

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, APRIL 6, 2021**

The Glastonbury Town Plan and Zoning Commission with Jonathan E. Mullen, AICP, Planner, in attendance held a Regular 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
Ms. Alice Sexton, Alternate

Commission Members Absent

Mr. Scott Miller, Alternate
Vacancy

Chairman Zanolungo called the meeting to order at 7:03 P.M.

PUBLIC HEARINGS

1. Continued Application of Michael Cassetta for a Section 6.6 Special Permit regarding an accessory outdoor café and a Section 12.9 Minor Change for a Dairy Queen – 2834 Main Street – Planned Business & Development Zone and Flood Zone – RHC Associates, owner

Attorney Meghan Hope of Alter & Pearson, LLC, explained that a few outstanding items from the public hearing were addressed, which she will review tonight:

1. The issue of whether the patio was an extension of the structure or not: Both the Building Official and the Town Attorney have confirmed that the patio is not considered a building, so it can extend into the front yard. This is consistent with other patios that the Commission has reviewed and approved in town.
2. The three wall signs and a monument sign: They have removed the monument sign from consideration. The wall signs will run 31.63 square feet, which is below the total square footage for signage.
3. Queuing, specifically related to the drive-through window: The client looked at the peak and off-peak queuing numbers of various Dairy Queen locations in the area, and Professional Engineer James Cassidy, of Hallisey, Pearson & Cassidy Engineering conducted a queuing analysis from the data.

Mr. Cassidy reviewed the queuing analysis, which looked at data from the years 2017-2019. During peak hours, the maximum queuing for similar Dairy Queen facilities ranges from 9 to 11 vehicles. During off-peak hours, typical queuing is about 4 to 6 vehicles. About 65% of customers go through the drive-through, but during COVID-19, that number jumped to 95%. Since dining rooms have reopened, they are back to 65%.

Mr. Cassidy explained the proposed traffic management plan for peak hours: the shift leader/manager would direct traffic similar to the drive-through operations at the nearby Chik-fil-A. He stated that the plan shows an additional 5 queuing spaces in front of the building should need arise. He noted that the interior of the store is different because there are multiple preparation areas. The applicant and Dairy Queen operator, Michael Cassetta, echoed that the multiple prep areas inside enable the drive-through to be sped up.

Mr. Cassidy then spoke about cars being backed up in the queuing lane. The parking spaces have already been restriped at a 60-degree angle, which creates a loss of 3 parking spaces, but they still exceed the parking requirements of the zoning regulations. Attorney Hope added that they have memoranda from the Building Official and Town Engineer stating their belief that the drive-through will operate safely.

Commissioner Hassett asked about the signage. Mr. Cassetta confirmed that the “Grill and Chill” sign would be lit. Commissioner Hassett asked who collected the information provided to the Town. Mr. Cassetta stated that the information is from other Dairy Queen stores with drive-through locations. Their registers can count the total sales and transactions that go through each drive-through. Commissioner Hassett noted that the traffic data the applicant provided reflects pre-pandemic conditions. He added that in his opinion the traffic data provided could not provide an accurate comparison because the stores from which the data was obtained were located in areas with different traffic patterns and volumes. Proposing that an employee go out and direct traffic on a major roadway is inappropriate. He believes that a traffic study should have been conducted. He does not find this to be an adequate plan. Mr. Cassetta clarified that the employee will not be on the street, but in the parking lot.

Commissioner Shaw asked if this queuing program is utilized in any of the other Dairy Queen locations. Mr. Cassetta explained that their layout is better than some of the others they looked at. For example, East Hartford’s stacking is not as good. Commissioner Shaw then asked a series of questions on queuing, such as, in the event where more than 15 cars are lined up, will a second employee go out to the street to turn away cars? Attorney Hope explained that a 15 car queue was the peak during COVID-19. If there are more cars, customers could park in one of their many parking spaces.

