

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
AMENDED REGULAR MEETING MINUTES OF TUESDAY, JULY 20, 2021**

The Glastonbury Town Plan and Zoning Commission with Jonathan E. Mullen, AICP, Planner and Rebecca Augur, AICP, Director of Planning and Land Use Services, in attendance held a Regular Meeting at 7:00 P.M. in Council Chambers of Town Hall, 2155 Main Street. The video was broadcast in real time and via a live video stream.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chairman
Mr. Raymond Hassett
Mr. Keith Shaw
Mr. Christopher Griffin
Ms. Alice Sexton, Alternate {assigned as voting member}

Commission Members Absent

Mr. Michael Botelho, Secretary
Mr. Scott Miller, Alternate
Laura Cahill, Alternate

Chairman Zanolungo called the meeting to order at 7:02 P.M. He seated Commissioner Sexton in Secretary Botelho's place. He noted that there will be a change in the ordering of the agenda.

MOTION TO REORDER THE AGENDA

Motion by: Commissioner Griffin

Seconded by: Commissioner Shaw

Result: Agenda was reordered unanimously {6-0-0}.

REGULAR MEETING

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

Denise Weeks of 334 Hollister Way West, supports two items on the agenda: the installation of pickleball courts near the Riverfront Community Center, which will make the park more inclusive, and the use of the Land Acquisition and Preservation Fund for the purchase of the St. Paul's Church properties. While housing was not included as one of the proposed uses, she hopes that consideration will be given to it as a future use. Glastonbury has made great use of the fund, and she encourages more use of it.

Bruce Bowman of 62 Morgan Drive, spoke on climate change, asking the Commission to revisit their regulations to accommodate rooftop solar in developments across town. He noted that the

microclimate of the Town Center is getting hotter every year. They should maximize solar power installation on all new buildings and mandate EV charging stations in all parking lots. The time to act on mitigating the effects of climate change is now.

2. Acceptance of Minutes of the July 6, 2021 Regular Meeting - Tabled

Motion by: Commissioner Hassett

Seconded by: Commissioner Griffin

Result: Vice Chairman Purtill, Commissioners Shaw and Hassett were not present at the July 6th meeting, so they abstained from voting. The action was tabled to the next meeting.

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

Jon Sczurek, P.E. of Megson Heagle & Friend, C.E. & L.S., LLC, presented on behalf of the applicant, who is seeking a change of use from retail to restaurant use. The building is located in the Town Center Zone. It was originally approved in 2015 for retail and restaurant use. In 2017, the applicant came back to the Commission for a site plan modification to allow medical office use. There are currently 74 parking spaces on site. The proposal is to convert the retail space to a restaurant with 44 indoor seats and a small patio with 12 outdoor seats. The outdoor seats would require construction of a patio which would occupy one of the parking spaces that currently exists. The bank building will remain unchanged. Twenty-seven spaces are required for that building. 2520 Main Street requires 27.2 spaces. The proposed restaurant will have 56 seats requiring 18.7 spaces, for a total of 73 spaces required and 73 spaces provided.

Mr. Sczurek showed the proposed elevation views of the building. The patio will be white brick with grey tile. There will be a black metal railing on the north side and westerly side of the patio spaces. He also included the signage plans. There is currently only one sign on the facade, which they propose reducing. They also propose a new sign on the Welles Street facade. He noted that the Fire Marshal's memo requests adding bollards to the patio's northerly side, which the tenant has agreed to install.

Chairman Zanolungo noted that this application came before the subcommittee, which found no major concerns. The minor issues that they had were addressed tonight. Vice Chairman Purtill noted that there is no parking waiver here and the applicant has the required number of spaces. If the applicant were to add outdoor seats, they would then have to remove the corresponding seats from indoors. The sign has also been reduced, which was another concern the subcommittee had. She will vote in favor of the application.

Commissioner Sexton asked if there is an entrance into the space from the south side. Mr. Sczurek replied no, those are just windows on the southerly side. The entrance is on the easterly side. Commissioner Hassett asked if the Fire Marshal's bollards requirement is shown on the site plans. Mr. Sczurek said that the bollards are not on the plans but will be incorporated as a

condition of approval. Commissioner Shaw is in favor of the application and wishes the applicant luck.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Shaw

MOVED, that the Town Plan and Zoning Commission approve the 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, in accordance with the following plans:

“PROPOSED RESTAURANT & PATIO #2520 MAIN STREET PREPARED FOR SCHWARTZ REAL ESTATE GLASTONBURY, CONN. MEGSON HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 6-8-21 SCALE: 1”= 20’ SHEET 1 OF 1 MAP NO. 6-15-1PA2 REV. 6-9-21 REV. 6-21-21 PATIO LAYOUT”

and in compliance with the following conditions:

1. In accordance with standards contained in a report from the Fire Marshal, File #21-029, plans reviewed 7-12-21.
2. Adherence to:
 - a. The Assistant Town Engineer’s memorandum dated July 15, 2021.
 - b. The Health Department Director’s memorandum dated July 14, 2021.
 - c. The Police Chief’s memorandum dated July 15, 2021.
3. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
 - b. The Connecticut Stormwater Quality Manual, as amended.
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
5. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP’s General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities (“construction general permit”) for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger

common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.

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.

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

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

Mr. Mullen explained that this is a referral for the acquisition of two sites. The acquisition of these properties is in accordance with the POCD in several ways, which he listed. Vice Chairman Purtill agrees that both sites are consistent with the current POCD. The park is a wonderful addition and the Audubon Center is a natural fit as it provides access to the park. She concluded by stating that they should not miss the opportunity to acquire them. Commissioner Sexton agreed. She stated that, during the Council's meeting last week, there was much praise for the Welles Street site and appreciation for how many years it took to acquire it. Chairman Zanolungo agreed.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Shaw

BE IT RESOLVED, that the Glastonbury Town Plan and Zoning Commission forwards a favorable recommendation, pursuant to Section 8-24 of the Connecticut General Statutes regarding the following: purchase of two parcels owned by Saints Isadore & Maria Parish Corporation. The first parcel is a 9.02-acre parcel, located at Lot S-16 Naubuc Avenue. The second parcel is a 1.04-acre parcel, located adjacent to the south. Both parcels are currently vacant and used as farmland. This action is pursuant to section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Griffin

BE IT RESOLVED, that the Glastonbury Town Plan and Zoning Commission forwards a favorable recommendation, pursuant to Section 8-24 of the Connecticut General Statutes regarding the following: purchase of a 1.18-acre site, located east of the access point at Earle

Park, located at 1361 Main Street. The site is a 5000-square foot area that was formerly occupied by the American Legion and the Connecticut Audubon Center. This action is pursuant to Section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

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

5. CONSENT CALENDAR

- 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

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Shaw

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

6. Chairman's Report *None*

7. Report from Community Development Staff

Ms. Augur stated that several land use authorities are recommending that communities look at moratoriums on cannabis establishments until they can sort through regulations. The Council is looking to hold a public meeting in September, so the Commission ought to look at this in August.

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**

Dan Pennington, Town Engineer, presented technical aspects of the pickleball court design. The proposal is to construct four pickleball courts on the Riverfront Park. He noted that there were a number of elements which constrained them, in terms of the location. For planning purposes, they did not want to preclude further expansion of the community center. There is a 20-foot MDC easement line which prevents installing the courts in one area. In another, there is an environmental land use restriction which prohibits construction over the impacted soils. Therefore, they tried to make the location as far south as possible.

The courts will be constructed in a north-south direction to prevent sun glare. They do not propose lighting for the project at this point but could return at a later date. If they need poles, they will return to the Commission to discuss that option as well. They are requesting a flood

zone special permit because a portion of the construction is within the 100-year floodplain. There are about 23 cubic yards of fill associated with this part of the project, but they will be excavating 42 cubic yards, so there is a very small increase in the flood storage capacity. With approval from the Commission, they will go out to bid this construction season, with the intention of completion before the winter season.

Chairman Zanlungo asked when the courts would be used. Lisa Zerio, Director of Parks and Recreation, responded that they would treat them just like tennis courts. Commissioner Hassett asked if they will take the nets down in the wintertime, and if there are fences between the courts themselves. Ms. Zerio replied no, there are just fences around the perimeter. They do not always take down the tennis courts; it depends on how severe the winter is. Commissioner Sexton asked if they would use the courts for the Apple Fest. Ms. Zerio said that there were talks about incorporating the courts into the festival, and an activity could be held there. Commissioner Griffin asked how the use of the courts will be regulated. Ms. Zerio stated that it will be similar to Addison Park; they will have scheduled time for leagues, but there will also be designated play that is first come, first serve. They will see how popular it is before implementing reserved times.

