

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
AMENDED #2 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 Zanlungo, 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 Zanlungo 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 rear lots. Access will be through a driveway easement over 181 Main Street in favor of the rear lots. These parcels will be serviced by MDC water and on-site septic. There is a 16-foot wide access driveway, and soil testing has shown the subsurface material for the site to be gravel. The plans have received approval from the Health Director. Vice Chairman Purtill asked if the driveway will be paved. Mr. Mihok said yes.

Chairman Zanlungo opened the floor for public comment.

Ryan Lisiak at 53 Old Maids Lane, explained that he is the owner of lot 7 of the Glastonbury Hunt Subdivision, shown on the plans 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 rear 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 the property, he has added over 50 trees and a lot of bushes for privacy. Along Mr. Lisiak's property, there already exists a good-sized buffer. He would add additional trees to add to the privacy, but he does not think that it should be a requirement.

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 added that Mr. Lisiak lives on a shared driveway, and on either side of that 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 added 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. Commissioner Hassett stated that Vice Chairman Purtill's recommendation that the applicant return to the TPZ Subcommittee was fair. 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 appear before the Plans Review Subcommittee to determine if additional screening is required for buffering along the northern property line of 53 Old Maids Lane (lot 7 of the Glastonbury Hunt Subdivision).
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 for 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 frontage lots and two rear lots, as well as a conservation easement across the majority of the rear lots because there are wetlands. They will utilize the two curb cuts that currently exist. On-site septic systems and MDC water will serve each of the proposed lots. Lot 3 sits at a higher elevation, so they will do some grading to get the

driveway grades within reason. 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.

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 one of the curb cuts. 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 259 Eastern Boulevard in 2012, and has invested his time and money into building a successful facility, which is experiencing difficulties from COVID-19. The 233 Eastern Boulevard property is about one acre, and a use variance was secured to allow for the property to just be a parking lot. Mr. Hardy has a 10-year lease with the property owner of 233 Eastern Boulevard. 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 propose a sidewalk to connect the cars parked on the #233 property to the #259 property. The lighting plan includes 12-foot poles on a 2-foot base. The full cutoff light fixtures are dark sky compliant LED lights. The landscape plan is a combination of new deciduous trees and the existing vegetation. The berm in the front is planted 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, where the pole light is 20 feet.

The Secretary then asked about sidewalks. Mr. Alter remarked that there are no sidewalks on Eastern Boulevard in the immediate vicinity of the property. Mr. Mullen explained that the applicants for a proposed office condominium complex located at the intersection of Eastern Boulevard and Addison Road will be installing sidewalks along the Eastern Boulevard frontage of their property in anticipation of the multi-purpose trail. Ms. Dodds added that the Town Engineer recommends that sidewalks be installed to form connectivity for bike safety and a parallel off-road system as a safer alternative to Hebron Avenue. Attorney Alter stated there is no plan at this time that he is aware of to make connectivity 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, it would pose a sizable difficulty. Chairman Zanolungo agreed with Vice Chairman Purtill's suggestion to put off installation of the sidewalk until the property is developed into something more than a parking lot. Commissioner Shaw agreed and suggested they work with the applicant. 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. Comments numbered 2 through 8 of the Town Engineer's memorandum dated July 15, 2020.
 - 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 greenspace along New London Turnpike and Hebron Avenue. They propose 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 has an existing bike ramp, which will remain as is. The grading and drainage will be upgraded from 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 TPG Architecture, explained that they have taken into consideration the recommendations from the TPZ Subcommittee and moved away from the modern design they had originally proposed. The resulting design is more in keeping with the context of Glastonbury. 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 facing Hebron Avenue, as well as a proposed ATM sign.

Commissioner Hassett asked if the applicant expects that a drive-thru would be needed because of COVID-19. Attorney Hope stated that they have extra parking spaces so if the current ATM element would have to be turned into something more than an ATM, they would have room. Commissioner Hassett asked about 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 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 the bicycle sidewalk access ramp to the east to be moved; she will contact the engineering department. Vice Chairman Purtill asked why they need two curb cuts into this property. Why are they bringing in that extra driveway on Hebron Avenue? Attorney Hope explained that they wanted to increase the access points off 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 will be between the vehicle traffic now and with this project. Attorney Hope explained that there would be fewer trips generated with the new 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 Zanlungo 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

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. The 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 Zanlungo 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 Plan 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 approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:
Purchase of development rights and acquisition of land pursuant to the Town's ordinance establishing a Reserve for Land Acquisition, as it may hereafter be amended from time to time. Such funds shall be used for the purchase of development rights and/or the acquisition of land but only after referral of the proposed purchase or acquisition to the Town Plan and Zoning Commission and after public hearing as required by said ordinance and approval by the Town Council.

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 Zanolungo adjourned the meeting at 9:57 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk