

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING MINUTES OF TUESDAY, MARCH 2, 2021**

The Glastonbury Town Plan and Zoning Commission with John Mullen, AICP, Planner, in attendance held a Special Meeting via Zoom video conferencing.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chairman
Mr. Keith Shaw
Mr. Raymond Hassett
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin

Commission Members Absent

Mr. Scott Miller, Alternate
Ms. Alice Sexton, Alternate
Vacancy

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

1. Application of Sandra & Joseph Dondero for a Section 12.9 Minor Change to allow for a sales area expansion of a farm market– Rural Residence Zone

Sandra Dondero explained that they propose to add on a 12-foot by 21-foot addition to their stand to expand the indoor sales area. The porch will be extended, and the roof pitch will match and extend out another 12 feet. The extension will complement the existing building. Mr. Mullen explained that this application was reviewed by the Plan Review Subcommittee, where it was determined that the regulations state that any minor change to an existing farm market is a Section 12.9 Minor Change, which requires the full commission review. He then noted that the applicants have 19 on-site parking spaces, which exceeds the 7 required for the existing and expansion combined. The applicants have had Section 12.9 minor changes going back to 2001, when they originally acquired the farm.

Vice Chairman Purtill stated that the subcommittee welcomed this addition because it blends in with what currently exists there. She encouraged her fellow commissioners to support the application. Commissioner Hassett stated that, in one of the documents, it indicated that this expansion was done as a result of COVID-19 regulations for social distancing. He expressed that this seems like a natural extension, and the action is consistent with the future use of the building. He cautioned that if the action is not specifically COVID-related, then it should not be listed in the record as such.

Ms. Dondero clarified that the expansion was COVID-inspired but not as a result of it. Secretary Botelho noted that the Commission's conditions of approval do not even refer to COVID-19, so he does not believe that they need to do anything more. He then noted that if it were not for the regulations that this had to come to the full commission, the subcommittee would have just approved the expansion. Mr. Mullen added that, while it will help with COVID-19 regulations, the expansion is not because of, or tied to, a COVID-19 mandate or executive order.

Chairman Zanolungo concluded by expressing that this expansion will be great for the applicants, and he hopes that they will be up and running by the picking season.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of Sandra & Joseph Dondero for a Section 12.9 Minor Change to allow for a sales area expansion of a farm market – 529 Woodland Street - Rural Residence Zone, in accordance with plans on file with the Office of Community Development and:

1. In compliance with the standards contained the Fire Marshal report # 21-011, plans reviewed 02-26-21.
2. In accordance with the Sanitarian's memorandum dated March 1, 2021.
3. This is a Section 12.9 Minor Change. 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}.

Motion by: Chairman Zanolungo

Seconded by: Commissioner Hassett

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourn their special meeting of March 2, 2021 at 7:12 P.M.

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

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk