

*EXCERPT OF TOWN COUNCIL SEPTEMBER 14, 2021 MEETING MINUTES*

**Motion by:** Ms. Carroll

**Seconded by:** Mr. Osgood

*BE IT RESOLVED, the Glastonbury Town Council hereby refers to the Town Plan and Zoning Commission proposed amendment to the Building Zone Regulations to add Section 4.19 – Town Center Village District Zone and requests the Commission to forward its report and recommendation to the Council within the 35-day review period per Building Zone Regulation Section 16, as described in a report by the Town Manager dated September 10, 2021.*

**Disc:** Mr. Johnson explained that he was asked to prepare a draft for tonight’s meeting, which he has done. The draft regulation is modeled after Statute 8-2j. The action for referral is for both the text and the map amendment, which includes the three areas that had previously been identified by the Council. Also provided is a photographic survey of those corridors, and a mechanism for design guidelines to be developed. He has reviewed the draft with the Town Attorney.

Mr. Osgood asked what additional steps would take place if this ordinance were adopted. Mr. Johnson explained that the application would be referred to the Architectural Design Review Committee (ADRC), who has 35 days to report their thoughts and recommendations to the TPZ. Or the applicant could meet with the ADRC before they submit an application. If there are other recommendations down the road, it would be brought back to the commission for review. Mr. Osgood asked, if the TPZ recommended this and the Council approved it, would the ADRC immediately be able to review projects, or would they have to wait until design guidelines are developed. Mr. Johnson explained that they can review projects per regulations as they exist now. The design guidelines would just be another element which would add value to the process. Mr. Osgood asked why the Shoppes at Fox Run/Whole Foods is not included. Rebecca Augur,

Director of Planning and Land Use, stated that it was not included because it has a Welles Street address. Mr. Osgood contended that it should be included. Mr. Johnson agreed to add it.

Mr. Cavanaugh asked if the ADRC would be established by Statute 8-2j and not by a code of ordinances. Mr. Johnson explained that, should the Council decide that they want to have the group review plans outside of the village district, then they would have to amend the Town code. Mr. Cavanaugh would prefer to do that. He then asked that an overlap extension be made to Rankin Road and School Street because of the demolition clause in 8-2j, which is not included in the Historic District. Mr. Johnson confirmed that both buildings are in the Historic District and agreed to be so designated. Dr. Beckett suggested expanding it all the way down School Street and Rankin Road to New London Turnpike. Ms. Tanski is fine with expanding it, given that this is a referral to the TPZ, but asked to exercise some caution. There are a limited number of historic buildings along a stretch of non-historic development, which will inform her thoughts about the proposal generally.

Dr. Beckett stated that part of this design review is to make the Town Center more appealing. He asked if the village center designation will allow putting in place pedestrian-friendly measures. Ms. Augur explained that they may have some influence, but the underlying zoning regulations will stand. Mr. Osgood proposed holding a public hearing on this at the next Council meeting, before sending it out to TPZ for review.

***Amendment by:*** Mr. Osgood

***Seconded by:*** Dr. Beckett

***Disc:*** Mr. Osgood believes that, for a major zoning change, due deliberation with significant public input is, by far, the best process. Mr. Cavanaugh will not support the motion because time is of the essence. The Council is the final zoning authority, so they can make amends when they hear from the public. Mr. McChesney concurred. Ms. Tanski is ready to move forward with this tonight, but she believes that Mr. Osgood makes a good point about speaking with the property owners beforehand. It would be easier to hear their voices at this stage of the process rather than later. Mr. Johnson clarified that Mr. Osgood's suggestion would be a public informational hearing, rather than a zoning meeting. Ms. Carroll and Mr. Gullotta agree with Mr. Cavanaugh that time is of the essence.

Mr. Gullotta remarked that he and Mr. Cavanaugh have been exceedingly patient on this matter, so he is against delaying it even further. Mr. Cavanaugh agreed, adding that, in his view, it is unprecedented to have a public hearing before a review. Mr. McChesney stated that there will be many opportunities to have discussions and get public input. There is no reason to move away from regular procedure here.

***Result:*** Amendment failed {3-6-0}, with only Dr. Beckett, Mr. Osgood, and Ms. Tanski voting for.

***Result:*** Motion passed {8-1-0} with Mr. Osgood voting against.

## **PUBLIC HEARINGS**