

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JULY 21, 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 Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chairman
Mr. Michael Botelho, Secretary
Mr. Keith S. Shaw
Mr. Raymond Hassett
Mr. Christopher Griffin
Ms. Alice Miller, Alternate

Commission Members Absent

Mr. Scott Miller, Alternate
Vacancy

Chairman Zanolungo called the meeting to order at 7:00 P.M.

PUBLIC HEARINGS

- 1. Application of Guaranteed Maintenance and Development, LLC (Paul Jacques) for subdivision approval and a Section 6.8 Rear Lot Special Permit and a sidewalk waiver request-proposed 2-lot Dorothy's Place Subdivision - 181A Main Street- Rural Residence Zone and Groundwater Protection Zone 1**

Richard Mihok, PE & LS represented the applicant. He explained that the parcel of land is 4.5 acres, which they propose to split into 2 parcels: each rear lots with a dedicated easement from Main Street. These parcels will be serviced by municipal MDC water and on-site septic. There is a 16-foot wide access driveway, and the site is a gravel site. All plans have been approved by the health director. Vice Chairman Purtill asked if the driveway will be paved. Mr. Mihok said yes.

Chairman Zanolungo opened the floor for public comment.

Ryan Lisiak at 53 Old Maids Lane, explained that he is the owner of lot 7, which is directly south of this site. He asked if there is a reason why they could not use the access road directly to the north of the road that is proposed? Mr. Mihok explained that they do not have access or rights to that driveway. Presently, there are four lots on that driveway. Mr. Mullen added that the present regulations do not allow for more than three lots to be serviced by one rear lot driveway. Mr. Lisiak remarked that his concern is congestion and privacy. Mr. Mihok stated that they

propose an earthen berm along Mr. Lisiak's northerly property line, in order to screen it from the dwellings to the north. He is sure that the developer will add more evergreen trees along that property line. Commissioner Shaw asked if they will require a shared driveway maintenance agreement to be recorded between the three lot owners. Ms. Dodds replied yes, they can make that a condition of approval.

The applicant, Paul Jacques, explained that in the over 8 years that he has owned that property, he has added over 50 trees and a lot of bushes for privacy. Along Mr. Lisiak's property, there exists a big buffer there. He would add additional trees to add to the privacy, but he does not think that it should be a requirement.

Secretary Botelho asked if any of the existing trees will be removed. Mr. Lisiak explained that they are all on his property, so they are subject for removal. Mr. Jacques disputed this point, but he suggested they take a look at it. Vice Chairman Purtill asked how many feet are between the driveway and the property line. Mr. Mihok stated approximately 6-8 feet, so there is enough room to plant something. Mr. Jacques explained that Mr. Lisiak lives on a shared driveway, and on either side of his driveway, there are no plantings or fence.

Vice Chairman Purtill suggested the applicant return to the Plans Review Subcommittee for a review of reasonable screening, in conformity with what the applicant is saying to the Commission. Commissioner Hassett expressed that Mr. Lisiak has the option to plant trees on his property too, if he wants additional screening. This site is not going to be a major thoroughfare. The Commissioner finds Vice Chairman Purtill's recommendation a fair one. Chairman Zanolungo agreed. Secretary Botelho asked when they would come back to the subcommittee. Commissioner Hassett suggested that once the road is in seems like a reasonable time.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Guaranteed Maintenance and Development, LLC (Paul Jacques) for subdivision approval and a Section 6.8 Rear Lot Special Permit and a sidewalk waiver request – proposed 2-lot Dorothy's Place Subdivision - 181A Main Street – Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the following plans:

“SUBDIVISION PLAN DOROTHY’S PLACE 1 SUBDIVISION 181A MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: 1” = 40’ REVISIONS TOWN COMMENTS 04-27-2020 SHEET 1 OF 3”

“SITE DEVELOPMENT PLAN DOROTHY’S PLACE 1 SUBDIVISION 181A MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: 1” = 40’ REVISIONS TOWN COMMENTS 04-27-2020 SHEET 2 OF 3”

“DETAILS & SOILS DATA DOROTHY’S PLACE 181A MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: NO SCALE REVISIONS TOWN COMMENTS 04-27-2020 SHEET 3 OF 3

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 at their Regular Meeting of June 11, 2020.
 - b. The standards contained in a report from the Fire Marshal, File 20-030, plans reviewed 07-14-2020.
2. In adherence to:
 - a. The Assistant Town Engineer’s memorandum dated July 15, 2020.
 - b. The Police Chief’s memorandum dated June 25, 2020.
 - c. The Sanitarian’s memorandum dated June 8, 2020.
3. Once the driveway is constructed, the applicant shall present to the Plans Review Subcommittee for determination if additional screening is required for buffering along the northern property line of lot 7.
4. A driveway maintenance agreement shall be required for the maintenance of the shared driveway and recorded for the land records.
5. This is a Subdivision approval with a Section 6.8 Rear Lot Special Permit. 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}.

