

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
AMENDED REGULAR MEETING MINUTES OF TUESDAY, NOVEMBER 17, 2020**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, in attendance held a Regular Meeting via Zoom video conferencing.

**ROLL CALL**

**Commission Members Present**

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

**Commission Members Absent**

*Alternate Vacancy*

Chairman Zanlungo called the meeting to order at 7:02 P.M.

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**PUBLIC HEARINGS**

**1. Application of the Town of Glastonbury for a Section 12 Special Permit with Design Review concerning the construction of new locker rooms and support facility as well as rest rooms adjacent to the Glastonbury High School football field – 330 Hubbard Street – Reserved Land – Dave Sacchitella for the Town**

Dave Sacchitella, the Building Superintendent for the Town of Glastonbury, explained that they plan on tearing down the current 1960s-era locker room facility to replace it with a new, six locker room facility. He noted that the plans have already been reviewed by the Community Beautification Committee and the Plans Review Subcommittee. They hope that the project will be available for bid shortly after this meeting, for a construction start date of early spring 2021.

Jason Stabach, the project architect, explained the architectural components of the site. The proposal is for six team rooms, each with a coach's room, an individual restroom, and storage and mechanical space. There will also be a separate, larger restroom facility, a small ticket booth, and training room for on-site facilities.

Rob Newton of BSC Group shared the site plans. The proposed building is slightly larger than the existing building. They intend to create a plaza in front of the buildings, which will include a bus drop-off area for student athletes participating in events. They will add

handicap parking on the north side and some additional parking throughout. There are 119 spaces in this area of campus, and they will maintain that configuration. They will salvage the existing commemorative bricks on-site to create a new area with them. They will also expand the area between the bleachers and the back of the athletic building.

Mr. Stabach stated that they are providing landscaping, with shrubs on the north side of the site. There will be fencing for gas meters and the future location for any A/C units will be screened on the south side of the building. He summarized that the building utilizes a relatively simple design with a bit of trim. The roof will be pitched, and the signage will be worked out with the Town. They plan on salvaging plaques and adding solar panels in the future, if budget allows. There is also the possibility of a connector roof between the two buildings, in order to protect from rain at events.

Vice Chairman Purtill expressed concern with the lack of windows and no plans to add A/C during the time of construction. Mr. Stabach stated that they have quite a bit of ventilation and meet code for air flow, so they do not have to provide windows. Mr. Sacchitella added that the locker rooms will use 100% outside ventilated air. The use for these buildings is limited to the fall and spring, and the hockey team in the winter, so A/C was not determined to be necessary. Additionally, the limited amount of time that people will spend inside the buildings means that it is not needed.

Secretary Botelho asked about showers. Mr. Stabach stated that there are no showers in this facility. The current showers are used as storage space. Commissioner Hassett asked if any thought has been given to installing video cameras for people to watch the games remotely. Mr. Stabach stated that it has not come up in their discussions. Commissioner Hassett stated that this is their opportunity to set up the site for the future, so he would like it to be tech advanced. He finds the design very simple looking and thinks that it could be better served with more thought put into it. Mr. Sacchitella explained that the roof truss system is open, so in the future, it would be easy to run wires to record and capture games. Chairman Zanlungo asked if there is any heat in the building. Mr. Stabach stated yes, there is. Commissioner Shaw asked if the Town is encouraging solar panels with all new buildings. Mr. Sacchitella stated that this would be a likely candidate, based on exposure and roof lines.

Chairman Zanlungo and Vice Chairman Purtill agreed that installing the A/C at the time of construction, rather than after, makes more sense. Mr. Botelho agreed because it would be more cost effective. In terms of the need, however, he does not think that it is necessary, as long as the ventilation is adequate. Mr. Sacchitella stated that they did not really have a conversation on the A/C, but when it came to the windows, they did not think that having windows in an area where young people would be changing was a good idea. Commissioner Hassett suggested that the applicant could install windows at a height that would prevent people from being able to see inside. Commissioner Shaw agreed with Secretary Botelho that, since the locker rooms are a limited use, he leaves it to the Town's discretion to determine whether or not it is cost effective to install an A/C unit there. Commissioner Griffin agreed with Commissioners Botelho and Shaw that an A/C unit may be beyond the Commission's purview of what would be a deal breaker for

him. Chairman Purtill added that it was a huge deal with parents a few years ago that there was no A/C in school buildings, and now, this project has no A/C, so she worries about the possible backlash it could receive.

Commissioner Shaw stated that, aesthetically, there is not a lot of enhancement to the site. Mr. Stabach explained that they are trying to do minor enhancements while keeping the design simple. Secretary Botelho does not want the Commission to impede a project that is needed in town. He finds it more important that the project is functional, clean, has space, and will last because what they currently have there is an embarrassment to the town.