Commissioner Sexton noted that she has gone to the Dairy Queen in East Hartford many times and has never encountered a backup. She asked what kind of training will be applied to these managers/shift leaders and what kind of equipment they will have, in order to direct traffic. Mr. Cassetta explained that the shift leader/manager will be an older person in a management position, as opposed to a teenager, who will be trained by

Mr. Cassetta. They will be given a reflective vest and, at night, a flashlight. If they need assistance, they will add a second person.

Secretary Botelho asked what percentage of people eat inside. Mr. Cassetta stated that, typically, 35-40% of customers would eat either on the patio or inside. The rest use the drive-through. In response to Commissioner Hassett's concern, Town Engineer Dan Pennington explained that there is no national standard by which drive-through restaurant queuing is measured. Mr. Pennington went on to say that, given that fact, he felt the best traffic data would be data from similar stores in the region. Mr. Mullen clarified that the site has been a restaurant since 1971, but the drive-through element was added in 1983.

Chairman Zanolungo opened the floor for public comment. With no comments, he closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Vice Chairman Purtill

MOVED, that the Town Plan and Zoning Commission approve the application of Michael Cassetta for a Section 6.6 Special Permit regarding an accessory outdoor café and a Section 12.9 Minor Change for a Dairy Queen – 2834 Main Street – Planned Business & Development Zone and Flood Zone – RHC Associates, owner – in accordance with the following plans:

“PROPERTY/TOPOGRAPHIC SURVEY SHOWING EXISTING CONDITIONS PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: 1”=20’ DATE: OCT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-EX SHEET 1 OF 7 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 03/29/21 PER COMMENT”

“ZONING IMPROVEMENT LOCATION SURVEY- PROPOSED & SITE LAYOUT PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: 1”=20’ DATE: OCT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-Z1-SL SHEET 2 OF 7 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 03/29/21 PER TOWN COMMENT”

“SITE DEVELOPMENT PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: 1”=20’ DATE: OCT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-SDP SHEET 3 OF 7 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 3/29/21 PER TOWN

COMMENT”

“PROPOSED PATIO LAYOUT PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: 1”=5’ DATE: COT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-PATIO SHEET 4 OF 7 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 3/29/21 PER TOWN COMMENT”

“PROPOSED PATIO IMPROVEMENT PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: AS SHOWN DATE: COT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-DET SHEET 6 OF 7 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 3/29/21 PER TOWN COMMENT”

“PROPOSED PATIO IMPROVEMENT PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: AS SHOWN DATE: COT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-DET SHEET 6 OF 6 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION”

“SITE LANDSCAPING PLAN PREPARED FOR: MICHAEL CASSETTA PROPERTY LOCATED AT: 2834 MAIN STREET GLASTONBURY, CONNECTICUT HALLISEY, PEARSON & CASSIDY 630 MAIN STREET, UNIT #1A CROMWELL, CONNECTICUT 06416 PHONE: (860)-529-6812, FAX: (860)-721-7709 SCALE: 1”=20’ DATE: OCT. 06, 2020 JOB NO.:3173 CHECKED BY: JPC DRAWN BY: JMP ACAD FILE: 3173-LS SHEET LS-1 REVISIONS: 11/20/20 UPDATED GRADING 12/1/20 PER TOWN COMMENT 12/28/20 PER TOWN COMMENT 02/23/21 ADDED FURNITURE DETAIL & BUILDING ELEVATION 3/29/21 PER TOWN COMMENT”

And

1. In compliance with:
 - a. Standards contained in a report from the Fire Marshal, File #21-0012, plans reviewed 03-2-21.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated March 8, 2021.
 - b. The Police Chief’s memorandum dated March 3, 2021.

- c. The Health Sanitarian's memorandum dated March 8, 2021.
3. Lettering, logos, or graphics shall not be permitted on umbrellas in the outdoor dining area.
4. The applicant shall install Exbury Azaleas on the south side of the building.
5. In compliance with:
 - a. The drive-through queuing management plan proposed for Dairy Queen at 2384 Main Street, dated March 29, 2021.
6. 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.

Disc: Commissioner Shaw appreciates the work done and wishes the applicant luck. He will support the proposal, but in the broader picture, he would like either the Council or the Commission to take a look at their regulations because if there is what he believes to be a change in use, then the proposal should require a traffic study, similar to other projects that come before the Commission.

Result: Motion passed {5-1-0}, with Commissioner Hassett voting against.

2. Application of Paul Cavanna for renewal of a Section 6.2 Excavation Special Permit for excavation of earth products, Phase 1 of a 7-acre excavation area – 63 Woodland Street – Rural Residence Zone

Mr. Mullen stated that this is a renewal request from the applicant, whose operation has been in existence in some form since the 1980s. It has been approved and modified a number of times over the past 25 years. The motion language is the same as two years ago; Paul Cavanna noted that nothing has changed in the last two years. Vice Chairman Purtill asked how this application compares to the reinterpretation of the regulations and asked if there have been any complaints by neighbors/police with the excavation of the operation. Mr. Mullen replied that they have not received any complaints.

Commissioner Hassett asked if there are any crushers on the site and how often they use them. Mr. Cavanna stated that yes, there are crushers on site, which is part of his permit. The use varies. Commissioner Hassett asked if most of the products will remain onsite or will the applicant sell them. Mr. Cavanna stated that they sell some of it. Secretary Botelho noted that the approval would allow for 200,000 cubic feet of material to be removed from the site. He asked how much has been removed thus far. Mr. Cavanna stated that, over the past five years, it has been about 20,000 yards. It is hard to say how much they anticipate removing in the next two years.

Chairman Zanolungo opened the floor for public comment. With no comments, he closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Shaw

MOVED, that the Town Plan and Zoning Commission approve the application of Paul Cavanna for renewal of Section 6.2 Excavation Special Permit - for excavation of earth products, Phase I of a 7- acre area – 63 Woodland Street – Rural Residence Zone, in accordance with the following plans:

“PROPOSED EXCAVATION SPECIAL PERMIT SECTION 6.2 PREPARED FOR PAUL AND GEORGE CAVANNA PHASE I PROPOSED EXCAVATION CAVANNA FARMS WOODLAND STREET, GLASTONBURY 4-23-85 SCALE 1”=100””

“PROPOSED EXCAVATION SPECIAL PERMIT SECTION 6.2 PREPARED FOR PAUL AND GEORGE CAVANNA CAVANNA FARMS WOODLAND STREET GLASTONBURY, CONN. SCALE 1” = 200””

(These mylars are filed in the Town Clerk’s Office: Map #4292A & 4292B)

And

1. In compliance with the standards contained in a report from the Fire Marshal, File 21-016, plans reviewed 03-29-2021.
2. The following performance and phasing conditions printed on the-referenced plans:
 - a. As indicated on plans, a 100-foot-wide buffer of undisturbed soils and vegetation shall be maintained between Phase I excavation/grading and the 100-year Flood Zone of Roaring Brook and Slab Gutter Brook for purposes of erosion control, stream belt preservation, and noise attenuation.
 - b. Runoff shall be directed via berms or grassed waterways. The sedimentation basin shall be regularly cleaned.
 - c. This permit shall not authorize blasting or removal of bedrock.
 - d. The access road off Woodland Street shall contain a crushed stone apron 20-feet wide and 50-feet long which shall be renewed as required to prevent excess accumulation of dirt on Town roads.
 - e. The regraded west and north slopes of Phase I shall not exceed 3:1.
 - f. As each section of Phase I of the 7-acre excavation area is completed and regraded, restoration shall be done immediately and shall include:
 - i. application of at least 4” of topsoil;
 - ii. seeding according to Natural Resource Conservation Service direction; and
 - iii. application of straw and or other suitable mulch.
 - g. Erosion and sedimentation control measures, dust control, and restoration methods shall be subject to review and amendment by the Environmental Planner.
 - h. The operating schedule shall be as follows:

- i. Monday through Friday (exclusive of State holidays) 7:00 a.m. to 4:00 p.m.; and Saturday 9:00 a.m. to 4:00 p.m.
 - ii. Equipment Start-up and /or idling on or adjacent to the site shall not be permitted prior to the approved hours of operation.
 - i. The requirement of a gate is hereby waived, unless requested by the Police Department. The Police Department shall also determine if a flagger is needed during hauling operations at the Woodland Street driveway.
 - j. Accumulated sediment deposits shall be removed from the sedimentation basins as needed or as directed by the Environmental Planner, in order to maintain the sediment storage capacity of the basins.
 - k. This Special Permit shall expire May 5, 2023.
3. In adherence to:
- a. The Police Department’s memorandum dated March 29, 2021.
 - b. The Health Department Director’s memorandum dated March 30, 2021.

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

3. Application of Michael Pucci for subdivision approval and a Section 6.8 (rear lot) Special Permit – proposed 3-lot Casella Subdivision – 11.7 acres located at 256 Knollwood Drive - Rural Residence Zone and Groundwater Protection Zone 2 – Dutton Associates, LLC

Jim Dutton from Dutton Associates, LLC, represented the applicant. Mr. Dutton noted that, over the years, there have been numerous lot line adjustments on the Casella property. The proposal has received a favorable recommendation from the Conservation Commission. Mr. Dutton explained that the hatched areas on the plan are proposed conservation easements. The site contains a mixed hardwood forest, with moderate to steep slopes throughout. All three lots will be serviced by a common driveway.

The proposed detention pond is at the south end of the site, which will discharge into the watercourse within the wetland area to the southwest. Access to the detention pond is via an existing roadway (a dirt path) that extends to another Casella property. The maintenance of the basin will be the responsibility of all three homeowners. There will be onsite well and septic. The original septic system for lot 3 was relocated to the north of the detention basin. The detention pond is designed to mitigate the increase in stormwater runoff volume generated from the house lots and shared driveway.

Mr. Dutton noted that the Fire Marshal recommends the driveway be at a 10% slope. The regulations allow up to a 15% slope, and theirs is 14%. The Fire Marshal’s concern is the tree branches overgrowing the driveway, which they have addressed. The lots range in size: lot 1 is about 1.8 acres; lot 2 is about 6.2 acres; lot 3 is about 3.67 acres. There will be a drainage system constructed to intersect surface runoff which will be directed to the

detention pond. There has been some uranium and radon found in this area. The wells will be tested prior to the certificate of occupancy being issued.

Commissioner Shaw asked if there are sidewalks on Knollwood Drive. Mr. Dutton stated that the sidewalk is located on the west side of Knollwood Drive and it ends at the cul-de-sac. Commissioner Shaw asked if the regulations do not require sidewalks on a cul-de-sac. Mr. Dutton explained that it was his understanding of the Subdivision regulations that a sidewalk does not extend into a cul-de-sac.

Vice Chairman Purtill expressed concern about the ability of the homeowners to maintain the detention basin. She then asked if the Town had the ability to enforce the maintenance agreement should the homeowners fail to maintain the detention basin. Mr. Dutton replied yes; the agreement will be reviewed by Town staff. When the Attorney prepares the agreement, it will be very clear what everyone needs to do. Vice Chairman Purtill asked if there are wetlands on other land of the applicant. Mr. Dutton stated that there is a large wetland area on the land to the west owned by George Mikk. A small portion of those wetlands is located on at the southwest corner of the property just south of the discharge point for the detention basin. Mr. Dutton stated that the detention basin was designed to mitigate for the increase in both the rate and volume of the stormwater runoff from the site. Vice Chairman Purtill asked if there will be blasting. Mr. Dutton replied yes, but to what extent, they do not yet know.

Chairman Zanolungo asked if there is a place for the fire truck to turn around. Mr. Dutton stated that this driveway is relatively short with a relatively easy alignment to traverse. There is no turnaround for a fire truck. They have laid out driveways of a size that they could turn around there. Commissioner Sexton stated that the regulations require a turnaround area at the dwelling. Mr. Dutton clarified that there is an adequately sized turnaround area at the dwelling.

Chairman Zanolungo opened the floor for public comment.

Kevin Finkel of 192 Knollwood Drive, asked, with the addition of three other homes, how will this affect their wells. He also expressed concern that the sizes of the proposed houses would look out of place.

Mr. Dutton indicated that the houses will be at least two-story houses, but he does not know what the actual houses will end up looking like. Mr. Finkel stated that he saw 2,500 square feet listed on the plans. Mr. Dutton clarified that it is a 2,500 square foot footprint over two stories, which makes a total of up to 5,000 square feet. Mr. Dutton stated that he doubts very much that these three wells would have any impact on the abutting wells. He researched over 100 wells on the other side of Minnechaug Mountain, and only one had a problem; they drilled a new well about 20 or 30 feet away and found water. Mr. Dutton stated that it is his experience that wells in this area of town do not have difficulties with water yield. They are far enough apart, so he does not anticipate yield impacts on the wells.

Michael Farrell of 226 Knollwood Drive, countered, if there is no problem with the wells, why have there been so many test pits drilled in order to find acceptable areas to build. The land is just not conducive to building. Mr. Dutton explained that there are a few reasons: The Town adopted regulations which are more restrictive than that of the Connecticut Public Health Code. Another reason is that a lot of the earlier test pits were done with small excavating machines, which have difficulty with small boulders. Mr. Casella used a larger machine and was able to move out boulders. Mr. Farrell replied that this area is full of rock and ledge, so he thinks that Mr. Dutton may be under-considering that. He also feels that Mr. Dutton has a conflict of interest with regard to his statements regarding the fire truck access to the rear lots. Mr. Farrell believes that Mr. Dutton was representing the applicant while making positive recommendations for the proposal with regard to fire safety based on his experience on the town fire department. Mr. Farrell stated that the Commission should disregard Mr. Dutton's statements with regard to fire safety.

With no further comments, Chairman Zanolungo closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Michael Pucci for subdivision approval and a Section 6.8 (rear lot) Special Permit – proposed 3-lot Casella Subdivision – 11.7 acres located at 256 Knollwood Drive - Rural Residence Zone and Groundwater Protection Zone 2 - in accordance with the following plans:

“INDEX PLAN CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: 1” = 40’ SHEET 1 OF 10 A-03-098-I FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“LIMITED PROPERTY/BOUNDARY SURVEY CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: 1” = 40’ SHEET 2 OF 10 A-03-098-S FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“LIMITED PROPERTY/BOUNDARY SURVEY CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM

DATE: 03/16/2020 SCALE: 1" = 40' SHEET 3 OF 10 A-03-098-E FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“TOPOGRAPHIC SURVEY CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: 1" = 40' SHEET 4 OF 10 A-03-098-T FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“SITE DEVELOPMENT PLAN EROSION CONTROL & SEDIMENTATION PLAN LOT INFRASTRUCTURE IMPROVEMENTS ONLY CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: 1" = 40' SHEET 5 OF 10 A-03-098-SD FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“SITE DEVELOPMENT PLAN EROSION CONTROL & SEDIMENTATION PLAN LOT DEVELOPMENT ONLY CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: 1" = 40' SHEET 6 OF 10 A-03-098-SD FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-05-2021 – UPDATE 01-26-2021 – COMMENTS”

“SUB-SURFACE TEST DATA AND SOILS REPORT CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: AS SHOWN SHEET 7 OF 10 A-03-098-TD FILE: 03098-SUBDIVISION 2020.DWG REVISIONS: 10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-05-2021 – UPDATE 01-26-2021 – COMMENTS”

“NOTES AND DETAILS CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: AS

SHOWN SHEET 8 OF 10 A-03-098-D1 FILE: 03098-SUBDIVISION 2020.DWG REVISIONS:
10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

“NOTES AND DETAILS CASELLA SUBDIVISION KNOLLWOOD DRIVE PREPARED
FOR THE ESTATE OF JON CASELLA GLASTONBURY, CONNECTICUT DUTTON
ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN
BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-
8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 03/16/2020 SCALE: AS
SHOWN SHEET 9 OF 10 A-03-098-D2 FILE: 03098-SUBDIVISION 2020.DWG REVISIONS:
10-02-2020 – COMMENTS 11-23-2020 – UPDATE 01-26-2021 – COMMENTS”

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 January 14, 2021.
 - b. The standards contained in a report from the Fire Marshal, File 21-017, plans reviewed 03-29-2021.
2. In adherence to:
 - a. The Assistant Town Engineer’s memorandum dated March 29, 2021.
 - b. The Police Chief’s memorandum dated March 29, 2021.
 - c. The Sanitarian’s memorandum dated March 31, 2021.
3. **Notice shall be provided to neighbors of any blasting conducted on the site, in accordance with state and federal regulations, of no less than a minimum of 500 feet from the blasting activity.**
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}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda**

Chairman Zanolungo stated that they have received email correspondence from several citizens, in response to last week’s public hearing on the Main Street proposal, which have all also been posted online:

Joseph Muro of 151 Riverview Road, stated that the focus on parking by some of the commissioners was slightly misplaced. The goal of the Town Center is to build something walkable, and he does not think that the residential component is a bad thing, but he agrees with the Commission that it needs to be integrated with the surrounding area.

Ron DeGray of 120 Cricket Lane, addressed the concern about providing solar energy panels. He would like the Commission to pay attention to bicycle and pedestrian traffic. Including a small entertainment area on the plaza and opportunities to socialize would be good ideas as well.

Jennifer Haffner of 601 Manchester Road, thinks this proposal does not fit the character of their historical New England town. Small businesses continue to struggle, they do not need additional apartments in town, and there is an overcrowding issue in their elementary schools. She believes that they should press the pause button for a better solution to be proposed.

Kelly Hogan Mulryan of 45 Lindsay Lane, believes that revitalization is a good thing but has concerns about traffic flow and how large vehicles are going to maneuver through the site.

Beverly McGraw of 68 Sulky Lane, appreciated Vice Chairman Purtill's comments and concerns about the development. She agrees that there needs to be a better transition to Main Street. She has concerns about the traffic, and feels that the development scale is too big.

Mr. Mullen added that they will continue to share these emails with the Commission. Each time a comment comes in, they also forward it to the developer. There were no comments from attendees.

2. Acceptance of Minutes of the March 16, 2021 Special Meeting

Motion by: Commissioner Griffin

Seconded by: Commissioner Shaw

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

3. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of April 20, 2021: **to be determined**
- b. Request of Dependable Construction, LLC for a final 90-day extension to file mylars and documents – 29-Lot Stallion Ridge Open Space Subdivision - 524 Bell Street

Motion by: Commissioner Shaw

Seconded by: Vice Chairman Purtill

Result: Consent calendar was approved unanimously {6-0-0}.

4. Chairman's Report None

5. Report from Community Development Staff

Mr. Mullen explained that the Town Council has asked the Commission to look into the creation of a Village Zoning District for Main Street, from Rankin Road to Naubuc Avenue. Mr. Mullen is working with other towns who have also created village districts, and he will make a presentation to the Commission, who will ultimately report back to the Council on their recommendations. The focus will be on the design and what the buildings will look like. Mr. Mullen noted that there is an existing village district in South Glastonbury. Commissioner Hassett asked how the Town Council referral comports with the Plan of Conservation & Development (POCD). Mr. Mullen explained that they would have to identify an area that would benefit under a village district. The Town Manager has consulted with the Town Attorney, and they believe the POCD adequately identifies the proposed Village District Area.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Hassett

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourn their regular meeting of April 6, 2021 at 9:17 P.M.

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

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk