

**CONSERVATION COMMISSION
(INLAND WETLANDS & WATERCOURSES AGENCY)
GLASTONBURY, CONNECTICUT
REGULAR MEETING**

THURSDAY, SEPTEMBER 12, 2019

7:30 PM

COUNCIL CHAMBERS

2155 MAIN STREET

Judy Harper, Chairman
Dennis McInerney, Vice-Chairman
Kim McClain, Secretary
Brian Davis
Frank Kaputa
William Shea
Mark Temple

ANNOTATED AGENDA

I. INFORMAL DISCUSSIONS

1. Proposed **29-lot Stallion Ridge Subdivision** on 36.2 acres involving a 1,500-foot, cul-de-sac public road and one rear lot – site **currently an equestrian facility at 524 Bell Street** – Rural Residence Zone and Groundwater Protection (overlay) Zone 1 – Alter & Pearson, LLC - Dutton Associates, LLC – **Dependable Construction (Dan Gassner), applicant** – **Discussion limited to Big, Old Specimen Tree’s Impact on Finalizing Plans for Formal Submission DISCUSSED**
2. Proposed **Car Wash Facility at 70 Oak Street** – redevelopment involving a 5,187 square foot, 1-story building and 25 parking care stations on an existing 1.4-acre residential property south of Melzen’s Farm Supply and the child daycare facility under construction and north of Kreiger Lane – Planned Commerce Zone and Groundwater Protection Zone 1 – Alter & Pearson, LLC – Anchor Engineering Services, Inc. – **Car Wash Services MD, LLC (c/o Mark DiTomasso), applicant DISCUSSED**
3. Proposed **Office Building at 340 Hebron Avenue and 18-20 Linden Street** – redevelopment involving a 20, 015 square foot, 3-story office building (6,702 square foot footprint) and 85 parking spaces on 1.2 acres located at the **corner of Hebron Avenue and Linden Street**, just south of the new roundabout – Town Center Zone and Residence A Zone – Alter & Pearson, LLC – Dutton Associates, LLC – Trinkaus Engineering, LLC – **340 Hebron Avenue, LLC and 20 Linden Street, LLC (c/o Gottfried & Somberg Wealth Management, LLC), applicants/landowners DISCUSSED**
4. Proposed **Mixed Use Building at 311 Hebron Avenue** – **redevelopment** involving a 3-story mixed use (retail and restaurant on 1st floor and residential on 2nd & 3rd floors) building with a 2,847 square foot footprint and 23 parking spaces located at the **corner of Hebron Avenue and House Street** – Town Center Zone – Dutton Associates, LLC – **Rosy Kapur, applicant/landowner DISCUSSED**



II. POTENTIAL FORMAL RECOMMENDATION

Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review for informal #4 above **NOT CONSIDERED**

**III. APPROVAL OF MINUTES - Regular Meeting of July 25, 2019
APPROVED AS SUBMITTED**

IV. COMMENTS BY CITIZENS ON NON-AGENDA ITEMS - NONE

V. OTHER BUSINESS

1. Chairman's Report **NONE**
2. Environmental Planner's Report **GIVEN**
3. Correspondence to the Commission **DISCUSSED**