

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 2, 2020**

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 via Zoom video conferencing.

ROLL CALL

Commission Members Present

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

Commission Members Absent

Ms. Alice Sexton, Alternate
Vacancy

Chairman Zanlungo called the meeting to order at 7:05 P.M.

The Commission agreed to move the public hearing to the end of the agenda, while they awaited Mr. Dave Sacchitella, Director of Facilities, to gain access to the meeting.

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non- agenda items

Ms. Dodds read a letter from Scott Bissell of 156 Dug Road in South Glastonbury regarding the Hops on the Hill Farm Brewery, which the Commission approved in 2018. Mr. Bissell expressed that the local business is doing well but inquired about the sign that was to be installed outside, directing people exiting to make a right turn. During the public hearing in 2018, Attorney Alter said that the applicant would accept this as a condition of approval, but the sign has not yet been installed. Ms. Dodds explained that she has spoken to the owner, who has agreed to install the sign, but it will take about two weeks. If the sign is still not up then, Ms. Dodds will follow-up with the owner.

Mr. Bissell also made a comment regarding the alcohol consumption outside of the brewery's building. Ms. Dodds explained that Attorney Alter confirmed that consumption of alcohol outdoors and outdoor music would not be permitted. However, Hops on the Hill was approved for two food trucks for each seasonal event, and there were no caps on the seasonal events approved. Ms. Dodds pointed out that Mr. Bissell may not be aware that once this was

approved by the Plans Review Subcommittee, it was sent to the Commission. She stated that she can get this information back to him to answer his questions.

Chairman Zanolungo asked if, at some point, the alcohol consumption outside of the building must have changed. Secretary Botelho stated that he would think it was related to COVID-19 and the Governor's executive order. Vice Chairman Purtill stated that they can go back and see what was approved then and what was modified.

2. Acceptance of Minutes of the May 5, 2020 Regular Meeting

Motion by: Commissioner Shaw

Seconded by: Vice Chairman Purtill

Result: The minutes were unanimously accepted {6-0-0}.

3. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding sidewalk construction along the west side of Main Street/Route 17, extending between Mallard Drive and the Old Cider Mill and Stockade Road and Red Hill Drive

Ms. Dodds explained that the Town would like to install 1,345 linear feet of sidewalk in 4-foot wide concrete along two sections of Main Street. Vice Chairman Purtill stated that the sidewalks are needed. It looks like they have bypassed a few of the big trees. She then asked if there is a steep grade by Pine Tree Lane. Ms. Dodds replied that the Council will have a public hearing on June 9, and she can then find out what is being proposed in that area.

Motion by: Secretary Botelho

Seconded by: Commissioner Shaw

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury forwards a favorable recommendation to the Town Council regarding the following project pursuant to Section 8-24 of the General Statutes of Connecticut: Installation of approximately 1,345 linear feet of 4-foot-wide concrete sidewalk along the west side of Main Street / Route 17 starting at # 1401 Main Street south to the Cider Mill located at #1287 Main Street; and approximately 1,234 feet along the west side of Main Street / Route 17 starting at # 1155 Main Street south to #1072 Main Street. 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}.

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of June 16, 2020: **to be determined**

- b. Request of Sharpshoot, LLC for a one-year extension to commence construction pursuant to Section 12.7 of the Building-Zone Regulations – Special Permit with Design Review for 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

Motion by: Commissioner Griffin

Seconded by: Vice Chairman Purtill

MOVED, that the Glastonbury Town Plan and Zoning Commission approve the consent calendar.

Result: Motion passed unanimously {6-0-0}.

5. **Chairman’s Report** *None*

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

At 7:22 P.M., the public hearing commenced.

PUBLIC HEARING

Application of the Town of Glastonbury for a Section 12 Special Permit with Design Review – renovations and addition to the Welles-Turner Memorial Library – 2407 Main Street & Lot W-46A Main Street – Reserved Land

Jesse Saylor, Project Manager at TSKP Studio, explained that they have addressed responses from the Beautification Committee in their presentation. He went through the floor plan with the addition. On the first floor, the expansion will be for the juvenile section. Adult Fiction will be moved up to the second floor, where they will create a multi-use common space. He summarized that there will be more capacity at the library because they are increasing the number of seats.

Katy Gagnon, P.E. and senior project engineer at Langan Engineering and Environmental Services, reviewed the site locus of the library. She noted that the site plan is just a 1,300 square foot addition on the southwest corner of the building. It protrudes into the existing parking lot, so they are adjusting drop-off space with a new pedestrian entrance and plaza area. Thirteen parking spaces will be lost, but that still exceeds the required 65 parking spaces. New sidewalks will connect the addition to ADA parking spaces.

Ms. Gagnon explained that they are maintaining the southern curb line to reduce any potential impacts to the wetlands. The applicant received approval from the Conservation Commission /Inland Wetlands and Watercourses Agency last week. There are no changes proposed to the dumpster locations. From a zoning perspective, the lot coverage increased to 14.6%, which is still below the maximum coverage of 15%. The site promotes a one-way circulation at the drop-off and a clear access into the building. She then reviewed the draining and utility plan, which

feature a number of low-impact development strategies. There will be a new generator and a new sewer connection to the building. Ms. Gagnon also explained that there will be new plantings and a soil erosion plan. The applicant would like to maintain access to the building as much as possible during construction, as well as protect the existing wetlands.

Mr. Saylor reviewed the photometric plan, which measures the light levels produced by light fixtures on the exterior of the site. He noted that they studied the existing parking lot lights and concluded that they shall remain; they will also introduce some bollard lights. For the exterior design concept, they were interested in blending the historical rustic, rural heritage aesthetic of Glastonbury with contemporary elements.

Commissioner Hassett asked if they plan on fencing off the construction area to restrict it from the public. Mr. Saylor stated that the project would be phased, so it would not be fenced off most of the time. Secretary Botelho asked if they have any samples of the materials they are using. Mr. Saylor described the stone veneer, which has a very natural look; fiber cement shading screen in a beige/grey color; and the metal roofing will be a light grey/beige color.

Mr. Mullen asked to review the changes to the front entrance. Mr. Saylor explained that the current entrance has two sets of double doors. They do not meet current accessibility requirements, so the doors were modified. They looked at options to make the Main Street entry door accessible and decided to retain the design of the pilasters from the 1952 library building but turn them into columns.

Commissioner Shaw asked how the Town's demand for the library changed over the years. Barbara Bailey, Director of the Welles-Turner Memorial Library, explained that they have seen library use over the years change. Today, the library has become more of a community center. Technology has played a large role in what libraries do now.

Chairman Zanolungo asked whether or not the design will be dated in the future. Mr. Saylor stated that their company has produced a number of shading screens for other applications and each one has its own unique design. The inspiration from the library comes from thinking about farms and the way the light comes through the barn exterior. It is tied into the rest of the aesthetic, as a whole, and the entire site functions as a design element.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

Application of the Town of Glastonbury for a Section 12 Special Permit with Design Review – renovations and addition to the Welles-Turner Memorial Library – 2407 Main Street & Lot W-46A Main Street – Reserved Land, in accordance with the following plans:

“BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY WELLES TURNER MEMORIAL LIBRARY 2407 MAIN STREET GLASTONBURY CONNECTICUT LANGAN CT, INC. 555 LONG WHARF DRIVE NEW HAVEN, CT 06511 T: 203.562.5771 F: 203.789.6142 WWW.LANGAN.COM PROJECT NO. 140212701 OCTOBER 31, 2019 DRAWN BY JJS CHECKED BY: AGI DRAWING NO. VB101 SHEET 1 OF 1”

“SITE PLAN GLASTONBURY WELLES TURNER LIBRARY 2407 MAIN ST, GLASTONBURY CT 06033 TSKP STUDIO ONE HARTFORD SQUARE WEST 146 WYLLYS STREET, BLDG 1-203 HARTFORD, CT 06106 860-547-1970 TSKPSTUDIO.COM LANGAN CT, INC. PROJ. NO. 140212701 SCALE: 1=20’ DATE 5.1.2020 DRAWN BY AG APPROVED BY KEG CS101”

“GRADING, DRAINAGE, AND SITE UTILITY PLAN GLASTONBURY WELLES TURNER LIBRARY 2407 MAIN ST, GLASTONBURY CT 06033 TSKP STUDIO ONE HARTFORD SQUARE WEST 146 WYLLYS STREET, BLDG 1-203 HARTFORD, CT 06106 860-547-1970 TSKPSTUDIO.COM LANGAN CT, INC. PROJ. NO. 140212701 SCALE: 1=20’ DATE 5.1.2020 DRAWN BY AG APPROVED BY KEG CG101”

PLANTING PLAN GLASTONBURY WELLES TURNER LIBRARY 2407 MAIN ST, GLASTONBURY CT 06033 TSKP STUDIO ONE HARTFORD SQUARE WEST 146 WYLLYS STREET, BLDG 1-203 HARTFORD, CT 06106 860-547-1970 TSKPSTUDIO.COM LANGAN CT, INC. PROJ. NO. 140212701 SCALE: 1=20’ DATE 5.1.2020 DRAWN BY JA APPROVED BY MH LP101”

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission and in the Wetlands Permit issued by the Inland Wetlands and Watercourses Agency at their regular meeting of May 28, 2020.
 - b. The recommendations as contained in the minutes of the February 12 & April 23, 2020 Community Beautification Committee meetings.
 - c. The comments from the Fire Marshal, dated 05-26-2020.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated May 28, 2020.
 - b. The Police Chief’s memorandum dated May 26, 2020.
3. The applicant shall revise the landscape plan to incorporate the Community Beautification Committee recommendations.
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}.

There being no further business to discuss, Chairman Zanolungo adjourned the meeting at 7:56 P.M.

Respectfully Submitted,

Lilly Torosyan
Lilly Torosyan
Recording Clerk