With no comments from the public, Chairman Zanlungo closed the public hearing.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Shaw

MOVED, that the Town Plan & Zoning Commission approve the 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, in accordance with the following plans:

“PLANS DEPICTING PICKLEBALL COURTS LOCATED AT RIVERFRONT
COMMUNITY CENTER 300 WELLES STREET GLASTONBURY, CONNECTICUT
SCALE: AS SHOWN DRAWN BY: S. TROY 5/7/2021 CHECKED BY: S.M.B. 5/14/2021
APPROVED BY: D.A.P. 6/14/2021 ISSUED FOR PERMITTING 6/14/2021”

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, at their Regular Meeting of June 24, 2021.
 - b. The administratively approved wetlands permit issued by the Environmental Planner on July 6, 2021.
2. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
 - b. The Connecticut Stormwater Quality Manual, as amended.

- c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
3. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
 4. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.

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

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

Attorney Meghan Hope of Alter & Pearson, LLC presented the application on behalf of the applicant, Alexander Gondek, Jr. She presented a history of the site, noting that in 2018, the Commission placed a condition of approval to install a sign when turning on to Dug Road, which the applicant has done. In 2019, the Commission approved another minor change to allow food trucks for seasonal farm events and acoustic music. No more than two food trucks shall be permitted per seasonal event.

Attorney Hope reviewed the site plan, noting that there are a total of 33 parking spaces and overflow areas which typically only fill up during big events. They have never overflowed the parking areas. Access to the site is by a gravel driveway. The Gondeks have farmed the site since the 1950s. Hops on the Hill opened in June 2019 and was closed in March 2020, due to the pandemic. After two months, the working farm/brewery reopened in May 2020. The site is both family friendly and pet friendly and, because of its outdoor nature, is considered to be a safe way for people to socialize after a long period of isolation. The Governor's executive order, which allowed for the use of food trucks and outdoor use including consumption, expired. The

applicants request that the Town allow these two items, which were applied during COVID-19, to be permanent.

Ms. Hope noted that on May 29, a police report was filed regarding a noise complaint from music on the site. The brewery was holding a private event, which ended at 9:30 P.M. In the report, the officer states that she could not hear the music from where she was speaking with the person who made the complaint. Another complaint was not associated with the brewery at all. She then addressed the complaints that were made in a letter submitted by Dr. Bissell regarding the site:

Specifically, she noted that the speeding complaints were directed to the Police Department who conducted two different studies, neither of which showed speeding or accidents on Dug Road. Dr. Bissell also expressed concern about the brewery being open for longer than approved. Attorney Hope noted that the Commission's 2018 approval did not include any express conditions on the times of the year when it could be open. The brewery also holds events that are outside of the hours discussed, but they are typically club meetings and engagements. No separate approvals are required for private events. Another comment was regarding the brewery being a bar tap room, which is different from what was presented at the public hearing. Ms. Hope noted that the applicant is in compliance with their liquor permit. Dr. Bissell added that the brewery serves beer with a high concentration of alcohol. Attorney Hope stated that only one beer is high in alcohol content, which they serve in 8 fluid ounce glasses instead of 16 fluid ounces.

Attorney Hope noted that there was an event on Tryon Street on June 30 and a neighborhood meeting was organized. There are traffic concerns on Dug Road and the surrounding areas. The consensus was to start circulating a petition and seeking out traffic calming measures. However, people acknowledged that not all of the traffic was due to the brewery. She explained that their proposed modifications are consistent with the Town POCD, such as preserving the agricultural heritage of the town. There was one noise complaint from a private event, which Mr. Gondek discussed.

Al Gondek of 88 Tryon Street and owner of Hops on the Hill, stated that Mr. Nowicki called him personally to complain about the music, which he could clearly hear from his residence. Mr. Gondek apologized, stating that he was not home during the time of that event, where the music was supposed to be acoustic, and it was not. Going forward, they will monitor music to ensure that it is only acoustic and non-amplified.

Attorney Hope stated that they have received 51 letters of support for this application. Residents feel that it enriches the town. The outdoor area is a huge component of the family-friendly nature of the business. Residents acknowledge that if this is not allowed to continue, they fear that the land will become developed into a large subdivision. The Gondeks seek to keep this land open, farmed, and in the family.

Commissioner Hassett is concerned that when the application originally came in, it was limited in time and scope, and now it has expanded. It sounds like there is a distinction between public versus private uses on site. While Mr. Hassett considers it a phenomenal venue and Mr. Gondek

is willing to be a good neighbor, the music disturbs him, as well as the expansion of the food trucks. He would like to see some accommodations to satisfy everyone's needs.

