

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
AMENDED REGULAR MEETING MINUTES OF TUESDAY, DECEMBER 8, 2020  
(pages 1 and 3)**

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 *one meeting in August (the tenth).*

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

***MOVED, that the Town Plan and Zoning Commission notifies the Zoning Board of Appeals of its determination that the subject application shall proceed as a Farm Market Special Permit 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