

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF JUNE 23, 2021 SPECIAL MEETING

*The meeting commenced at 8:00 AM via Zoom video conferencing.*

**Present:** Subcommittee Members Robert Zanolungo and Sharon Purtill (*arrived at 8:13 am*); Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

**1145 TRYON STREET - proposal of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – 1145 Tryon Street – Bulky Waste Facility – Reserved Land Zone – Michael J. Bisi, Superintendent of Sanitation**

Michael Bisi announced that the proposal was for the renewal of the excavation permit for the Bulky Waste Facility at 1145 Tryon Street. He reported that the Bulky Waste Facility has been in continuous operation since 1977. The facility allows citizens to dispose of vegetative material and construction debris. Sand and gravel is also excavated out of the facility for sale or barter and for use by the Town for construction projects. Mr. Bisi added that the Town has hired a consultant to complete a phased closure plan for the facility along with a financial program to fund closure costs. The first closure phase will occur in 2030 and the final phase in 2130. Mr. Bisi said that there are no changes in the number of truck trips from the last approval. Mr. Mullen reported that the site is grandfathered under the zoning regulations with regard to the setback from abutting property lines. He added that there already was a mature landscape buffer between the access road and the property to the north. Bob Zanolungo stated he had no issues with the proposal.

**1040 MAIN STREET – proposal for a final subdivision approval of the proposed 7-lot Subdivision of 1040 Main Street – 7 frontage lots and some 650 feet of road construction on 9.3 acres – Residence AA Zone and Groundwater Protection (overlay) Zone 1 – Alter & Pearson, LLC – Davison Environmental, Soil and Wetland Scientist and Wildlife Biologist – Wolff Engineering, C.E.**

Attorney Meghan Hope said that the proposal is for a 7-lot subdivision of the 9.3-acre lot at 1040 Main Street. The proposal calls for a 650-linear foot road with a cul-de-sac running east from Main Street. She added that a stormwater management basin would be located at the northeast corner of the site. Conservation easements would be placed on the easternmost lots to protect the wetlands and vernal pool on that side of the site. Attorney Hope stated that there would also be a gravel-walking path within a public access easement that would connect the wetlands on the easternmost lots to the Town owned-open space east of the site. She continued, saying that several excavation operations had occurred on the site dating back to the 1930s. She added in order to construct the road and stormwater management feature and grade the building lots the applicant will need to excavate approximately 48,000 cubic yards of material from the site. The majority of the excavation would be associated with the road at the western side of the site.

Attorney Hope then stated that the applicant would be applying for final subdivision approval and taking out building permits for each lot to excavate the areas outside of the 50-foot right-of-way and the stormwater quality basin. She reported that her client had explored applying for a Section 6.2 Excavation Special Permit, however, the excavation for the 3:1 road slopes, the construction of the stormwater basin and grading of the lots would be within 50 feet of abutting property lines, which is in violation of the Building-Zone Regulations.

Sharon Purtill expressed concern about the amount of material being excavated from the site and the associated truck traffic. She added that she has already heard from neighbors who are concerned about the excavation activities associated with a subdivision. Ms. Purtill also expressed concern about the potential to undermine the yards adjacent to the steep slopes associated with the road construction.

Ron Wolff, P.E. of Wolff Engineering C.E. reported that the grade of the slopes associated with the road would be 3:1 and stabilized with erosion control mats and the adjacent lots would not be undermined. He further stated that the slopes would be seeded after construction of the roadway was complete and the vegetation would stabilize the slopes.

Ms. Purtill asked how many truckloads would be generated from the road excavation. Mr. Wolff stated approximately 1,700 truckloads for the road excavation and 1,000 loads for the building lots. Ms. Purtill expressed concern about the truck traffic generated from excavation activities. She then asked how long the excavation would take. Attorney Hope stated that the applicant anticipated 4 months for the road and stormwater feature. There was a discussion about the excavation process for the lots.

Ms. Purtill again expressed concern about the proposal and suggested that the applicant consider a less invasive project such as a rear lot subdivision. She then asked if the applicant had reached out to the neighboring property owners. Attorney Hope stated that they had not reached out yet but would do so.

Ms. Purtill then asked if the cul-de-sac would be permanent. Attorney Hope stated that there was no way to extend the road from the location of the cul-de-sac.

**2520 MAIN STREET – proposal for change of use from retail (former PetValu space) to restaurant with construction of a 200 square foot patio - Town Center Zone – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC – Evan Schwartz, S2510, LLC, applicant**

Jonathan Sczurek of Megson, Heagle & Friend stated that the proposal was for a change of use from retail to restaurant with construction of a 200-square foot patio. He reported the existing conditions and parking count for the site. Mr. Sczurek said that the original approval for the building from 2015 limited the number of restaurant seats to 38. He then stated that the proposed restaurant would have 44 indoor seats and 12 patio seats. Mr. Sczurek added one parking space would be removed to accommodate the proposed patio. Mr. Sczurek said that despite the increase in seating and the loss of one space, the site has enough parking to meet the requirements for all the uses.

Mr. Sczurek then went over the design of the patio that includes a retaining wall and fencing. The property owner, Evan Schwartz, stated that the proposed restaurant has requested to have additional signage on the south side of the building. Mr. Mullen stated that the request for additional signage would be incorporated into the 12.9 request for the change of use and patio construction.

Meeting adjourned at 9:05 am

Respectfully submitted,

Jonathan E. Mullen  
Planner