Attorney Hope clarified that the original intention was to have only acoustic, non-amplified music on their site, and they are willing to stick to that. In terms of hours of operation, they did not discuss private events at all during their 2018 or 2019 hearings. However, the applicant is willing to set a time limit. Commissioner Hasset would like clarity on what the neighbors can expect. There needs to be some focus on how they can implement restrictions, to a certain degree. Commissioner Shaw echoed Commissioner Hasset's opinions. In 2018, the application presented to the Commission was more tempered and scaled back. While he is happy for the business' success, which is an asset for the community, he is concerned about expanding the use with private events going beyond the 8:00 P.M. time limit and the number of people. He would like to hear from the public on their concerns. Vice Chairman Purtill supports the business, stating that they need to keep farms operating, and the public hours of operation seem quite short and reasonable.

Nancy Gondek, co-owner of Hops on the Hill, explained that they started to use the outdoor space for pilates classes during COVID because they could not hold them inside. The class meets a couple times a week, and there are usually only 10-15 people, maximum 30 people, who attend. Attorney Hope added that, while no one has said it to her directly, it seems like the events that happen in the evening are the ones that neighbors are concerned about. Commissioner Sexton asked what the typical maximum is on the public days. Mr. Gondek said that it varies, depending on the weather. On a nice day in the fall, which is their busiest time, they could expect about 100-200 people on their site.

Commissioner Griffin asked what the hours have been for private gatherings in the past. Mr. Gondek said that it has usually been 9:00 P.M., some at 9:30 P.M., with a couple ending at 10:00 P.M. Commissioner Griffin asked if there will be two food trucks on site. Ms. Hope stated that the applicant's preference is for one food truck because of the competition between food trucks, so they applied for only one.

Chairman Zanolungo opened the floor for public comment.

Terri Digirola of 58 Tryon Street, said that the applicants are farm owners who love their town and cherish the land they own and seek to preserve its beauty. During the re-opening phases of COVID-19, people were able to go to Hops on the Hill because very few venues were open. The brewery made people feel safe and somewhat normal, attracting people to South Glastonbury. She asked if residents would prefer that they sell their land to become millionaires and have big developments in its place. The speeding cars are loud and fast, but they tend to be after 10:00 P.M. or during the week in the middle of the day. People do not speed because of the brewery. She encouraged everyone to visit and experience the magic of the brewery.

Jeff Bodeau of 372 Birch Mountain Road, supports Hops on the Hill. Regionally, farms are looking to adapt to a changing environment, and Glastonbury is no different. By bringing people to town, other businesses benefit as well. The Gondeks and other farmers are critical to this town. If they do not support these farms, the alternative is really grim. There are nationally

public-traded building companies that would love to buy this farmland and build 30 level homes with no vested interest in Glastonbury.

Todd Watkins of 14 Heritage Road, is originally from Los Angeles. He enjoys driving by these farms, stating that it feels like Norman Rockwell lives here. He loves bringing people from all over the state to the brewery because it is outdoor and safe. He supports the business.

Patrick DeFrancesco of 144 Tryon Street, is a neighbor of the Gondeks. After living in town for 30 years, in 2017, he moved to the neighborhood. While he finds the brewery an exceptional, wonderful place, the neighborhood has changed. In the past year, traffic has increased. He has counted the number of cars going in and out of Tryon Street during the brewery opening and closing times and there has been a considerable increase. He looks to the Town to help their community help the Gondeks. He suggested the Town look at extending a road to Route 17 as a different entrance for the site, for which the neighborhood would likely be willing to chip in.

Garry Straker of 219 Dug Road, is a proponent of the brewery, which he walks by with his dog every day. While he is concerned about the excessive speeding on Dug Road and Tryon Street, it is not exclusive to the brewery. Unfortunately, the speed limit signs have not helped curb the problem. He noted that the sign on the junction of Tryon Street and Ferry Lane needs to be moved up and updated. The Town has a responsibility to make the area safer for all who use the roadways.

Lisa Letendre of 334 Dug Road, loves the quiet, peaceful nature of Dug Road and she feels that has changed. While she is happy for the success of the brewery, she is concerned about the added traffic being funneled to Dug Road and Tryon Street. She has also counted the number of cars coming in and out, and it has increased as a result of the brewery. There has been increased traffic and speeding, for which she would like to find a solution that works for everyone. She liked Mr. DeFrancesco's idea to move the site entrance.

