

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

Tuesday, February 4, 2020  
REGULAR MEETING

7:00 P.M.

Council Chambers  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street

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Robert J. Zanolungo, Jr., Chairman  
Sharon H. Purtill, Vice Chairman *arrived late\**  
Michael Botelho, Secretary  
*\*Purtill participated only in Dufford Public Hearing*

Christopher Griffin  
Raymond Hasset  
Keith S. Shaw

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ALTERNATES: Scott Miller **EXCUSED**; Alice Sexton **SEATED**; Matthew Saunig **EXCUSED**

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**ANNOTATED AGENDA**

**PUBLIC HEARINGS**

1. Continued application of William M. Dufford for final subdivision approval for the 6-lot River Road Subdivision, Phase 3 involving an easterly extension of Dufford's Landing – Assessor's Lots S-4 Dug Road & S-3A Dufford's Landing – Rural Residence Zone & Groundwater Protection Zone 1 – Alter & Pearson, LLC **CONTINUED TO 2-18-20**
2. Application of Hans Hansen Architectural Design for a Section 12 Special Permit with Design Review to allow use of 2nd garage space for office use or rec room, accessing back patio, for 5 three-bedroom units – 25-27 Naubuc Avenue – Town Center Zone – Tommy Li, owner  
**UNAN APPROVED**
3. Text Amendment- Insertion of Section 4.19 - Planned Business & Development Overlay Zone – Recommendation to Town Council  
**UNAN PROVIDED A FAVORABLE RECOMMENDATION AS AMENDED**
4. Proposed Changes to the Official Zoning Map to establish a Planned Business & Development Zone Overlay over the following numbered properties on Main St in the Town of Glastonbury: 3039, 3041, 3025, Lot W-2, 3017, 3011, 2997, 3000, 2963, Lot W-10A, 2955, 2941, 2915, Lot W-14, 2952, 2944, 2928, 2934, 2900, 2875, 2855, 2851, 2847, 2839, 2833, 2831, 2868, 2834, 2800, 2813, 2807 and 2815 - Recommendation to Town Council  
**UNAN PROVIDED A FAVORABLE RECOMMENDATION AS AMENDED**

**REGULAR MEETING**

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items  
**NICHOLAS KORNS, 73 SHAGBARK ROAD, ON PROPOSED STALLION RIDGE SUBDIVISION**
2. Acceptance of *Amended* Minutes of the January 21, 2020 Regular Meeting **UNAN ACCEPTED**

3. **CONSENT CALENDAR -NONE**

- a. Scheduling of Public Hearings for Regular Meeting of February 18, 2020: **to be determined**

4. Chairman's Report **NONE**

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