer.
8. Provide labels for type, size, length and slope of all proposed sanitary sewer and storm drainage/roof drainage pipes.
9. A sewer sampling manhole should be added to the plans to replace the proposed cleanout shown near the street line.
10. Computations for the sizing of the exterior grease trap shall be submitted to the Engineering Division for review and approval.
11. Applicant should investigate the need to adjust the existing hydrant in the NW corner of the property due to the proposed grading in the area.
12. Installation of a guiderail is recommended along the westerly edge of the parking lot to protect the slope above the water quality / flood compensation basin.
13. The proposed site plan includes a note indicating that the northwest corner of the property may continue to be used by Glastonbury Fire Co # 1. It is recommended that said permissions be formalized via easement, license agreement or some other appropriate legal document.
14. Additional Town Standard Details for concrete sidewalk, sanitary sewer manhole, and sanitary sewer trench should be added to the plans.
15. Additional site details should be included on the plans for the proposed retaining walls, the proposed shed, and storm drain trench. Additional site lighting details should be provided for light poles, foundations, and fixtures.
16. Applicant shall submit PDF copies of final approved plans and stormwater management report to the Engineering Division for our records.



Town of Glastonbury

Health Department

Memo

May 31, 2019

To: Jonathan Mullen, AICP, Planner

Fr: Wendy Mis, Director of Health

Re: Glastonbury 2815, LLC
Section 12 Special Permit
2807, 2813, 2815 Main Street

This office has received the application package for the above-referenced site, including a plan by Megson and Heagle dated 5/10/17, last revised 5/6/19, multiple documents from Alter and Pearson, LLC including a project narrative dated 5/7/19, and correspondence dated 5/7/19 to TPZ regarding Section 4.11 Special Permit and Waiver.

The project narrative states that two wood sheds are proposed to hold the wood to be used in the establishment's wood-fired oven. The site plan shows one shed location. There is no detail shown for the shed, so it is unclear if this area is designed to accommodate one or two sheds. Wood used in the oven must be stored so as to allow storage at least 12 inches off the ground/bottom of the shed. The shed must be located on an impervious surface such as concrete or pavement.

A detailed floor plan and equipment schedule will be required for Health Department review prior to approval for a building permit, and inspection and licensure of the establishment through the Health Department are required.

Approval with respect to CT Public Health Code concerns is forwarded for Commission consideration, with the stipulation that details for the wood storage as indicated above are satisfactorily addressed prior to issuance of the building permit.

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 and Jonathan E. Mullen, AICP, Planner

2807, 2813 and 2815 MAIN STREET – proposal for construction of a 3,168 one-story building (restaurant) together with 63 parking spaces and related infrastructure - Attorney Meghan Hope - Glastonbury 2815, LLC, (Scott Leonard), applicant

Attorney Peter Alter of Alter & Pearson, LLC gave an overview of the project as well as a history of the project to date. He stated that the previous plan which took a more aggressive approach to flood storage was scaled back due to its high cost. Attorney Alter said that the proposed plan was much more conventional with regard to flood storage in that it would have a detention basin located at the southwest corner of the lot.

Attorney Alter went over the site plan with the Subcommittee members, which showed the location of the proposed building, the parking area and the detention basin. Attorney Alter noted that the Town Engineer, the Conservation Commission and the Community Beautification Committee were not in favor of the proposed right turn only entrance located at the southeastern corner of the site. Commissioner Botelho asked the applicant if they knew the reason for their opposition. Attorney Alter cited pedestrian safety and the excessive number of curb cuts on Main Street as their reasons for opposing the entrance. Commissioner Zanlungo stated that the two-way entrance at the signalized intersection was adequate and the second exit was not needed.

Attorney Meghan Hope also of Alter & Pearson, LLC stated that the change in grade was a factor in the decision to have the right turn only exit.

Commissioner Botelho asked if the proposed restaurant would have outdoor seating to which Attorney Alter answered that it would. Attorney Alter then went over the landscape plan and explained the Conservation Commissions request for landscaping in the island at the center of the parking lot and that they would be meeting Fire Chief Thurz about tree removal at the northwest corner of the site. Commissioner Botelho asked for an explanation of the on-site traffic flow. Attorney Alter explained that traffic would enter through the signalized intersection and have access to the 63 proposed parking spaces. Commissioner Zanlungo asked about pedestrian circulation on the site and if the applicant had considered installing walkway in the middle island of the parking lot. Attorney Alter stated that grading was an issue and the stairs would have to be installed for pedestrian access through the island.

John Edwards of New England Engineering presented the architectural drawings to the Subcommittee. He stated that the Flood Zone on the lot dictated the location of the building. Mr. Edwards then presented the building materials that included brick veneer, metal coping, awning fabric and cement board. Commissioner Botelho asked if the applicant had a tenant for the building. Attorney Alter stated there was a tenant however; he was not at liberty to disclose their identity. Commissioner Botelho expressed concern about the design of the building. Mr. Edwards stated that the idea of the design was to strike a

balance between modern and colonial architecture. Commissioner Botelho then asked about lighting. Attorney Alter stated there would be six light poles for the site. Commissioner Botelho then asked staff if they supported the second curb cut. Mrs. Dodds and Mr. Mullen stated that they would not support the second curb cut.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF MAY 15, 2019 SPECIAL MEETING

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

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

2807, 2813 and 2815 MAIN STREET – proposal for a waiver from Section 4.11.6.b.2.a of the Flood Zone regulations in connection with the construction of a 3,168 one-story building (restaurant) together with 63 parking spaces and related infrastructure - Attorney Meghan Hope - Glastonbury 2815, LLC, (Scott Leonard), applicant

Attorney Meghan Hope of Alter & Pearson briefly explained to the Subcommittee that the plan before them was different from the plan presented in 2017. She also explained that her client was seeking a waiver from a provision of the Flood Zone that requires a building to be constructed with its first floor elevated to 1 foot above the FEMA 500 Year flood zone elevation or “be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water.” Attorney Hope stated that constructing the building so that the first floor was 1 foot above the 500 year flood zone would result in the building being 7-10 feet above Main Street. Attorney Hope then explained that the project architect had designed the building to be “wet flood-proof” and be constructed from water- resistant material.

Commissioner Botelho asked the date of the last 500-year flood to which Attorney Hope responded 1938. Chairman Purtill asked if it would be better to construct the building out of the Flood Zone and if any other waivers had been granted in Glastonbury. Attorney Hope stated that a waiver was granted at 1925 Main Street for construction of a garage.

Chairman Purtill asked if the location across the street from this project, at the corner of Main and Spring Streets, received a waiver. Attorney Hope stated that building was constructed above the 100-year flood elevation but below the 500-year flood elevation. Chairman Purtill requested to see the regulations so she could better understand how to proceed. Ms. Dodds provided the regulations; a discussion ensued.

Commissioner Botelho asked about Flood Zone regulations in other towns. Mr. Mullen stated that other towns along the Connecticut River do not have as stringent policies as Glastonbury. He also stated that Avon was the only other town to his knowledge that requires building above the 500-year flood elevation. John Sczurek of Megson, Heagle and Friend then presented a FEMA Flood Zone Map showing the subject property and the surrounding properties in relation to the 100 and 500-year flood elevations. The Subcommittee members agreed they would need more information before considering a waiver from the Flood Zone requirements.

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, February 13, 2019

1. Roll Call

Present: Robert Shipman, Chairman
Della Winans, Vice Chairman
Jarrod Sansoucy, Secretary
Kate Morgan

Excused: Linda DeGross and Debra DeVries-Dalton

Removed: Mark Babineau

3. 2807, 2813 and 2815 MAIN STREET - construction of a 3,168 one-story building (restaurant) together with 63 parking spaces and related infrastructure - John Alexopoulos, Landscape Architect – Attorney Meghan Hope - Glastonbury 2815, LLC,(Scott Leonard), applicant

Bob expressed a concern about the second exit location on the south side of the property. He thinks this area of Town needs more green space and this exit will add more pavement. He wondered if the parking lot could be pushed back to also allow more green space?

Within the Town right-of-way streetscape, the existing trees may not be in good health, and they should look into replacing them.

Meghan will speak with the Fire Chief about the sight lines for Company 1.

Jarrold expressed concern that less is more and the Committee feels that we need to simplify commercial landscapes as many of the owners do not take proper care of them. The Committee asked: for a decrease the variety and amount of plants; removal of the juniper hedge along the south property line; and to push back the six pines on the west side of the parking lot to allow for snow storage. They also asked for a plan to be emailed to the Town so they can review the changes.

Kate made motion to accept the plan with the suggested changes and an emailed, revised plan; Jarrod seconded; all in favor 4-0.

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, MAY 21, 2019**

The Glastonbury Town Plan and Zoning Commission with Jonathan Mullen, AICP, Planner and 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. Zanlungo, Jr.
Mr. Raymond Hassett
Mr. Scott Miller, Alternate (Assigned as Voting Member)
Ms. Alice Sexton, Alternate

Commission Members Absent

Mrs. Sharon Purtill, Chairman
Mr. Matthew Saunig, Alternate

Acting Chairman Shaw called the meeting to order at 7:02 P.M. and announced that Mr. Scott Miller, Alternate, shall be appointed a voting member. There were no objections.

PUBLIC HEARINGS

1. Application of Gregory Bonaiuto for resubdivision approval at 223 Dug Road – 3 lots – Rural Residence Zone – Megson, Heagle & Friend, C.E. & L.S., LLC

Mr. Richard Megson from Megson, Heagle & Friend, represented Mr. Gregory Bonaiuto, the owner of 223 Dug Road, who is seeking approval for a re-subdivision of an 8.5 acre parcel of land into 3 frontage lots along the road. In accordance with section 11.2 of the subdivision regulations, the applicant is requesting a sidewalk waiver. All of the lots will be for single-family homes, served by onsite subsurface sewer disposal and wells for water. Surface water runoff will be handled by infiltration trenches; roof runoff will be directed into proposed dry wells. Mr. Megson noted that the application has already received a positive recommendation from the Conservation Commission and that they have complied with all Town staff memoranda.

Commissioner Zanlungo asked why the applicant is requesting to not do the sidewalks. Mr. Megson responded that there are no other sidewalks on Dug Road, and noted that there are subdivisions further along the road that are more densely populated and none of them have been required to have sidewalks.

Acting Chairman Shaw opened the floor for public comment. With no comments, Acting Chairman Shaw closed the public session.

Motion by: Acting Chairman Shaw

Seconded by: Commissioner Zanolungo

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

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

Motion by: Commissioner Hassett

Seconded by: Commissioner Miller

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

“RESUBDIVISION PLAN #223 DUG ROAD RESUBDIVISION PREPARED FOR GREGORY BONAIUTO GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: ZTA DATE: 11-14-18 SCALE: 1”= 40’ SHEET 2 OF 6 MAP NO. 50-18-1SUB REV. 1-21-19 REVIEW COMMENTS 2-22-19 WATER QUALITY BASIN DESIGN REV. 4-9-19 CONSERVATION COMMENTS”

“TOPOGRAPHIC PLAN #223 DUG ROAD RESUBDIVISION PREPARED FOR GREGORY BONAIUTO GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: ZTA DATE: 11-14-18 SCALE: 1”= 40’ SHEET 2 OF 6 MAP NO. 50-18-1SUB REV. 1-21-19 REVIEW COMMENTS 2-22-19 WATER QUALITY BASIN DESIGN REV. 4-9-19 CONSERVATION COMMENTS”

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 1, 2019**.
 - b. The Health Department Director’s memorandum dated May 3, 2019.
 - c. The Police Chief’s memorandum dated April 30, 2019.

Disc: Commissioner Miller noted that there is a typo in the Town Engineer’s memorandum; it should read May 1, 2019.

Result: Motion passed unanimously (6-0-0), as amended.

2. Application of Fritz Property Management LLC for a Special Permit with Design Review for construction of a 7,500± square foot office and warehouse building with associated site improvements – 108 Sequin Drive – Planned Commerce Zone and Groundwater Protection Zone 1 – Attorneys Peter Alter & Meghan Hope – Kristin B. Muschett & Erica M. Backmann, owners

Attorney Meghan Hope represented the applicant Mr. Fritz, who is looking to move his computer networking business to Glastonbury. The site is approximately 1.6 acres and is the last lot on the cul de sac of Sequin Drive. Attorney Hope noted that though only 13 parking spaces are required by zoning regulations, the applicant feels that 16 spaces are necessary. Ms. Hope explained that almost the entire site is being regraded. A dumpster will be enclosed with a chain-link fence and water will be collected in a basin that will be 12-15 inches above groundwater. She noted that there will be limited lighting on the site because the business is not open after hours. In terms of the landscape plan, the applicant is trying to appease the various commissions and committees by focusing on the streetscape in the front, as well as satisfying the wetlands requirements. Ms. Hope noted that the applicant has received positive recommendations from both the Beautification Committee and the Conservation Commission.

Commissioner Miller asked if any material is being brought on site for the grading or if it is all being moved around. Attorney Hope stated the latter.

Acting Chairman Shaw opened the floor for public comment. Mr. Shaw welcomed the applicant into Town and wished him good luck. With no further comments, Acting Chairman Shaw closed the hearing.

Motion by: Commissioner Hassett

Seconded by: Commissioner Miller

MOVED, that the Town Plan & Zoning Commission approve the application of Fritz Property Management LLC for a Section 12 Special Permit with Design Review construction of a 7,500 square foot industrial/warehouse building with associated grading, utilities & drainage – 108 Sequin Drive – Planned Commerce Zone – Kristin B. Muschett & Erica Backman, owners, in accordance with the following plans:

“ TOPOGRAPHIC & IMPROVEMENT LOCATION SURVEY PREPARED FOR JKS SYSTEMS, LLC 108 SEQUIN DRIVE LOT 3 OAKWOOD ACRES GLASTONBURY CONNECTICUT ROB HELLSTROM LAND SURVEYING LLC P.O. BOX 497 COLUMBIA, CT. 06237-0497 (860) 228-9853 (860) 228-1360 (FAX) 32 MAIN STREET HEBRON, CT 06248 ROBIS44@AOL.COM WWW.HELLSTROMLANDSURVEYING.COM DATE: JANUARY 31, 2019 BY: AGS SCALE: 1”=20’ FILE NO.FRI181126BNDY SHEET 2 OF 7 JOB NO.: 2018-126 REVISIONS 4-9-19 TOWN COMMENTS”

“SITE DEVELOPMENT PLAN 108 SEQUIN DRIVE PREPARED FOR JKS SYSTEMS LLC GLASTONBURY, CONNECTICUT WENTWORTH CIVIL ENGINEERS LLC 177 WEST TOWN ST. LEBANON, CT 06249 TEL. (860) 642-7255 FAX (860) 642-4794 WEB:

WENTWORTHCIVIL.COM DATE: 1/31/19 SCALE 1"=20' SHEET 3 OF 7 MAP NO. 18-043-1ES REV. 4-09-19 TOWN COMMENTS"

"SITE PLANTING PLAN JKS SYSTEMS, LLC 3 SEQUIN DRIVE GLASTONBURY, CT THOMAS GRACEFFA LANDSCAPE ARCHITECT, LLC 108 ANDREIS TRAIL SOUTH WINDSOR, CT 06074 P: (815) 742-1930 DRAWN BY NC REVIEWED BY TOWN OF GLASTONBURY DATE 4/11/2019 SCALE 1"=20' PROJ. NUMBER NA DRAWING NUMBER L100"

"GENERAL NOTES & DETAILS LOT 3 SEQUIN DRIVE PREPARED FOR JKS SYSTEMS LLC GLASTONBURY, CONNECTICUT WENTWORTH CIVIL ENGINEERS LLC 177 WEST TOWN ST. LEBANON, CT 06249 TEL. (860) 642-7255 FAX (860) 642-4794 WEB: WENTWORTHCIVIL.COM DATE: 1/31/19 SCALE 1"=20' SHEET 6 OF 7 MAP NO. 18-043-1N REV. 4-09-19 TOWN COMMENTS"

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 19-015, plans reviewed 05-13-19.
 - b. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of May 16, 2019.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 15, 2019.
 - b. The Health Director's memorandum dated May 16, 2019.
 - c. The Police Chief's memorandum dated May 17, 2019.
3. The applicant includes the concrete pad and dumpster enclosure locations as well as the materials used for the enclosure on the site plan prior to filing mylars in the Town Clerk's Office.
4. 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 (6-0-0)

5. **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**

Ms. Stephanie Fuss, Landscape Architect, presented the application on behalf of Mr. James Dutton, explaining that she is not working on this project but was called to present because Mr. Dutton is in the hospital. Ms. Fuss explained that the parcel area is 1.1 acres and it contains a church and no wetlands. The impervious area is currently 46.8% of the site but the applicant is proposing to reduce it to less than 40%. Presently, flood lights are on the building, but the proposed plan is to install LED dark-sky compliant lights. The existing well will be abandoned and the site will be serviced by MDC water. Ms. Fuss noted that this parcel is going to remain separate but will maintain a connection between the two sites, in case of emergency. She explained that though only 17 parking spaces are required by zoning, the applicant is proposing 39 spaces. The reason for this is when they established the original Educational Playcare at 1193 Hebron Avenue, they did not know who would sign up and what the ages of the children would be, noting that younger children require more staff, hence more cars, and the need for more parking spaces.

Acting Chairman Shaw asked about a previous application from a few years ago that detailed the ages of the students and the class sizes. Ms. Dodds explained that he may be referring to their neighboring lot. She stated that it was not required of them to do so but they did provide that information for the Commission. She also noted that the parking count is based off of square footage. Secretary Botelho asked about the use of the parking by the adjacent property. Mr. Harry Freeman, Director of Development for Educational Playcare, explained that the area will be reserved for dropping off/picking up children, and the intention is to push staff parking as far away from the property as possible, for safety. Secretary Botelho asked if that parking will be shared with the other site. Mr. Freeman replied that they will function as two separate lots but both sites comprise a campus.

Acting Chairman Shaw asked about the hours of operation. Mr. Freeman said that the standard licensed operating hours are Monday to Friday from 7:00 AM to 6:00 PM. Commissioner Miller asked why the applicant is deciding to keep the sites as two separate parcels. Mr. Freeman explained that that decision was made before he joined the project.

Acting Chairman Shaw opened the floor for a public hearing.

Catherine Geib of 71 Rosewood Drive explained that her home is directly behind the lot where Educational Playcare currently exists and behind the lot where the church building exists, as well. Based on her current experience with the applicant, she has the following concerns with this additional expansion:

- **Garbage:** An ongoing issue with garbage continuously leaking out of the dumpster and coming into her yard has not been addressed, despite several attempts at communication by her husband. The applicant's intention to use that dumpster for the additional site is just unacceptable.
- **Noise:** The additional noise increase in a residential, rural zone neighborhood is concerning. Expanding the site will make it even more disruptive.

Jennianne Gibilisco Clegg of 63 Rosewood Drive reiterated the issue of the garbage and the noise, explaining that she works from home and the noise is very disruptive. She also cited further concerns:

- **Beautification:** She noted that the site was a gorgeous field before, and that none of her neighbors received any forewarning that the trees would be removed. Though the applicant planted some trees, they did not close the gap that will now be exposed to more traffic.
- **Safety:** One of her neighbors is unstable and has sent death threats so if more children are to come on to the property, the police should conduct an investigation.

Andrea Viray of 69 Rosewood Drive stated that her biggest issue is that her property value is negatively affected by turning this daycare into a “campus.” She reiterated all of the previous grievances, and added that the increased traffic into the neighborhood has also increased the incidence of crime. She also stated that the lights are constantly turned on.

Paul Kupernik of 69 Rosewood Drive reiterated the issue of the garbage stench, the increased noise, and the obtrusive lights, which he stated come into his bedroom at night.

Jennianne Gibilisco Clegg of 63 Rosewood Drive stated that she worries whether the hours of operation will be expanded in the near future to include teenage centers and weekend hours. Acting Chairman Shaw stated that the applicant will address that concern.

Greg Folta of 62 Rosewood Drive reiterated the issue of the lights, and noted that when he moved to the neighborhood 13 years ago, he expected to live in a residential area, not a mall.

Mr. Freeman stated that there is no excuse for the maintenance issues and the trash not being picked up. He explained that it might be a capacity issue and agreed to have the dumpster picked up more frequently. He also explained that the lighting is supposed to be on timers and should be turned off at 7:00 PM. Commissioner Hassett asked why they are using 14 foot poles. Ms. Dodds replied that 12 to 14 feet is the standard and if the neighbors are complaining, they could lower it to 12 feet. Commission Miller noted that it may not be a height problem but a shielding problem.

Mr. Freeman also noted that he has no issue with adding additional planting because they are trying to be good neighbors. Commissioner Hassett asked if he could address the septic issue. John Magnoli explained that when the property was under church ownership, there was a sinkhole in the front, which they identified as a septic issue. Last spring, they worked with Town Engineering to connect the sanitary system to the existing sanitary apparatus, rather than replace the tank. Commissioner Miller asked if that system has a smell. Mr. Magnoli said he does not know. Secretary Botelho asked if this is on the existing property, not the addition. Mr. Freeman said yes. Acting Chairman Shaw stated that for discussion, the Commission is limited to the property presented before them today.

He then asked the applicant to address the concern about the hours of operation. Mr. Freeman stated that they are limited by state licensure to the listed hours, so if there were ever a change, they would have to come back to the Commission for approval. Commissioner Zanolungo asked if all the residents within Rosewood Drive are given notices. Ms. Dodds said that there is no

requirement to send them out to abutters, but they do run a notice in the Glastonbury Citizen and a sign is posted on the property.

Commissioner Hassett asked whether the lights on the existing property are shielded. Mr. Freeman stated that they should be dark sky compliant. Commissioner Sexton inquired about the driveway at the rear of the parking lot and the adjacent field to the north. She specifically asked what the applicant was doing to protect children that may be playing there from traffic using that driveway. Mr. Freeman stated that the driveway was previously approved and they were widening it at the request of the Town. He then stated that a playground will be installed in the field area at some point. Commissioner Griffin asked if the children will stay entirely at the new daycare or move between the two facilities. Mr. Freeman stated that the site will function as a campus.

Jennianne Gibilisco Clegg of 63 Rosewood Drive returned to voice her opposition to the new proposed playground, arguing that it is not isolated but actually closer to her home than her neighbors across the street are. She expressed concern about the noise this will generate and proposed a fence to help with the noise.

Mr. Freeman stated that his reference was that this parcel is surrounded on all sides by the other parcel. He noted that they will be fenced playgrounds but the fences will not be sound-deadening.

Paul Kupernik of 69 Rosewood Drive returned to state his support for a minimum of a 12-foot high fence to obstruct some of the noise and lighting.

Andrea Viray of 69 Rosewood Drive returned to voice concern about the mall-like atmosphere this expansion will be creating. She stated that 80 more children and parents coming off Hebron Avenue into a new playground in the area is not her definition of safety.

Karen Midura of 52 Rosewood Drive reiterated the issue of safety, remarking that people can just come through, with easy access to their homes and driveways. She noted that Ms. Gibilisco Clegg was robbed.

Mr. Freeman clarified that the connections between these parcels have existed for many years. He stated that they will address the issues of the lighting, dumpster, and screening. He also offered to meet with the neighbors to go above and beyond what is required by the Commission. Acting Chairman Shaw asked if the trees will provide sufficient protection. Mr. Freeman replied that the gap will not be a gap anymore. Commissioner Miller suggested that they continue the public hearing.

Commissioner Hassett stated that, in addition to the lighting, he would like feedback from the Town on the smell reported by the neighbors, as well as what noises are being generated and the decibel level. Commissioner Hassett supported Mr. Miller's call to continue this hearing. Commissioner Griffin stated that they need an application for the entire property because both parcels are integrated. Acting Chairman Shaw agreed that there are significant concerns.

Commissioner Hassett thanked the applicant for being very receptive to the feedback from the neighbors. Secretary Botelho thanked the public for voicing their concerns and the applicant for their willingness to address some of these issues. Acting Chairman Shaw thanked Ms. Stephanie Fuss for stepping in on such short notice and wished Mr. Dutton a speedy recovery.

Acting Chairman Shaw then called for a motion to continue the public hearing.

Motion by: Commissioner Hassett **Seconded by:** Commissioner Zanolungo

Result: Motion passed 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 April 16, 2019 Regular Meeting**

Motion by: Secretary Botelho **Seconded:** Commissioner Zanolungo

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

3. **Application of Hans Hansen Architectural Design for a Section 12.9 Minor Change to reduce the middle unit from 3 to 2 bedroom and add bonus room at back of the garage reducing it from 2-car to 1-car; also window modifications – 27 Naubuc Avenue – Town Center Zone – Tommy Li, applicant**

Hans Hansen presented the application on behalf of his client, Tommy Li. Acting Chairman Shaw noted that this application was already approved late last year. Mr. Hansen stated that is correct. He explained that what was approved at that time was the 10-unit complex of two separate buildings: 25 Naubuc Avenue in the front, and 27 Naubuc Avenue in the back of the property. Mr. Hansen explained that the applicant is proposing the following change: the loss of a tandem parking space that was not counted toward the minimum parking requirements for the project. He noted that the garage was long enough for 2 cars so it gave them a 50% buffer for additional parking. The applicant proposes to instead create an additional room on the lowest level and limit parking to only one space. Mr. Hansen explained that adding a bonus room for an office space is as a minor change because it does not affect the calculated parking on the site, though he acknowledged that it does affect the floor area calculation.

Secretary Botelho asked how many units would be impacted by this. Mr. Hans stated that this only one unit. He explained that they went to the Plans Review Subcommittee to see if they could do this with 6 out of the 10 units. Commissioner Zanolungo asked if the space on the bottom floor will function like a bedroom. Mr. Hans replied that it could, but it does not have a closet. Acting Chairman Shaw asked if their changes are consistent with zoning regulations. Ms. Dodds said yes.

Secretary Botelho clarified that what was presented to the subcommittee was the ability to convert six of the units to a bonus room, which is different from today's hearing, which only concerns one unit. Secretary Botelho stated that though he is not concerned with today's proposal, he is concerned about setting a precedent, noting that if all six units get converted, it will decrease storage. Commissioner Zanolungo agreed. Commissioner Sexton asked if this means that four units are sold and this is the fifth, with five units remaining. Mr. Tommy Li, the builder of the project, explained that only one of the three units is requesting the lower finish. Acting Chairman Shaw asked about the concerns raised about setting a precedent for the other five units to come before the Commission. Mr. Li explained that of the five units, two units are too small to make such a change. He stated that he does not know what the future is going to look like, but of the three, only one is asking for the amendment.

Motion by: Commissioner Hassett

Seconded: Commissioner Miller

MOVED, that the Town Plan & Zoning Commission approve the application of Li and Tran Property, LLC for a Section 12.9 Minor Change – to reduce the middle unit from a 3 to a 2 bedroom and add a bonus room to the back of the garage reducing it from holding 2 cars to one car and replacing the double egress window on the third floor with a triple egress window – 27 Naubuc Avenue – Town Center Zone, in accordance with plans on file in the Office of Community Development;

And

1. This is a Section 12.9 Minor Change to a Special Permit with Design Review. If unforeseen conditions are encountered during the 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.

Disc: Commissioner Hassett noted that he intends to vote for the application as a minor amendment but if a second application comes to the Commission of a similar nature, he likely will not accept it as a minor change. Acting Chairman Shaw echoed Commissioner Hassett's statements, stating that they do not want the system to be abused.

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

4. **Recommendation to the Town Council regarding Building Heights**

Acting Chairman Shaw inquired whether any consensus was reached at the last Building Heights Subcommittee meeting that was different from what the present commission had proposed. Ms. Dodds explained that the joint subcommittees agreed to move Items 1, 2, and 3. Commissioner Zanolungo asked about Item 4, which concerns the increase of building heights in the Town Center. Ms. Dodds stated that the group wants to take a closer look at it before voting. Commissioner Miller asked why these specific zones were singled out for additional floors and stories. Ms. Dodds explained that they looked at where most of the development activity was going on, which is in the northwest corner of town. Secretary Botelho added that the subcommittee felt it was a little more user-friendly than what they currently have.

Ms. Dodds noted that the Town Council will still have to decide if they want to move forward with these recommendations. Commissioner Zanolungo asked if they need to wait for Item 4. Commissioner Miller stated that he is going to abstain from making a recommendation because he did not have enough information or time to review this request. Commissioner Hassett added that it would make sense to have input from Chairman Purtill and Commissioner Saunig, who were both on the Building Zone Regulations Subcommittee.

Motion by: Commissioner Hassett

Seconded: Commissioner Zanolungo

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.

Result: Motion passed with one abstention (5-0-1).

5. **CONSENT CALENDAR**

- a. Scheduling of Public Hearings for Regular Meeting of June 4, 2019: **to be determined**

6. **Chairman's Report - None**

7. **Report from Community Development Staff**

Ms. Dodds explained that there are a couple development applications coming through, including one for a restaurant and one at 75 Glastonbury Boulevard for a 131-unit Marriott hotel.

There being no further business to discuss, Acting Chairman Shaw adjourned the meeting at 9:00 P.M.

Respectfully Submitted,

Lilly Torosyan
Lilly Torosyan
Recording Clerk