Hedi Beshiri of 331 Dug Road, is new to the neighborhood. While she loves the quaint scenery and the brewery, she is concerned about the traffic. As a mother of a one-year-old, she is scared of how it will affect living or enjoying the neighborhood. She, too, would like to find a solution that works for everyone. A good balance must be found.

Gerald Nowicki of 179 Tryon Street, said that he is the owner of the tape recording which was discussed earlier by Attorney Hope and Mr. Gondek. He clarified that he has several tapes, as it was not just one incident. While he has been a supporter of the brewery from the start, this spring, things changed once the music started. The volume has been going upwards. It feels like a rock concert in his backyard. He has also seen traffic increasing. He asked for boundaries to be established regarding the noise/music.

Gail Staron of 179 Tryon Street, is pro-farm and pro-brewery, but anti-noise, especially amplified, nighttime noise. She, too, seeks a resolution for the music.

Chuck House of 271 Tryon Street, abuts the neighborhood of the brewery. He stated that the traffic issue on Dug Road has been a problem for years.

Scott Bissell of 156 Dug Road, remarked that, unfortunately, he has appeared too many times in front of this commission regarding Dug Road. He was searching for answers to issues with existing approvals that he felt were unclear. He mentioned that he has been writing letters to the Town for a year and the first response he has received was tonight, at this hearing. He was in support of the initial application in 2018, but things have expanded beyond a reasonable means. This is a farm market operation turning more into a commercial operation.

Commissioner Shaw noted that they have experienced issues on Dug Road with other applications that have been brought to the commission. He asked Ms. Augur to take these messages back to Town staff to ask if resources could be allocated to Dug Road to address some of the issues which were brought up tonight. Chairman Zanlungo added that Councilman Beckett is in the audience tonight, and he will take everything that is being said back to the Council. Vice Chairman Purtill pointed out that speeding is a problem which falls under the purview of the police department, not this commission.

Bethanne Dufford Couture of 593 Tryon Street, supports Hops on the Hill, stating that there are no guarantees in farming, so farmers have to be diverse to survive these days. The police are called every weekend on Dug Road for speeding, and they never find any violations. She called this borderline harassment of farmers. Farms have the right to do their business without being harassed, and their customers should be able to use the roads as any business, market, or store does.

Mr. Gondek agreed with Ms. Couture, stating that his tobacco crops are underwater right now. He and his wife work 80 hours a week when they could just sell their land and enjoy themselves instead. He asked that if people have questions or issues, they should approach him first, not complain to town staff. He is willing to work with anyone on coming to an agreement.

Councilman Chip Beckett of 308 Tryon Street, noted that he and his wife moved to Tryon Street about seven years ago. The traffic for Hops on the Hill is over-stated. The traffic on Tryon Street has been a lot worse since the pandemic started. This is not due to the brewery, but due to the neighbors, the marina, the bulky waste facility nearby, and other things. He also noted that there is a lot more through traffic on Tryon Street than Dug Road.

Bill Dufford of 593 Tryon Street, suggested that mistakes are made at times when running a business. The state regulation for agro-tourism is essential to farming in this community, and he believes that it works well to address many of the issues discussed tonight.

Haley Foster of 280 Dug Road, lives right across from the brewery. While she supports local businesses, the brewery has caused a big change in the neighborhood. She feels that if something new is going to be placed in the neighborhood, then it is on the business owner to reach out to the neighbors first, rather than the other way around. She is also worried about the traffic, which kicks up the dust on the road. A lot of neighborhood children are not used to the traffic.

Ms. Gondek replied to some of the comments that were made by residents. She noted that the private events help their business tremendously to stay afloat. Without them, their income will not be enough to sustain the business. The majority of these private events are quite small and

contained to early hours. If restrictions are placed on the operating hours of these events, she said that they will not be able to make a living. It was a huge expense for them to comply with the Town's requirement of extending the driveway and adding nine retention ponds. They also had to buy trees to put on the farmland. If they are not able to make ends meet, they will end up selling the land which will be developed into many homes. This would only add even more traffic to the area. She also addressed the issue of car safety, stating that children should be able to move out of the road when a car approaches.

Attorney Hope also addressed the various comments made:

Regarding the entrance, she explained that the Town had asked them to move the driveway east to line it up with the neighbors' driveway and the house farm. Engineers believe that it is safer to have all of the cars converge at one intersection instead of several intersections. A much larger level of development would be required to get that access road Mr. DeFrancesco mentioned.

Regarding speeding, she explained that the speeding complaints get sent to the Police Department. They conducted a couple speed tests, and the data kept coming back that there were no speeding issues or accident history. This information has been conveyed to Dr. Bissell. She has not had conversations with the Town Engineer about Dug Road and whether or not there is a plan to pave it. However, she noted that about 40-50 years ago, the Town considered paving it, but residents were against it. While acknowledging that adjusting the placement of the speed limit signs might be helpful, she noted that the Police Department gets more calls about the traffic of Dug Road and Tryon Street than in any other area of town.

Regarding the music regulation and hours, she explained that, regardless of the type of event, the only permitted music is acoustic, non-amplified. While a few upcoming events (which have already been booked) will not be using acoustic music, they will be fairly mellow. For private events, she suggested music ending by 8:30 P.M. and people leaving the premises by 9:00 P.M., excluding staff. Commissioner Sexton asked why it cannot be 8:00 P.M. across the board, to give some consistency to the neighbors. Ms. Gondek replied, most customers are asking them to stay open later. If people cannot play music past 8:00 P.M. on a Saturday night, then they will be very hesitant to book their venue for their functions.

The hearing recessed for 10 minutes and reconvened at 10:03 P.M.

Chairman Zanolungo inquired about the extra leach field required, which was noted in the Health Department memorandum. Attorney Hope stated that they reviewed the septic system to ensure that they were still in compliance. Mr. Sczurek looked at the water data and the worst situation with the heaviest flows, in order to make sure that their system could handle it. He concluded that they need one more septic system gallery, which the Health Director would like them to install after the fall. The applicant is in agreement with that.

Ms. Hope also clarified their reasoning for the 9:00 P.M. ending time for private events. They figured that people would need some additional time, after the music ends, in order to vacate the property. Commissioner Hassett is still unsure about the discrepancy, noting that being open to the public on certain nights until 8:00 P.M. and until 9:00 P.M. for private events, is very

confusing for neighbors. Ms. Gondek explained that their public operating hours are until 6:00 P.M. on Saturdays and Sundays, not 8:00 P.M., so making a cutoff time at 8:00 P.M. across the board will just not work. Further, a cutoff time of 8:00 P.M. for private functions is a big deterrent for people who would like to book for parties, especially on the weekends.

Commissioner Sexton asked if it was the plan all along to have both public and private events. Ms. Gondek replied no. Commissioner Sexton believes that an 8:00 P.M. cutoff time ensures consistency across the board. Commissioner Shaw said that part of the request in the application says no more than two food trucks per seasonal farm event. Commissioner Griffin commented that they can have up to two trucks at any time. They should remove the distinction of seasonal events. Ms. Gondek added that the only seasonal event they are open early for is their “Vendors Day”. Vice Chairman Purtill stated that the public knows there will not be more than 10 festivals a year. Commissioner Sexton noted that there is no definition of food trucks, so they need definition and consistency.

Commissioner Griffin expressed discomfort with making a decision this evening. He is confused about the distinctions between general operating hours versus a festival versus a private booking. Commissioner Hassett agreed. Vice Chairman Purtill said that it is actually more limiting to the applicant to have the times broken down by categories. However, if the applicant is willing to limit themselves, then there is no issue on the commission’s end. Commissioner Sexton does not understand the need to distinguish between public and private because the neighbors cannot distinguish who is there at any given time. Commissioner Shaw stated that this problem arose because there was no distinction between public versus private. There is nothing wrong with clarity. The Commission is not imposing unreasonable conditions.

Commissioner Sexton wants the applicant to live within the means of what the Commission gave them in 2018. This is a “very slippery slope”. The neighbors expected to have a farm market. While the brewery is lovely, what the owner is applying for keeps expanding, which is tough on the neighbors. Chairman Zanolungo likes Commissioner Sexton’s approach of the applicant stating that they are open from x to y but choose to operate the business within the hours that already exist.

Attorney Hope explained that when they made their previous two proposals, the business was not yet in operation. Now, they are more comfortable and confident with what their needs are. With experience, they have restricted themselves because it makes sense with what they have been operating. She concluded by stating that they will work to further clarify matters. They will potentially go before the subcommittee and return to the full commission in August.

Motion by: Commissioner Griffin

Seconded by: Commissioner Hassett

MOVED, that the Glastonbury Town Plan and Zoning Commission continues the public hearing for this application to August 10, 2021.

Result: Motion to continue the public hearing passed unanimously {6-0-0}.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Zanolungo

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of July 20, 2021 at 10:29 P.M.

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

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk