

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, SEPTEMBER 17, 2019**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, 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

Ms. Sharon Purtill, Chairman
Mr. Keith S. Shaw, Vice Chairman
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin
Mr. Raymond Hassett
Mr. Robert Zanolungo, Jr.

Commission Members Absent

Mr. Scott Miller, Alternate
Mr. Matthew Saunig, Alternate
Ms. Alice Sexton, Alternate

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

PUBLIC HEARINGS

- 1. Application of Rosy Kapur for a Section 12 Special Permit with Design Review – construction of a 3-story building with retail on 1st floor & residential on 2nd & 3rd floors – 311 Hebron Avenue – Town Center Zone POSTPONED**
- 2. Recommendation to the Town Council (Zoning Authority) regarding the application of the Town of Glastonbury for a Change of Zone from Planned Employment Zone to Reserved Land for the following lots off Addison Rd: Lot E0017E, Eversource Energy, Owner; Lot E0017G, Eversource Energy, Owner; and Lot E0024, Town of Glastonbury, Owner; and a Change of Zone from Planned Employment & Rural Residence Zones to Reserved Land for Lot E0017A, Eversource Energy, Owner**

Ms. Dodds presented the Town's application, explaining that the proposed changes are technical in nature. Mr. Mullen displayed where the lots in question are on a map and discussed the history behind them, explaining that three of the lots are owned by Eversource and contain power lines. Mr. Mullen stated that the 4th lot owned by the Town was undeveloped and surrounded by other Town-owned land. Mr. Mullen noted that the lots fit the criteria for reserved land and could not be developed for any of the uses permitted in the Rural Residence and Planned Employment Zones.

Mr. Shaw asked what difference does the change of zone make if these are landlocked parcels. Ms. Dodds explained that the parcels fit the criteria for Reserved Land zoning and would be consistent with the zoning that surrounds these parcels. She assured that the parcels are not prime development parcels.

Chairman Purtill opened the public hearing. With no comments, she closed the hearing.

Motion by: Secretary Botelho

Seconded by: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission recommends to the Town Council approval of the application of the Town of Glastonbury for a Change of Zone from Planned Employment Zone to Reserved Land for the following lots off Addison Road: Lot E0017E, Eversource Energy, Owner; Lot E0017G, Eversource Energy, Owner; and Lot E0024, Town of Glastonbury, Owner; and a Change of Zone from Planned Employment & Rural Residence Zones to Reserved Land for Lot E0017A, Eversource Energy, Owner

This recommendation is based on a finding of fact that:

1. The proposed zone change is in conformance with the Town of Glastonbury 2018-2028 Plan of Conservation and Development in that:
 - a. The 2018-2028 Plan of Conservation and Development Future Land Use Map designates the Town owned Property at lot E0024 Addison Road as Open Space.
 - b. The Future Land Use Map designates the E0017A, E0017E, and E0017G Addison Road as Suburban Land 2-3 dwelling units/acre. Although not specifically addressed in the POCD, services provided by utility companies such as Eversource are vital resources that play an integral role in the Town's infrastructure system. This system helps to ensure the vitality of existing developments. The designation of these parcels is consistent with the purpose and goals of the Reserved Land Zone.
2. All the subject parcels meet the criteria for Reserved Land Zone and would not be able to be developed for any uses permitted in either the Planned Employment or Rural Residential Zones.

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 August 20, 2019 Regular Meeting**

Motion by: Secretary Botelho

Seconded: Commissioner Hassett

Commissioners Griffin, Shaw, and Purtill abstained, since they were not present at the meeting. Due to a lack of quorum, acceptance of the minutes was tabled until the next meeting.

Result: Minutes tabled to October meeting (3-3-0).

3. Application of H374, LLC for a Section 12.9 Minor Change to incorporate compact parking spaces – 400 Hebron Avenue – Town Center Zone

Mr. Jim Fuda with Alfred Benesch & Co. presented his client's proposal to incorporate compact parking spaces on 400 Hebron Avenue. He noted that they plan to provide a net increase of 7 parking spaces, for a total of 122 requested spaces, which will allow for a maximum of 266 seats for the restaurant. The parking spaces will be labeled as compact and the lines painted a different color to differentiate them from standard parking spaces. Mr. Fuda explained that the location in question is a mix of retail, restaurant, and office.

Chairman Purtill asked how many restaurant seats the applicant can get right now with the restaurant as approved. Mr. Fuda said 245, since one parking space equals 3 restaurant seats. Mr. Evan Schwartz of Schwartz Realty Corporation explained that the restaurant seating is based on the parking, and since no restaurant has signed up thus far, they cannot submit a design for the number of seats, or location, of the seating plan. Chairman Purtill countered that the Commission has received such information from applicants before. Ms. Beth Kratzert of Schwartz Realty explained that the restaurants are looking for more seats than what they can currently provide, and they cannot attract them without knowing what their bottom line is for approval.

Commissioner Hassett questioned whether this application is a minor change, noting that the area is very dense and popular, and reducing the size of the parking space from 9 feet to 8 feet to accommodate more spots seems like an expansion of the property use. Secretary Botelho agreed. Mr. Schwartz stated that Glastonbury is a forward-thinking town and he does not feel that 7 compact parking spaces is asking for a lot. He noted that the compact parking spaces will be 30% of the total number of spaces. Vice Chairman Shaw noted that regular parking is defined as 9 feet in their regulations, but inquired as to the definition of "compact spaces." Mr. Mullen explained that there is no such definition in the zoning regulations, but the standard is 8 feet. Mr. Mullen cited a few examples of other projects with compact parking spaces located in town.

Mr. Schwartz asked the Commission to consider this particular project on a case-by-case basis, explaining that this is a big development for the town and serves as a gateway to Glastonbury. He explained that if the Commission does not approve it, the business will be compromised. Secretary Botelho noted that a lot of walk-in traffic is a good thing and very much what they would like to have in the center of town. Mr. Fuda explained that, during the day, parking will be used predominantly by the offices and retail businesses; at night, most of those spaces will be used by the two restaurants.

Vice Chairman Shaw stated that he does not believe that the request is a significant change and if it will help advance the project, he will do all he can to support it. Commissioner Zanolungo agreed. Commissioner Hassett felt that the application is premature, and he would like to see a more cohesive plan submitted with evidence to show the economic reasons why there should be more parking spaces. He explained that the town has a lot of issues with parking, and the public should have been able to hear this request. Chairman Purtill agreed with Commissioner Hassett.

Motion by: Secretary Botelho

Seconded by: Commissioner Zanolungo

MOVED, that the Town Plan & Zoning Commission approve the application of H374, LLC for a Section 12.9 Minor Change to incorporate compact parking spaces – 400 Hebron Avenue – Town Center Zone– 400 Hebron Avenue – Town Center Zone, in accordance with the following plans:

“LAYOUT PLAN SITE DEVELOPMENT GLASTONBURY COMMONS 400 HEBRON AVENUE PREPARED FOR: SCHWARTZ REALTY GLASTONBURY, CONNECTICUT PREPARED BY: ALFRED BENESCH & COMPANY 120 HEBRON AVENUE GLASTONBURY, CONNECTICUT 06033 860-633-8341 PROJECT: NO.: 70447.00 SCALE: AS SHOWN DATE: MAY 24, 2018 DRAWN BY: JHL CHECKED BY: WW REVISION: 10/16/18 RESPONSE TO COMMENTS 11/19/18 SPECIAL PERMIT SUBMISSION 12/07/18 REVISIONS 01/18/19 RESPONSE TO COMMENTS 02/20/19 MYLARS 05/15/19 DOOR LAYOUT 08/16/19 PARKING LOT MODIFICATIONS DRAWING NO.: C-2.0”

“SITE LANDSCAPE PLAN GLASTONBURY COMMONS 400 HEBRON AVENUE GLASTONBURY, CONNECTICUT PREPARED FOR H374, LLC JOHN ALEXOPOULOS, LANDSCAPE ARCHITECT CT LIC. NO. 550 SCALE: 1” = 20’ PATIOS, SWALE 03-02-2018 DATE: 5-17-2018 REV: 11-20-2018 REV: 1-17—2019 REV: 8-16-2019 L1”

“MATERIALS PLAN SITE DEVELOPMENT GLASTONBURY COMMONS 400 HEBRON AVENUE GLASTONBURY, CT PREPARED FOR: SCHWARTZ REALTY GLASTONBURY, CONNECTICUT PREPARED BY: ALFRED BENESCH & COMPANY 120 HEBRON AVENUE GLASTONBURY, CONNECTICUT 06033 860-633-8341 PROJECT NO.: 70447.00 SCALE: AS SHOWN DATE: MAY 24, 2018 DRAWN BY: JHL CHECKED BY: WW REVISION: 10/16/18 RESPONSE TO COMMENTS 11/19/18 SPECIAL PERMIT SUBMISSION 12/07/18 REVISIONS 01/18/19 RESPONSE TO COMMENTS 02/20/19 MYLARS 05/15/19 DOOR LAYOUT 08/16/19 PARKING LOT MODIFICATIONS DRAWING NO.: C-2.1”

“GRADING & DRAINAGE PLAN SITE DEVELOPMENT GLASTONBURY COMMONS 400 HEBRON AVENUE GLASTONBURY, CT PREPARED FOR: SCHWARTZ REALTY GLASTONBURY, CONNECTICUT PREPARED BY: ALFRED BENESCH & COMPANY 120 HEBRON AVENUE GLASTONBURY, CONNECTICUT 06033 860-633-8341 PROJECT NO.: 70447.00 SCALE: AS SHOWN DATE: MAY 24, 2018 DRAWN BY: JHL CHECKED BY: WW REVISION: 10/16/18 RESPONSE TO COMMENTS 11/19/18 SPECIAL PERMIT SUBMISSION 12/07/18 REVISIONS 01/18/19 RESPONSE TO COMMENTS 02/20/19 MYLARS 05/15/19 DOOR LAYOUT 08/16/19 PARKING LOT MODIFICATIONS DRAWING NO.: C-3.0”

And

1. In compliance with the standards contained in a report from the Fire Marshal, File 19-027, plans reviewed 08-27-19.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated September 4, 2019.
 - b. The Assistant Town Engineer’s memorandum dated September 12, 2019.

- c. The Police Chief's memorandum dated August 28, 2019.
3. The applicant shall revise the zoning table on plan sheet set C-2.0 to update the numbers of proposed square footage of office space and retail space as well as the proposed number of restaurant seats.
 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 does not pass (3-3-0). Commissioners Hassett, Purtill, and Botelho voted against the application. Commissioners Shaw, Zanlungo, and Griffin voted for it.

4. Application of CPCI, LLC for a Section 12.9 Minor Change to allow for exterior renovations, a new wall-mounted sign and landscape modifications – 592 Hebron Avenue – Planned Commerce Zone – Tim Blakeman, Clark Construction

Mr. Mark Smith of CMG Environmental, Inc. presented the application on behalf of his client. Mr. Mullen noted that the Commission has before them the updated version of the landscaping plan, as recommended by the Beautification Commission. Chairman Purtill asked if the underground storage tanks will be removed. Mr. Smith said yes, they will be replacing them, but no site changes. Chairman Purtill asked what condition the sign is in. Mr. Smith explained that they will have 3 feet of flowering plants around it, so the brick base will only be partially visible. He also noted that the dumpster enclosure is on the south side of the property. Mr. Mullen asked if there is a maintenance plan because there will be perennials. Mr. Smith stated that the applicant will hire landscape contractors to maintain that.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of CPCI, LLC for a Section 12.9 Minor Change to allow for exterior renovations, a new wall-mounted sign and landscape modifications at the existing Citgo Gas Station– 592 Hebron Avenue –Planned Commerce Zone, in accordance with the following plan:

“SITE PLAN UNDERGROUND STORAGE TANK REPLACEMENT 592 HEBRON AVENUE GLASTONBURY, CT 06033 PREPARED FOR CONSUMERS PETROLEUM 497 BIC DRIVE MILFORD, CT 06461 CMG ENVIRONMENTAL SERVICES ENGINEERING SERVICES 67 HALL ROAD STURBRIDGE, MA 01560 PHONE: 774-241-0901 FAX: 774-241-0906 ISSUE DATE: 09/05/2019 DRAWN BY: SH CHECKED BY: MS SCALE: 1”= 10’ PROJECT NO.: 2018-260 REVISIONS 09/17/2019 PLANTINGS BY: SH CK’D: MS SHEET NO.: C-1.0”

And

1. In compliance with:

- a. The standards contained in a report from the Fire Marshal, File 19-028, plans reviewed 09-11-19.
2. This is a Section 12.9 Minor Change. 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. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the acquisition of a 72± parcel off Dickinson Road

Ms. Dodds presented the application for Town acquisition of parcels off Dickinson Road for open space preservation.

Motion by: Secretary Botelho

Seconded by: Vice Chairman Shaw

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation to the Town Council for land acquisition to permanently preserve lots S-3, S-3A, and S-3B Dickinson Road. This action is pursuant to Section 8-24 of the General Statutes of Connecticut as the purchase of development rights for this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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

6. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding sidewalk construction along portions of Neipsic & Addison Roads and Bell Street

Ms. Dodds presented the application. The town is looking to install new sidewalks to help complete the town sidewalk network.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury approve the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

1. Installation of approximately 300 linear feet of 4-foot-wide concrete sidewalk along the west side of Addison Road starting at #561 Addison Road northeast to the East Hartford Town Line; approximately 180 feet along the west side of Bell Street from #161 to Belle Woods Drive; and approximately 130 feet along the south side of Neipsic Road from #7 Crosby Road to Bridle Path Lane.
2. This sidewalk construction project is in keeping with the Plan of Conservation and Development's Town-wide Transportation goal #6 which calls for implementation of the

comprehensive sidewalk construction program to eliminate existing gaps in the sidewalk network.

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

7. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of October 1, 2019: **to be determined**

8. Chairman's Report *None*

9. Report from Community Development Staff *None*

There being no further business to discuss, Chairman Purtill adjourned the meeting at 8:53 P.M.

Respectfully Submitted,

Lilly Torosyan
Lilly Torosyan
Recording Clerk