Vice Chairman Purtill suggested a recommendation, not a condition of approval, that the A/C be installed at the time of construction. Commissioner Griffin expressed preference for softer language, stating that A/C will be considered. He agreed that this could look more modern and less utilitarian, but at the end of day, it looks like a high school locker room. Commissioner Hassett prefers to see a plan with a little more information about the ventilation, in order to provide for safety. Mr. Sacchitella explained that they will not have any more fresh air with an A/C because, typically, A/Cs use a little bit of recirculated air. Commissioner Griffin stated that installing the A/C should be the Town's decision. Delaying the hearing to force that through is not within the Commission's purview.

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 the Town of Glastonbury for a Section 12 Special Permit with Design Review concerning the construction of new locker rooms and support facility, as well as rest rooms adjacent to the Glastonbury High School football field, located at 330 Hubbard Street on Reserved Land, in accordance with the following plans:

“SITE LAYOUT & MATERIALS PLAN GLASTONBURY HIGH SCHOOL ATHLETICS BUILDING 330 HUBBARD STREET GLASTONBURY, CT 06033 ID3A INTERIOR DESIGN ARCHITECTURE 655 WINDING BROOK DR. GLASTONBURY, CT 06033 T: 860.657.2500 F: 860.657.0757 BSC GROUP 655 WINDING BROOK DRIVE GLASTONBURY, CONNECTICUT 06033 860 652 8227 MEP ENGINEER DATE 08/05/20 JOB GL-2021-05 DRAWING NUMBER C-3.0”

“SITE GRADING, DRAINAGE, & UTILITY PLAN GLASTONBURY HIGH SCHOOL ATHLETICS BUILDING 330 HUBBARD STREET GLASTONBURY, CT 06033 ID3A INTERIOR DESIGN ARCHITECTURE 655 WINDING BROOK DR. GLASTONBURY, CT 06033 T: 860.657.2500 F: 860.657.0757 BSC GROUP 655 WINDING BROOK DRIVE GLASTONBURY, CONNECTICUT 06033 860 652 8227 MEP ENGINEER DATE 08/05/20 JOB GL-2021-05 DRAWING NUMBER C-4.0”

“PLANTING PLAN GLASTONBURY HIGH SCHOOL ATHLETICS BUILDING 330 HUBBARD STREET GLASTONBURY, CT 06033 ID3A INTERIOR DESIGN ARCHITECTURE 655 WINDING BROOK DR. GLASTONBURY, CT 06033 T: 860.657.2500 F: 860.657.0757 BSC GROUP 655 WINDING BROOK DRIVE GLASTONBURY, CONNECTICUT 06033 860 652 8227 MEP ENGINEER DATE 08/05/20 JOB GL-2021-05 DRAWING NUMBER C-5.0”

And

1. In compliance with:
  - a. The recommendations as contained in the minutes of the September 1, 2020 Community Beautification Committee meeting.
  - b. The standards contained in an email from the Deputy Fire Marshal dated November 12, 2020.
2. In adherence to:
  - a. The Town Engineer’s memorandum dated November 12, 2020.
  - b. The Health Director’s memorandum dated November 12, 2020.
3. The Town shall consider the installation of air conditioning and technological and media enhancements to, among other things, allow for video broadcasting and internet access with respect to athletic events.
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}.

**2. Application of Casle Corporation (David Sessions) for a Section 12 Special Permit with Design Review concerning construction of two medical office buildings with associated parking – Gateway V – 280 Western Boulevard – Planned Employment Zone – Philip Doyle, LADA, P.C.**

Philip Doyle, LADA, P.C., explained that this is the last piece of property on the southwestern side of Western Boulevard that is owned by the Town. They intend to construct two buildings that would complete the development of the medical complex that was started a number of years ago. The site is a bit unusual in shape, as it is almost a triangle. The Hearth at Glastonbury Senior Living is directly across the street. There is a small area of wetlands on the corner of the site. Mr. Doyle noted that they have received positive recommendations from the CC/IWWA Commission, the Beautification Committee, and the Plans Review Subcommittee.

The proposal is for 15,000 square feet of space for Building J and 30,000 square feet for Building K. The architectural design of Building K is meant to act as a bookend to Building A, located on the east end of Gateway I. They propose 206 parking spaces;

however, they may only need 185 spaces, so they can consider deferring some amount of parking. All of the water is directed to a stormwater basin that discharges across the street.

Kevin Clark, P.E. of Clark Engineering in New London, discussed the drainage plan. Both buildings will have fire and domestic water service coming in off of Western Boulevard. The stormwater management system will have a pipe system to collect all of the stormwater, discharge it into a sediment forebay, and the outlet will be on a detention basin on Western Boulevard.

Mr. Doyle shared the architectural plans, since the project architect was not present. All of the utilities are hidden from view. All front entrances are enclosed with a canopy. The site is brick below with clapboard siding above. He explained that they tried to make the architecture as consistent as possible, while giving every building a little different material and texture. He noted that they may or may not have to provide a backup generator to run the building. They will find out once they identify the appropriate tenants in the building.

Mr. Doyle then explained the landscaping plan, which will consist of replanting the property with a mixture of native shade trees and some spruce trees along Western Boulevard. They have replaced the viburnums with witch-hazels and other native plants along the stormwater basins. The utility company has clear-cut the right-of-way to the south of the site. They will replant that edge with shade trees and a thick line of shrubs to clearly mark the right of way. There will be two patio areas on site and a connecting set of sidewalks. The eastern edge of the property has existing trees. They agreed to honor the Fire Marshal's request for a fire hydrant between the two buildings. The lighting plan will consist of 14-foot LED light poles, all dark sky compliant, with downlighting and no light spill.

Commissioner Hassett asked about the construction times and the duration of the construction period. Ms. Dodds explained that the town does not have an ordinance regarding allowable construction times, but construction is usually from sunup to sundown, and they still need more information on how long the construction period would last. Mr. Doyle added that the construction would likely take around 18-20 months for both buildings, and work is always confined to the weekdays, with rare exceptions made on weekends.

Vice Chairman Purtill stated that the project is a great addition to the town. Secretary Botelho agreed, adding that the applicant satisfied him that the parking is more than sufficient. He is very confident with the proposal. Commissioner Shaw reiterated Chairman Zanolungo's comments on this being a premium medical destination in this part of the state. It is very convenient, and the building is beautiful. The parking is also accessible. He thanked Mr. Doyle for a great presentation.

***Motion by:*** Secretary Botelho

***Seconded by:*** Commissioner Griffin

MOVED, that the Town Plan & Zoning Commission approve the Application of Casle Corporation for a Section 12 Special Permit with Design Review concerning construction of two medical office buildings with associated parking to be known as Gateway V, located at 280 Western Boulevard, within the Planned Employment Zone, in accordance with the following plans:

“COVER GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523 GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860) 653-4352 CLARK [ENGR@GMAIL.COM](mailto:ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC FRESHWATER WETLAND SERVICES P.O. BOX 233 GRANVILLE, MA 01034 TELE: (413) 695-2195 [FRESHWATERWETLAND@GMAIL.COM](mailto:FRESHWATERWETLAND@GMAIL.COM) DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000 PROJECT: 2081 SCALE: AS SHOWN DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-1 09/02/20 REVISIONS 09/30/20 COMMENTS”

“APPROVAL LETTERS GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523 GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860) 653-4352 CLARK [ENGR@GMAIL.COM](mailto:ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC FRESHWATER WETLAND SERVICES P.O. BOX 233 GRANVILLE, MA 01034 TELE: (413) 695-2195 [FRESHWATERWETLAND@GMAIL.COM](mailto:FRESHWATERWETLAND@GMAIL.COM) DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000 PROJECT: 2081 SCALE: AS SHOWN DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-1A”

“GRADING PLAN GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523 GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860) 653-4352 CLARK [ENGR@GMAIL.COM](mailto:ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC FRESHWATER WETLAND SERVICES P.O. BOX 233 GRANVILLE, MA 01034 TELE: (413) 695-2195 [FRESHWATERWETLAND@GMAIL.COM](mailto:FRESHWATERWETLAND@GMAIL.COM) DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000

PROJECT: 2081 SCALE: 1"=30' DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-3  
08/07/20 REVISIONS 09/02/20 REVISIONS 09/30/20 COMMENTS"

"LAYOUT PLAN GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD  
GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND  
PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK  
ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860)  
653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC  
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67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401  
FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE  
CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: 1"=30' DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-4  
09/02/20 REVISIONS 09/30/20 COMMENTS"

"PLANTING PLAN GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD  
GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND  
PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK  
ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860)  
653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC  
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FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE  
CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: 1"=30' DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-6  
08/07/20 REVISIONS 08/19/20 REVISIONS 09/02/20 REVISIONS 09/30/20 COMMENTS"

"EROSION CONTROL DETAILS GLASTONBURY GATEWAY V 280 WESTERN  
BOULEVARD GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND  
PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK  
ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860)  
653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC  
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FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE  
CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: 1"=30' DATE: 06/11/20 CHECKED BY: PD DRAWING NO. L-  
11.1"

“DETAILS GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD  
GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND  
PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK  
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CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: AS SHOWN DATE: 06/11/20 CHECKED BY: PD DRAWING NO.  
L-12.1”

“DETAILS GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD  
GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND  
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653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC  
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CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: AS SHOWN DATE: 06/11/20 CHECKED BY: PD DRAWING NO.  
L-12.2”

“CIVIL DRAINAGE, SANITARY, & WATER GLASTONBURY GATEWAY V 280  
WESTERN BOULEVARD GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO  
BOX 6523 GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C.  
LAND PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK  
ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860)  
653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC  
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CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000  
PROJECT: 2081 SCALE: 1”=30’ DATE: 6/12/2020 DRAWN “BY: KC CHECKED BY: KC  
DRAWING NO. S-1 8/06/20 STORM & SANITARY 9/1/20 DRAINAGE SYSTEM 9/3/20  
REV. CONTOURS 9/28/20 PER COMMENTS”

“CIVIL DETAILS GLASTONBURY GATEWAY V 280 WESTERN BOULEVARD  
GLASTONBURY, CT OWNER: TOWN OF GLASTONBURY PO BOX 6523  
GLASTONBURY, CT 06033 JWM ARCHITECTURAL GROUP LADA, P.C. LAND

PLANNERS 104 WEST STREET SIMSBURY, CT 06070 (860) 651-4971 CLARK ENGINEERING 165 STATE STREET – SUITE 411 NEW LONDON, CT 06320 TELE: (860) 653-4352 [CLARK\\_ENGR@GMAIL.COM](mailto:CLARK_ENGR@GMAIL.COM) REMA ECOLOGICAL SERVICES LLC FRESHWATER WETLAND SERVICES P.O. BOX 233 GRANVILLE, MA 01034 TELE: (413) 695-2195 [FRESHWATERWETLAND@GMAIL.COM](mailto:FRESHWATERWETLAND@GMAIL.COM) DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) THE CASLE CORPORATION 200 FISHER DRIVE AVON, CONNECTICUT TEL: 860-674-9000 PROJECT: 2081 SCALE: AS NOTED DATE: 6/12/20 DRAWN BY: KC CHECKED BY: KC DRAWING NO. S-2 9/1/20 DRAINAGE SYSTEM 9/28/20 PER COMMENTS”

“PROPERTY SURVEY 280 WESTERN BOULEVARD PREPARED FOR CASLE CORP. GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: [JIMD@DUTTONASSOCIATESLLC.COM](mailto:JIMD@DUTTONASSOCIATESLLC.COM) DATE: 02-04-2020 SCALE: 1”= 40’ SHEET 1 OF 2 A-18-047-B FILE: 18047.DWG”

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 September 10, 2020.
  - b. The recommendations as contained in the minutes of the July 8, 2020 Community Beautification Committee meeting.
  - c. The standards contained in an email from the Deputy Fire Marshal dated November 13, 2020.
2. In adherence to:
  - a. The Town Engineer’s memorandum dated November 13, 2020.
  - b. The Health Director’s memorandum dated November 12, 2020.
  - c. The Police Chief’s memorandum dated November 7, 2020.
3. The Town shall consider the installation of air conditioning and technological and media enhancements to, among other things, allow for video broadcasting and internet access with respect to athletic events.
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}.

**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 October 6, 2020 Regular Meeting**

*Motion by:* Commissioner Hassett

*Seconded by:* Commissioner Griffin

*Result:* Minutes were accepted {4-0-2}, with two abstentions from Commissioners Shaw and Purtill because they were not present at the meeting.

3. **Acceptance of Minutes of the October 20, 2020 Regular Meeting**

*Motion by:* Commissioner Hassett

*Seconded by:* Commissioner Griffin

*Result:* Minutes were accepted unanimously {6-0-0}.

4. **CONSENT CALENDAR**

- a. Scheduling of Public Hearings for Regular Meeting of December 8, 2020: **to be determined**

5. **Chairman’s Report** *None*

6. **Report from Community Development Staff**

Ms. Dodds stated that the Commission’s next meeting will be held on December 8, 2020. The next Plans Review Subcommittee meetings will be held on November 19, 2020 and December 16, 2020.

*Motion by:* Commissioner Hassett

*Seconded by:* Commissioner Griffin

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourn their regular meeting of November 17, 2020 at 8:57 P.M.

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

Respectfully Submitted,

*Lilly Torosyan*  
Lilly Torosyan  
Recording Clerk