

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
AMENDED REGULAR MEETING MINUTES OF TUESDAY, DECEMBER 10, 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. Christopher Griffin
Mr. Raymond Hassett (left at 9:04 P.M.)
Mr. Robert Zanolungo, Jr.
Ms. Alice Sexton, Alternate (Assigned as a voting member)
Mr. Matthew Saunig, Alternate
Mr. Scott Miller, Alternate

Commission Members Absent

Mr. Michael Botelho, Secretary

Chairman Purtill called the meeting to order at 7:01 P.M. Due to Mr. Botelho's absence, she seated Mr. Zanolungo as Acting Secretary and *Mr. Matthew Saunig as a voting member for the first item and Ms. Alice Sexton as a voting member thereafter.*

PUBLIC HEARINGS

- 1. Application of 340 HEBRON AVENUE, LLC & 20 LINDEN STREET LLC for a Section 12 Special Permit with Design Review – construction of 20,015± square foot office building with associated site improvements – 340 Hebron Avenue & 18-20 Linden Street – Town Center Zone & Residence A Zone – Alter & Pearson, LLC**

Attorney Meghan Hope of Alter & Pearson, LLC presented the application on behalf of her client. She explained that the current building and two-family home on the site will be demolished and repurposed for this larger proposed office building for her client, Gottfried & Somberg Wealth Management, LLC., whose goal is to get all of their ~~clients~~ *employees* under one roof for maximum operational efficiency. Ms. Hope explained that her client proposed to locate the three-story building on the northeast corner of the site. The site has 85 parking spaces, 8 of which are compact parking spaces. There will be just one site entrance, on Linden Street.

Attorney Hope explained that her client's neighbors had previously expressed a traffic concern, so they incorporated a restriction in the turning movement out of the site. For the grading, Ms. Hope noted that they bermed some of the areas in the vicinity of the residential neighbors, in order to enhance the landscaping screening. They also extended the existing sidewalk south down Linden Street and connected the front of the building to the existing sidewalk on Hebron Avenue. Attorney Hope explained that they went to the Beautification Committee twice, who recommended that the applicant screen the southern property line with columnar trees and arborvitae. There is a dumpster enclosure on the west side, which they moved more towards the north of the site, and a screened condenser enclosure on the northwest corner of the site. The lighting will consist of **ground**-mounted 11-12 feet high, dark-sky compliant fixtures that will be on timers.

Mr. Mark Vertucci, PE, PTOE reviewed the findings of the traffic impact statement he had conducted on the site. He explained that they expect the majority of site traffic to ~~move through the main entrance on Hebron Avenue~~ **access the site from Hebron Avenue**. They indicated that the peak hours are from 8:00 A.M. to 9:00 A.M. and from 4:15 P.M. to 5:15 P.M, and they also included traffic volumes from recent developments in other areas as comparisons. Their findings concluded that the traffic volume increases will be minimal, with a less than 2% increase in traffic volume. Mr. Vertucci noted that they did not conduct a turning movement count because there did not seem to be a need for it. He concluded that there is no significant impact to the traffic operations within the study area.

Vice Chairman Shaw asked if most people come in during the morning peak hour and leave during the evening peak hour. Attorney Hope replied that is correct, and they are looking for complementary office spaces as tenants. Chairman Purtill stated that if the whole place is filled, and roughly everyone comes in and leaves around the same time, 85 parking spaces seems far too inadequate. Commissioner Miller calculated that less than 20% of the total trips will come from the peak hours, which means that they are not really peak hours. Mr. Vertucci explained that this is a distribution generated by standard trip generation rates.

~~Commissioner Sexton noted that in the construction notes, it says that they recommend a "no left turn" instead of "no right turn." Mr. Vertucci stated that will be revised to reflect the correct information.~~ Vice Chairman Shaw asked if these reports factor in lunch hour. Mr. Vertucci stated that it is less than the morning and afternoon peak hours. Commissioner Hassett expressed concern with the traffic volume that exists there presently. He asked if they took into consideration how that would help or hinder the traffic circle located right there. Mr. Vertucci explained that they received traffic data from the Town in 2019, so they did a post-count on Hebron Avenue near the roundabout.

The architect, Mr. John Everett, presented the floor plans of the building. He noted that it is 20,015 square feet plus 1,215 square feet for the basement area located underneath the eastern portion of the building. The three main floors will be office space, with the third floor used exclusively by Gottfried & Somberg Wealth Management, LLC. employees. The other two

floors will be leased out as office spaces. Mr. Everett discussed the building elevations, noting that they created a horizontal element with a stone veneer to reduce the verticality. The majority of the windows are craftsman style, oversized double-hung windows. The roof is a high-profile architectural shingle with a weathered wood finish, and the trim paint color will consist of a historic earth tone color scheme. The proposed south elevation, facing the parking lot, will have an earthy tone color scheme, and there will be 14 square foot wall-mounted signs and a proposed ground sign of 23.8 square feet. They also propose a dumpster enclosure of 6 feet and a condenser enclosure of 7 feet.

One of the applicants, Mr. Matthew Somberg of 48 Paddock Lane in South Glastonbury, explained that their business of financial and retirement planning has been in Glastonbury for 20 years. Over the years, he and his business partner, Mr. Joshua Gottfried, had an idea to create a synergy so that clients could come in and have a number of services taken care of in one place. He noted that they currently have 19 employees and will rent out the rest of the space to other offices, such as accounting firms, attorneys, and insurance agencies.

Chairman Purtill noted that the Conservation Commission expressed concern about the basement, because they are in a high ground water area. Attorney Hope stated that they provided the Conservation Commission with additional information. Their plan is for the area to be a dry basement. They will achieve that by putting down a membrane so that the water will not be able to get inside the basement. Attorney Hope noted that when she spoke with the Town's Building Official, he was not concerned at all about ~~flooring~~ **the design of the basement**. Commissioner Zanolungo asked the applicant if there are any water issues now. Mr. Somberg said no.

Commissioner Hassett expressed concern about having a condenser that makes noise in the middle of a thoroughfare, suggesting that if it could be put in the back or elsewhere, then they should look into that. Mr. Everett noted that, given the low level of noise from the condenser, they concluded that it would not affect the people on Hebron Avenue. Commissioner Hassett inquired whether any of the neighbors ever raised that as a concern. Attorney Hope stated that they raised the concern of the trash **dumpster** being in the back.

~~Civil engineer~~ Jim Dutton of Dutton Associates explained that the ~~underwater~~ **subsurface** 12-inch high concrete galleys were designed to mitigate runoff for the 100-year stormwater. They removed two trees in the westerly area because there was a concern that the roots would enter the galley. The soils in this area are not conducive to infiltration.

Chairman Purtill opened up the floor for public comment.

Mr. Peter Foran of 58 Linden Street stated that he has an issue with the current sign, which is far too large and blocks the view **when vehicles turn onto Hebron Avenue**. He suggested that further consideration be made to evaluating the views for safety.

Mr. Joseph Jaconetta of 9 Horizon Lane, and owner of various properties on Main Street, as well as member of Glastonbury's Chamber of Commerce and Rotary Club, stated that he has known the applicants for many years, and he supports their application.

Mr. David Monaco of 92 Cardinal Drive and co-owner of Monaco Ford explained that, as a town business owner, **he** is in favor of this application. He praised the character of the applicant, Mr. Somberg, whom he has known for at least 10 years. He stated that Glastonbury can be proud of this project in town.

Ms. Kathryn Cross of 17 Linden Street thanked the applicants for being considerate neighbors and noted that the building is very nice. She explained that the parking lot being dropped down will help as a buffer. She noted that her only concerns regard the demolition and the possible devaluation of her property, as well as the left turn traffic. She also hoped that the condenser could be relocated from the front of the building to another area.

Mr. Lewis Baribault of 315 Chimney Sweep Hill Road stated that he supports this application because he has known the applicants for at least 20 years, and he appreciates what they do for the Town.

Mr. Evan Schwartz of 370 Thompson Street appreciated the time and money going into a project such as this, which is located next to his development **at 400 Hebron Avenue** and the fact that ~~the developer~~ **he** is a ~~user~~ **client of the applicant's financial services**. He is in favor of the project because it will enhance the walkability of Hebron Avenue and ~~improve the status of this~~ **the vitality of the** town. Mr. Schwartz expressed pride in having the applicants as his neighbors.

Chairman Purtill then read a letter, submitted by **Ms. Shirley Sanders of 38 Clinton Street**, expressing concerns about the heavy traffic causing wear and tear on the streets and the safety of the trucks coming through, as well as the traffic going onto Clinton Street and Linden Street during construction.

Chairman Purtill noted that Ms. Sanders' questions were already addressed tonight: there will be a right turn only going out and limited traffic going into Clinton Street and Linden Street. Attorney Hope explained that they anticipate beginning construction in June 2020, with clients guaranteed to be in the new building on July 1, 2021.

Chairman Purtill stated that they should come up with a condition for the blockage caused by the sign, as well as for moving the condenser to another location. Commissioner Hassett agreed, commending the way in which the applicants screened the site, but expressing concern about its location. Vice Chairman Shaw asked where the snow storage will be. Chairman Purtill stated that they should make snow removal by the applicant another condition of approval.

~~The~~ Commissioner **Hassett** then inquired about the compact parking spaces. Attorney Hope explained that they, originally, they had proposed about 20 compact parking spaces, but they

eventually got it down to 8 compact spaces. Since they have 8 employees who can use those spaces, they do not see an issue with the compact parking spaces. If they reduce all of the compact spaces, that would add about two additional regular parking spaces. Commissioner Hassett stated that he will defer to his fellow commissioners to see if they would like to reduce the compact spaces to just have regular-sized parking spaces. Commissioner Sexton ~~stated that roughly 10% of the parking is compact, which is better than what was originally proposed. She also~~ complimented the applicant for a beautiful building and presentation.

~~Architect~~ **Mr. Hans Hansen**, an architect in town, noted that the compact parking spaces issue comes up frequently. He explained that the majority of cars can actually fit within that compact space.

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

Motion by: Acting Secretary Zanjungo

Seconded by: Vice Chairman Shaw

MOVED, that the Town Plan & Zoning Commission approve the application of 340 HEBRON AVENUE LLC & 20 LINDEN STREET LLC for a Section 12 Special Permit with Design Review – construction of 20,015± square foot office building with associated site improvements – 340 Hebron Avenue & 18-20 Linden Street – Town Center Zone & Residence A Zone, in accordance with the following plans:

“INDEX PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: AS SHOWN SHEET 1 OF 14 A-18060-I FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“PROPERTY BOUNDARY SURVEY AND EASEMENT PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: 1”= 20’ SHEET 2 OF 14 A-18060-B FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“TOPOGRAPHIC SURVEY DEMOLITION PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE:

10/30/2019 SCALE: 1"= 20' SHEET 3 OF 14 A-18060-T-D FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“LAYOUT PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: 1"= 20' SHEET 4 OF 14 A-18060-LAY FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“GRADING PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: 1"= 20' SHEET 5 OF 14 A-18060-G FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“UTILITY PLAN PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: 1"= 20' SHEET 7 OF 14 A-18060-U FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“LANDSCAPE PLAN AND DETAILS PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT STEPHANIE FUSS ASSOCIATES L.L.C. LANDSCAPE ARCHITECTURE SITE PLANNING PRESENTATION GRAPHICS 67 EASTERN BOULEVARD GLASTONBURY, CT 06033 PHONE 860-659-3715 WWW.STEFUSS.COM DATE: 10/30/2019 SCALE: 1"= 20' SHEET 10 OF 14 A-18060-LS FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“GENERAL NOTES AND DETAILS PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: AS SHOWN SHEET 11 OF 14 A-18060-D1 FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“GENERAL NOTES AND DETAILS PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: AS SHOWN SHEET 12 OF 14 A-18060-D2 FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“GENERAL NOTES AND DETAILS PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: AS SHOWN SHEET 13 OF 14 A-18060-D3 FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

“APPROVALS PROPOSED OFFICE BUILDING 340 HEBRON AVENUE & 18-20 LINDEN ST. PREPARED FOR 340 HEBRON AVENUE, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: DUTTONLLC@AOL.COM DATE: 10/30/2019 SCALE: N/A SHEET 14 OF 14 A-18060-APP FILE: 18060.DWG REVISIONS: 11/22/2019 PARKING 12/06/2019 – UPDATE”

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission, with the exception of condition #2, in their recommendation for approval to the Town Plan and Zoning Commission, at their Regular Meeting of November 14, 2019.
 - b. The recommendations as contained in the minutes of the April 10, 2019 & May 15, 2019 Community Beautification Committee meetings.
 - c. The standards contained in a report from the Fire Marshal, File 19-035, plans reviewed 12-05-19.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated December 3, 2019.
 - b. The Police Chief’s memorandum dated December 4, 2019.
 - c. The Health Director’s memorandum dated December 6, 2019.
3. All construction traffic associated with this project shall be restricted to only using Linden Street between Hebron Avenue and the site driveway for both inbound and outbound traffic.

4. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause a deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.
5. The applicant shall work with the Plans Review Subcommittee to ascertain if a new location for the air condenser unit can be determined.
6. The location of the ground mounted sign shall be reviewed and evaluated by the Police Department and the Town Engineer to prevent ~~sign~~ **sight** line issues of vehicles approaching the intersection of Hebron Avenue from Linden Street. The location of the ground-mounted sign shall be approved by the subcommittee.
7. The lighting in the parking lot shall be set on timers.
8. A note shall be added to the construction plans to provide for snow removal within a reasonable time to ensure that the parking area remains clear of snow.

Disc: Commissioner Hassett reiterated his concern about the parking spaces but assured that the issue will not stand in the way of him supporting the application. Commissioner Zanolungo stated that he is wholeheartedly in favor of this, though he expressed concern about condition #8 of the motion, asking if it is a slippery slope or not. Chairman Purtill explained that she brought it up because there is limited space for snow storage on this site, and the Commission should remember to put in the condition, as a custom. She added that it does not hurt the applicant either way.

Vice Chairman Shaw also expressed support of this application, stating that the applicant has done a wonderful job. While he does not disagree with Commissioner Hassett about the parking spaces, he understands that it may not be practical in this situation. He also requested that the traffic engineer amend his report to reflect the changes in his typos. Commissioner Saunig also expressed support for the application and commended the applicants for reaching out early and often. Chairman Purtill remarked that she loves the design, and she will also vote in favor of the application. She also thanked the applicants for working with their neighbors.

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

2. Application of H374, LLC for a Section 12 Special Permit with Design Review – 20% compact parking and 10% parking waiver – 400 Hebron Avenue – Town Center Zone – Jim Fuda, Benesch Engineering - Evan Schwartz & Beth Kratzert, Schwartz Realty

Commissioner Hassett recused himself from the hearing because his firm will be representing a company that may potentially be moving into this building. He exited the meeting at 9:04 P.M.

Mr. Evan Schwartz presented his application before the Commission, explaining that the use is different, **but is still in compliance with the approved plan. He also stated that** the parking has been modified and clarified since the October meeting, with a proposal to reduce the original 30% compact parking to 20% compact parking with a combined 10% parking waiver. He also noted that they have a walkability aerial map.

Mr. James Fuda, P.E. from Alfred Benesch & Company, ran through 3 different scenarios for the zoning charts:

- Scenario A: the current approved site plan, which yields a total of 115 parking spaces;
- Scenario B: the approved site plan, ~~which is changing some of the uses (in terms of distribution)~~, **modified by a different distribution of retail, office and restaurant space**, which also yields 115 parking spaces; **and**
- Scenario C: represents the current application for the final change, which includes the 20% compact parking and the 10% parking waiver, yielding a total of ~~130 parking spaces~~ **118 on-site parking spaces and 12 deferred parking spaces**

Mr. Fuda explained that they are not making any physical changes to the site plan. There will be no physical modifications to the building or the curb lines. ~~They will keep the same length of 18 feet, but ask to change the width by 1 foot, so it would be 8 feet by 18 feet, instead of the standard 9 feet x 18 feet.~~ **The length of the parking spaces will remain at 18 feet, but they are requesting a decrease in width by 1 foot, from 9 to 8 feet.** He clarified that ~~none of dimensions change~~ the building footprint dimensions **do not** change in any of the charts, with the sole change being the distribution of the retail spaces and the restaurant.

Mr. Fuda explained that scenarios A and B could go forward without any approval, so what they are asking for is scenario C, which is for a total of 130 parking spaces. He explained the calculation behind the extra 15 parking spaces as the following: with the modified compact space, they can pick up 3 more striped spaces in the lot. He noted that of the 118 striped spaces, 24 are compact, which is about 20%. Then, the 10% waiver will give them another 12 spaces, yielding a total of 130 parking spaces. Mr. Fuda also noted that the walkability factor reinforces that they could ask for a 30% waiver, but they are asking for only 10%.

Chairman Purtill stated that 85% of the total site is usable, while 15% is not. Mr. Schwartz clarified that there is also another 1,000 square feet of a shared lobby area. Chairman Purtill stated that she is trying to visualize how big the restaurant will be. Mr. Schwartz explained that the zoning chart is like a sliding scale, which depends on how much of the space becomes a restaurant, and whatever is left, that will become office/retail space. Mr. Fuda concurred, adding that with a mixed-use development as opposed to a single use development, they have added a buffer that helps offset some of the parking issues. Commissioner Miller asked if they need to reserve any parking spaces for one use only. Mr. Schwartz said no.

Commissioner Zanolungo stated that he does not have an issue with the applicant's proposed waiver. He believes that the area will become a walkable part of town. Vice Chairman Shaw

stated that the building is magnificent, and the applicant has invested a lot of money into the Town. While the Commission has a provision for waivers for hardships, it is used very seldomly. The Vice Chairman continued that this will be a very crucial development, and he thinks that the waiver would be appropriate here. Commissioner Saunig appreciated the concerns about the waiver, but he stated that he does not share the concerns about the compact spaces, and he will support this application. Commissioner Sexton concurred.

Commissioner Griffin remarked that during the last meeting with this applicant in October, the vote was very close. He noted that, personally, he would prefer compact spaces over a waiver, but in this case, he would go for the waiver. Mr. Fuda stated that he would like to clarify that the waiver does not require a hardship. It is based on the merits of what the applicant provides. Mr. Schwartz explained that this is really crucial, and he would appreciate the Commission extending the same courtesy that they extended for the evening's previous applicant.

Ms. Kathryn Cross of 17 Linden Street stated that she is a person of disability and sometimes it is difficult to walk while shopping. She explained that she has used compact parking and found it to be perfectly comfortable for her and her service dog. She also noted that she lives on the back side of this huge parking lot and commended the Schwartzes for being such good neighbors. Ms. Cross is not concerned about the parking, the lighting, or the emissions. She asked that the Commission consider granting the applicant the waiver, as not giving the spaces they need would be stifling.

Commissioner Zanolungo pointed out that Ms. Cross was also present at the subcommittee to support the applicant. Chairman Purtill pointed out that she wanted the public, particularly the applicant's neighbors, to have the opportunity to speak on this application, so a public hearing was the most appropriate outlet. Mr. Schwartz answered that, in regard to the snow, it is only in his best interest that if there is too much snow, they haul it offsite. Commissioner Saunig stated that there is no need for an amendment on that because it is included in the Fire Marshal's memo. Chairman Purtill suggested they include it anyway, to err on the safe side.

Motion by: Acting Secretary Zanolungo

Seconded by: Vice Chairman Shaw

MOVED, that the Town Plan & Zoning Commission approve the application of H374, LLC for a Section 12 Special Permit with Design Review – 20% compact parking and 10% parking waiver – 400 Hebron Avenue – Town Center Zone, in accordance with the following plan:

“PARKING SKETCH 11/07/2019 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. 70447.0 SCALE: AS SHOWN DATE: MAY 24, 2018 DRAWN BY: JHL CHECKED BY: WW REVISIONS 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 09/30/19 THIRD GREASE TRAP”

And

1. In compliance with the standards contained in a report from the Fire Marshal, File 19-027R, plans reviewed 12-05-19.
2. In adherence to the Town Engineer’s memorandum dated December 4, 2019.
3. The applicant shall submit two 24-inch x 36-inch plan sheets for filing, one with the Town Clerk’s Office and one for the Office of Community Development file.
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.
5. A note shall be added to the plans to provide for snow removal within a reasonable time to ensure the parking area remains clear of snow.

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**

Architect Hans Hansen noted that the compact parking spaces issue comes up frequently. He explained that the majority of cars can actually fit within that compact space.

2. **Acceptance of Minutes of the November 19, 2019 Regular Meeting**

Motion by: Acting Secretary Zanjungo

Seconded: Vice Chairman Shaw

Result: The minutes were accepted as presented. (6-0-0).

3. **CONSENT CALENDAR**

- a. Scheduling of Public Hearings for Regular Meeting of January 7, 2020: **to be determined**

4. **Chairman’s Report** *None*

5. **Report from Community Development Staff** *None*

There being no further business to discuss, Chairman Purtill adjourned the meeting at 10:09 P.M.

Respectfully Submitted,

Lilly Torosyan
Lilly Torosyan
Recording Clerk