2. Application of Guaranteed Maintenance and Development, LLC (Paul Jacques) for subdivision approval and a Section 6.8 Rear Lot Special Permit and a sidewalk waiver request - proposed 4-lot Dorothy's Place II Subdivision - 180 Main Street - Rural Residence Zone and Groundwater Protection (overlay) Zones 1 & 2

Mr. Mihok, the engineer on this four-lot subdivision, explained that this is an 8 to 8.5-acre parcel on the east side of Main Street. They propose two front lots and two rear lots, as well as a conservation easement across the majority of the rear because there are wetlands. They will minimize the number of driveway cuts by utilizing the two that currently exist. On-site septic systems and municipal water will serve each of the proposed lots. A higher elevation is located

on lot 3, so they will do some grading to get the driveway grades within reason and to have house sites that are developable. They also propose a sign for the common driveway at Main Street/Route 17, to indicate that this is a private driveway called Dorothy's Way. The site is all gravel.

Chairman Zanolungo asked if there is any reason why they would not have all four houses access from the main driveway and get rid of the curb cut. Mr. Mihok does not believe that all four houses can have access to one driveway. Chairman Purtill asked about the naming of the private way. Mr. Mihok explained that it is a private driveway, which will help the police and fire departments for ingress and egress. Mr. Mullen added that, for both of these subdivisions, the applicant has applied for a sidewalk waiver because there are already sidewalks on Main Street. Commissioner Shaw asked about the common driveway maintenance agreement. Ms. Dodds stated that they will include it as a condition for approval.

Commissioner Zanolungo opened the floor for public comment. With no comments, he closed the hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Shaw

MOVED, that the Town Plan and Zoning Commission approve the application of Guaranteed Maintenance and Development, LLC (Paul Jacques) for subdivision approval and a Section 6.8 Rear Lot Special Permit and a sidewalk waiver request – proposed 4-lot Dorothy's Place II Subdivision - 180 Main Street – Rural Residence Zone and Groundwater Protection (overlay) Zones 1 & 2, in accordance with the following plans:

“SUBDIVISION PLAN DOROTHY’S PLACE II SUBDIVISION 180 MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC. RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: 1” = 40’ SHEET 1 OF 4 REVISIONS TOWN COMMENTS 04-27-2020”

“SITE DEVELOPMENT PLAN DOROTHY’S PLACE II SUBDIVISION 180 MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR JACQUES DEVELOPMENT, LLC. RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: 1” = 40’ SHEET 2 OF 4 REVISIONS TOWN COMMENTS 04-27-2020”

“DETAILS & SOILS DATA DOROTHY’S PLACE II SUBDIVISION 180 MAIN STREET GLASTONBURY, CONNECTICUT PREPARED FOR GUARANTEED MAINTENANCE & DEVELOPMENT, LLC. RICHARD F. MIHOK, P.E. CONSULTING ENGINEER 18 LAUREL LANE MARLBOROUGH, CONNECTICUT 06447 (860) 295-9049 DATE: 11-25-2019 SCALE: 1” = 40’ SHEET 4 OF 4 REVISIONS TOWN COMMENTS 04-27-2020”

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 at their Regular Meeting of June 11, 2020.
 - b. The standards contained in a report from the Fire Marshal, File 20-029, plans reviewed 07-14-2020.
2. In adherence to:
 - a. The Assistant Town Engineer's memorandum dated July 15, 2020.
 - b. The Police Chief's memorandum dated June 25, 2020.
 - c. The Sanitarian's memorandum dated July 1, 2020.
3. A driveway maintenance agreement shall be required and shall be filed on the land records.
4. This is a Subdivision approval with a Section 6.8 Rear Lot Special Permit. 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}.

3. Application of EASTERN AVE HOLDINGS LLC for a Section 12 Special Permit with Design Review - 55-space parking lot to accommodate patrons at Central Rock Gym at 259 Eastern Boulevard - 233 Eastern Boulevard - Planned Employment Zone and Groundwater Protection Zone 1

Attorney Peter Alter of Alter & Pearson, LLC, represented his client, Ed Hardy and Eastern Avenue Holdings, with respect to the proposed parking lot. He explained that Mr. Hardy purchased the property in 2012, and since then, has invested his time and money into building a successful facility which is experiencing difficulties from COVID-19. The property is about one acre. They have secured a use variance to allow for the property to just have a parking lot. Mr. Hardy has a 10-year lease with the property owner. The Community Beautification Committee and Conservation Commission both gave the project positive recommendations.

Mr. Mark Friend, PE, LEED AP, project engineer from Megson, Heagle, and Friend, explained that the existing property slopes from south to north, and quite a portion of the site is in the wetlands area. The grading follows the slopes of the existing land. They proposed a sidewalk to connect the cars parked in the northerly access area. The lighting plan consists of 12-foot poles on a 2-foot base. The full cutoff fixtures are dark sky compliant LED lights. The landscape plan is a combination of deciduous trees and utilizing the existing vegetation. The berm in the front is planted in such a way that works in combination to screen vehicles from Eastern Boulevard. Secretary Botelho asked how many parking spaces are in the existing lot. Mr. Friend replied about 80. Secretary Botelho summarized that they are adding an additional 55 spaces for this proposed site. He asked, in terms of the lighting, how does the existing lot compare to the

proposed project? Mr. Friend explained that the lighting will be similar to the existing parking lot, whose pole light is 20 feet.

The Secretary then asked about sidewalks. Mr. Mullen explained that there will be sidewalks between the two properties, but not along Eastern Boulevard. Ms. Dodds added that the Town Engineer is still recommending that sidewalks be installed. The purpose behind that request is to form connectivity for bike safety and a parallel off-road system as a safer alternative to Hebron Avenue. Mr. Alter remarked that there is no plan at this time to make that connectivity that Ms. Dodds just referred to, in that area. At some point, 233 Eastern Boulevard could be developed into something more than just a parking lot, but it is unfair of the Town to impose this economic burden on the applicant to pay for those sidewalks.

Ed Hardy, the applicant, explained that he is incredibly excited to serve the Glastonbury community. While he would love to work with the town on the sidewalk, given the current situation that poses a sizable difficulty right now. Chairman Zanolungo agreed with Vice Chairman Purtill's suggestion to put off the installment of the sidewalk until the property is purchased. Commissioner Shaw agreed and suggested they work with the applicant, since no harm is done to the public's interest. Commissioner Griffin asked if there is anything that requires a sidewalk on this property or is it just discretionary at this point. Ms. Dodds stated that it is discretionary.

Secretary Botelho supports adding a condition that this cost will not be imposed on the applicant. He supports the proposal that sidewalks be installed if the lot is ever developed into something other than a parking lot. Commissioner Hassett agreed and asked how they derived the number of 55 parking spots. Mr. Alter explained that there is a restriction on the northern end of the property because of wetlands.

Chairman Zanolungo opened the floor for public comment. With no comments, he closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of EASTERN AVE HOLDINGS LLC for a Section 12 Special Permit with Design Review – 55-space parking lot to accommodate patrons at Central Rock Gym at 259 Eastern Boulevard – 233 Eastern Boulevard – Planned Employment Zone and Groundwater Protection Zone 1, in accordance with the following plans:

“SITE PLAN/EROSION & SEDIMENTATION CONTROL PLAN #259 & #233 EASTERN BOULEVARD PREPARED FOR CENTRAL ROCK GYM GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: MWF DRW. BY: PEJ DATE: 2-20-20 SCALE: 1”= 20’ SHEET 1 OF 2 MAP NO. 85-19-1SP”

“NOTES & DETAILS #259 & #233 EASTERN BOULEVARD PREPARED FOR CENTRAL ROCK GYM GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: MWF DRW. BY: TCJ DATE: 2-20-20 SCALE: NONE SHEET 2 OF 2 MAP NO. 85-19-1SP”

“LANDSCAPE PLAN PROPOSED PARKING LOT 259 & 233 EASTERN BOULEVARD PREPARED FOR CENTRAL ROCK GYM GLASTONBURY, CONNECTICUT THOMAS GRACEFFA LANDSCAPE ARCHITECT, LLC 19 FLAG DRIVE MANCHESTER, CONNECTICUT 06042 815-742-1930 THOMASGRACEFFA1@GMAIL.COM DATE: 04/18/2020 SCALE: 1” = 20’ SHEET 1 OF 1 A-XX-XXX-LS FILE: 19050.DWG”

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of June 25, 2020.
 - b. The recommendations as contained in the minutes of the February 12, 2019 Community Beautification Committee meeting.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated July 15, 2020 except that with regard to the condition that the applicant install sidewalks.
 - b. The Police Chief’s memorandum dated July 10, 2020.
 - c. The Health Director’s memorandum dated July 15, 2020.
3. Sidewalks shall be installed by the applicant if the lot is developed beyond a parking lot; the Town can choose, at any time, to install sidewalks at the Town’s expense.
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}.

4. **Application of FERFELDT INVESTMENTS LLC for a Section 12 Special Permit with Design Review - construction of a one story, 3,511± square foot Chase Bank upon the razing of 2 existing office structures - 109-117 New London Turnpike - Town Center Zone**

Attorney Meghan Hope of Alter & Pearson, LLC, represented the applicant. She explained that they are proposing to demolish both existing buildings and construct a one-story Chase Bank. This is their 11th meeting regarding this proposal. She noted that the subcommittee wanted an increase in green space along New London Turnpike and Hebron Avenue. They proposed 28

parking spaces, which exceed what is required by the zone. There is a dumpster enclosure, which is fully enclosed by a fence, and an emergency exit on the south side of the building. The Community Beautification Committee's comments were incorporated into the plan.

Jeff Bord, PE, project manager from Bohler Engineering, explained that the southeast corner of the site is an existing bike ramp, which will remain as is. The grading and drainage plan will consist of a big upgrade to what is currently there. They will have LED lights, and all 7 light poles have been brought down to 12 feet. Kelly Mejia, architect from gk+a Architects, explained that they have changed the signage from a modern design, taking into consideration Glastonbury's context. They incorporated the suggestions of the Plans Review Subcommittee. Attorney Hope added that they have proposed wall signs: two signs on the north elevation, one on the west elevation, and a larger wall sign on the south elevation from Hebron Avenue, as well as a proposed ATM sign.

Commissioner Hassett asked if the applicant expects that a driveway would be needed because of COVID-19. Attorney Hope stated that they have extra parking spaces, over what is required, so if this had to be turned into something other than an ATM, they would have room. Commissioner Hassett asked what the construction timeline and about the types of vehicles needed to construct this project. Mr. Dordas explained that the project will take about six months to complete, and they intend to keep all of their construction inside a fenced area.

Chairman Zanlungo opened the floor for public comment.

Deborah Dauphinais of 264 Woodfield Crossing, explained that she is a part of an advocacy group for bicyclists. Their concern is that the curb cut on Hebron Avenue will lead to fatal bicycle collisions. The members of the Bike Advisory Group are very concerned about this.

Attorney Hope added that there can be a condition of approval for a ramp to the east to tie back to a review by the engineering department. Vice Chairman Purtill asked why they need two curb cuts into this. Why are they bringing in that extra driveway on Hebron Avenue? Attorney Hope explained that they wanted to increase the access points off of both streets. Chairman Zanlungo suggested they move the bike ramp down a little. Commissioner Shaw expressed concern at the egress. He does not see why people need to leave through the Hebron Avenue egress.

Ron DeGray of 120 Cricket Lane, agreed with Ms. Dauphinais about the parking lot ingress/egress.

Commissioner Griffin asked what the difference between vehicle traffic is. Attorney Hope explained that there would be fewer trips generated with its use than what is there now. Secretary Botelho stated that they can add a condition, where Town staff will examine relocation of the bike ramp on Hebron Avenue. Vice Chairman Purtill asked who will pay for that. She does not think that they can make the applicant pay for it, if it is not a part of their property.

Mr. Dordas explained that Chase Bank will look at rectifying the bike issue. But once it is done, he asked, who will continue maintaining it. Secretary Botelho stated that the applicant will

coordinate with Town staff regarding the potential relocation of the bike rack on Hebron Avenue and adequate and appropriate signage.

With no further discussion, Chairman Zanolungo closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of FERFELDT INVESTMENTS LLC for a Section 12 Special Permit with Design Review – construction of a one story, 3,511± square foot Chase Bank upon the razing of 2 existing office structures – 109-117 New London Turnpike – Town Center Zone, in accordance with the following plans:

“COVER SHEET PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-101 REVISION 2 – 06/23/20”

“APPROVAL LETTER SHEET PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-102 REVISION 2 – 06/23/20”

“SITE LAYOUT PLAN PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-301 REVISION 2 – 06/23/20”

“GRADING AND DRAINAGE PLAN PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-401 REVISION 2 – 06/23/20”

“SOIL EROSION CONTROL NOTES & DETAILS SHEET PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-403 REVISION 2 – 06/23/20”

“LANDSCAPE PLAN PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 LAND SHEET NUMBER: C-601 REVISION 2 – 07/09/20”

“DETAIL SHEET PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-902 REVISION 2 – 06/23/20”

“DETAIL SHEET PROPOSED SITE PLAN DOCUMENTS FOR J.P. MORGAN CHASE PROPOSED DEVELOPMENT 109-117 NEW LONDON TURNPIKE HARTFORD COUNTY TOWN OF GLASTONBURY, CT MAP, STREET & LOT D5-4760-N0012A BOHLER 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191004 DRAWN BY: MLT CHECKED BY: JGB DATE: 02/26/20 CAD I.D.: CT191004SS4 SHEET NUMBER: C-903 REVISION 2 – 06/23/20”

“ALTA/NSPS LAND TITLE SURVEY CHASE BANK 109-117 NEW LONDON TURNPIKE MAP D5, BLOCK4760, LOT 12A TOWN OF GLASTONBURY, HARTFORD COUNTY STATE OF CONNECTICUT CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01722 508.948.3000 – 508.948.3003 FAX DRAWN: PRIMA REVIEWED: J.R.Z./S.P.P. APPROVED J.C.W. DATE 3-11-19 SCALE 1”=20’ FILE NO. 03-190013 DWG. NO. 1 OF 2”

“ALTA/NSPS LAND TITLE SURVEY CHASE BANK 109-117 NEW LONDON TURNPIKE MAP D5, BLOCK4760, LOT 12A TOWN OF GLASTONBURY, HARTFORD COUNTY STATE OF CONNECTICUT CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01722 508.948.3000 – 508.948.3003 FAX DRAWN: PRIMA REVIEWED: J.R.Z./S.P.P. APPROVED J.C.W. DATE 3-11-19 SCALE 1”=20’ FILE NO. 03-190013 DWG. NO. 2 OF 2”

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 at their Regular Meeting of June 25, 2020.
 - b. The recommendations as contained in the minutes of the July 8, 2020 Community Beautification Committee meeting.
 - c. The standards contained in a report from the Fire Marshal, File 20-027, plans reviewed 06-23-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated July 16, 2020.
 - b. The Police Chief's memorandum dated July 10, 2020.
 - c. The Health Director's memorandum dated July 15, 2020.
3. The applicant shall install a bicycle rack on the site.
4. Applicant will coordinate with town staff regarding the possible relocation of the bike ramp on Hebron Avenue and installation of adequate and appropriate signage for pedestrians and bicyclists.
5. 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.

Disc: Commissioner Shaw explained that he supports the application but has reservations about the egress. Commissioner Hassett echoed Commissioner Shaw, adding that he is hopeful that all construction will be done within the six-month timeframe and that the use is probably comparable to what it was. Vice Chairman Purtill echoed Commissioners Shaw and Hassett. She is somewhat concerned about the egress and ingress but moving the bike entrance ramp further should solve the problem. The landscaping looks good. Chairman Zanolungo thanked the applicant and their team for all the work they did on this application.

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 July 7, 2020 Regular Meeting**

Motion by: Commissioner Griffin

Seconded by: Commissioner Hassett

Result: The minutes were accepted as presented {5-0-1}.

Vice Chairman Purtill abstained since she was not present at the July 7 meeting.

3. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding voter approval of a \$3M authorization and appropriation for land acquisition and preservation

Ms. Dodds explained that this open space preservation is consistent with the Town's plans of conservation and development.

Motion by: Secretary Botelho

Seconded by: Vice Chairman Purtill

RESOLVED, that the Plan and Zoning Commission of the Town of Glastonbury provides a favorable recommendation pursuant to Section 8-24 of the General Statutes of Connecticut with respect to the acceptance of the donation of a .7-acre property located at Lot S-7 Echo Lane. The basis of this recommendation is founded upon the acceptance of the donation of this parcel being consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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

4. CONSENT CALENDAR *None*

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

5. Chairman's Report *None*

6. Report from Community Development Staff *None*

There being no further business to discuss, Chairman Zanlungo adjourned the meeting at 9:57 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk