

**TOWN PLAN AND ZONING COMMISSION  
GLASTONBURY, CONNECTICUT**

Tuesday, July 20, 2021  
REGULAR MEETING

7:00 PM

Council Chambers  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street

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Robert J. Zanolungo, Jr., Chairman  
Sharon H. Purtill, Vice Chairman **ACT'G SEC'Y**  
Michael Botelho, Secretary **EXCUSED**

Christopher Griffin  
Raymond Hasset  
Keith S. Shaw

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ALTERNATES: Alice Sexton **SEATED**; Scott Miller **EXCUSED**; Laura Cahill **ABSENT**

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**ANNOTATED AGENDA**

**PUBLIC HEARINGS**

1. Application of the Town of Glastonbury for a Section 4.11 Flood Zone Special Permit and a Section 12.9 Minor Change regarding the installation of 4 pickleball courts including a 64-foot x 136-foot bituminous concrete surface, associated grading & drainage improvements – 300 Welles Street – Flood Zone & Reserved Land **UNAN APPROVED**
2. Application of Alexander Gondek, Jr. for a Section 12.9 Minor Change to the existing Section 7.2.c.2 Farm Market Special Permit (accessory use associated with principal farming use) to add the accessory uses of a food truck for non-private events on Thursday & Friday from 4 PM to 8 PM and Saturday & Sunday from 1 PM to 6 PM and outdoor use including consumption –275 Dug Road (Lot W-159 Main Street) (Rural Residence (RR) & Residence AA Zones), Lot N-7 Dug Road (RR Zone) and Lot W-159A Main St (RR Zone) – all proposed activity is within Rural Residence Zone **CONTINUED TO 08-10-21**

**REGULAR MEETING**

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda **DENISE WEEKS RE: PICKLEBALL COURTS & LAND ACQUISITION & BRUCE BOWMAN RE: INCORPORATING SOLAR INTO ZONING REGS**
2. Acceptance of Minutes of the July 6, 2021 Regular Meeting **TABLED**
3. Application of the S2510, LLC for a Section 12.9 Minor Change concerning the change of use from retail (PetValu) to restaurant, with an increase in seating from 38 to 56 seats (maximum allowed for the 3-tenant building), a 200 square foot patio, and modification to the approved sign package **UNAN APPROVED**

4. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding land acquisition: a site on Welles Street consisting of two parcels, Lot S-16 Naubuc Avenue at 9.02 acres and Lot N-2 Welles Street at 1.04 acres, both owned by the Saints Isadore & Maria Parish Corporation; and 1361 Main Street, a 1.18-acre site, former home of the Audubon Center and access point to Earle Park **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
5. **CONSENT CALENDAR – UNAN APPROVED**
  - a. Scheduling of Public Hearings for the Regular Meeting of August 10, 2021: **to be determined**
  - b. Request of Michael Pucci for a one year extension to begin substantial construction – Casella Subdivision – Knollwood Drive
6. Chairman’s Report **NONE**
7. Report from Community Development Staff **DISCUSSED**