

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING MINUTES OF TUESDAY, DECEMBER 8, 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 Zanolungo, Jr., Chair  
Ms. Sharon Purtill, Vice Chair  
Mr. Michael Botelho, Secretary  
Mr. Keith Shaw  
Mr. Christopher Griffin  
Mr. Scott Miller, Alternate

**Commission Members Absent**

Mr. Raymond Hassett  
Ms. Alice Sexton, Alternate  
*Vacancy*

Chairman Zanolungo called the meeting to order at 7:02 P.M. He seated Mr. Miller, in Mr. Hassett's absence.

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**PUBLIC HEARINGS**

- 1. Application of Dependable Construction LLC for conditional open space subdivision approval and approval of a Section 6.8 Rear Lot Special Permit concerning the 29-lot (2 rear) Stallion Ridge Open Space Subdivision – 524 Bell Street – Rural Residence Zone POSTPONED**

Chairman Zanolungo announced that the public hearing is postponed until the January 19, 2021 meeting.

**REGULAR MEETING**

- 1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items** *None*

- 2. 2021 Meeting Schedule**

*Motion by:* Commissioner Shaw

*Seconded by:* Commissioner Miller

*Disc:* The Commission agreed to keep the two meetings scheduled in July and drop the meeting in August.

**Result:** Meeting schedule was approved as amended {6-0-0}.

### **3. Acceptance of Minutes of the November 17, 2020 Regular Meeting**

**Motion by:** Secretary Botelho

**Seconded by:** Commissioner Shaw

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

### **4. Affordable Housing Committee appointments**

Ms. Dodds explained that the Town is subject to a state statute to have an affordable housing plan in effect by July 2022. She noted that the Town has hired a consultant who will be working with planning staff on this project. The Town Manager has asked the Commission for two of their members to serve on the committee for the planning process. Chairman Zanolungo asked how intensive the meeting schedule will be. Ms. Dodds stated that it is not a lengthy planning process and would probably last about six months. Commissioners Griffin and Purtill volunteered to join the steering committee.

**Motion by:** Chairman Zanolungo

**Seconded by:** Commissioner Miller

MOVED, that the Glastonbury Town Plan and Zoning Commission appoint Mr. Griffin and Ms. Purtill to the steering committee for the affordable housing plan.

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

### **5. Referral from Zoning Board of Appeals – Request of Paul Cavanna for a use variance from Section 4.2.1 of the Glastonbury Building-Zone Regulations to allow a for-profit, recreational use within the Rural Residence Zone at 63 Woodland Street**

*Commissioner Miller recused himself because he lives nearby.*

Ms. Dodds explained that the Commission is making a recommendation to the Zoning Board of Appeals, who will make the determination for a use variance or not; if granted, then the applicant will come back to the TPZ for a Special Permit with Design Review.

The applicant, John Cavanna, explained that his intention is to have a seasonal train ride, in which children would ride the train to see Santa, grab a hot chocolate or food at the food truck, and then return to their cars. Secretary Botelho asked how many food trucks there will be. Mr. Cavanna stated that there will be one food truck with doughnuts, and possible another for something more substantial. Vice Chair Purtill asked about the parking. Mr. Cavanna stated that they have plenty of parking. He explained that his ideas regarding this holiday feature grew over time. He decided to add a North Pole, to which the Town told him that he needs to apply for a for-profit recreational use permit, which is what he is doing.

Vice Chair Purtill asked what the farm activity is on the parcel. Mr. Cavanna stated that they have 650 apple trees, 17 acres of Christmas trees, pick your own raspberries, strawberries, and a pumpkin patch, and also envisioned doing seasonal crops. He clarified that with the train ride purchase, one gets a free product at the end. Ms. Dodds remarked that the train ride is similar to what we normally see at farms with hayrides and pumpkin patches. However, with the addition

of the North Pole and the food trucks, this a growing use that is going beyond the typical accessory uses of a farm. Vice Chair Purtill stated that the train ride is just a different mode of transportation than a hayride. She still wants the use restricted so that rides are only associated with farm use. Commissioner Shaw expressed concern about allowing a use variance. He does not want to give a broad recommendation without details of information that they normally consider with other applications. Commissioner Griffin agreed with Commissioner Shaw's concerns. Ms. Dodds noted that the Hops on the Hill site received a similar special permit, when it became a farm market. Vice Chair Purtill recommended the use variance but only under the condition that the application comes back to the Commission for a farm market permit.

Commissioner Shaw stated that if the farm market is already a permitted use, then the Commission can make a neutral recommendation that it already falls within the permitted use of a farm market, and if the ZBA grants him a variance, then the applicant would return to the TPZ for approval within those guidelines. Therefore, Commissioner Shaw suggested that the applicant withdraw his application to the ZBA and just come back to the TPZ.

**Motion by:** Secretary Botelho

**Seconded by:** Vice Chair Purtill

The Commission moves that staff notify the Zoning Board of Appeals of its determination that the subject application proceed as a special permit farm market application. Further, the Commission determines that it is not necessary or appropriate to seek a use variance for this application.

**Result:** Revised motion was passed {5-0-1}, with Commissioner Miller abstaining.

## **6. CONSENT CALENDAR**

- a. Scheduling of Public Hearings for Regular Meeting of January 19, 2021: **to be determined**

**7. Chairman's Report**     *None*

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

**Motion by:** Commissioner Shaw

**Seconded by:** Vice Chair Purtill

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourn their regular meeting of December 8, 2020 at 8:12 P.M.

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

Respectfully Submitted,

**Lilly Torosyan**

Lilly Torosyan

Recording Clerk