

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 19, 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 via Zoom video conferencing. The video was broadcast in real time and via a live video stream.

ROLL CALL

Commission Members Present

Mr. Robert Zanlungo, Jr., Chairman
Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Keith Shaw
Mr. Christopher Griffin
Ms. Alice Sexton, Alternate
Ms. Laura Cahill, Alternate

Commission Members Absent

Ms. Sharon Purtill, Vice Chairman
Vacancy

Chairman Zanlungo called the meeting to order at 7:12 P.M.

PUBLIC HEARING

Application of Cheryl Newton for a Section 4.11 Flood Zone Special Permit – 2-car garage replacement – 1917 Main Street - Residence A & Flood Zones

Ms. Newton explained that her garage was in dangerous disrepair, so she submitted a building permit application in June. In July, the Building Official gave her verbal instruction that it was okay to tear down her garage. While her house is not in the flood zone, the backyard is. Therefore, she seeks a special permit to place the replacement garage in the flood zone. It will be a pre-fabricated garage constructed on gravel sleepers. The doors will be the same, apart from the shutters, which will be white instead of the original black.

During the permitting process, Ms. Newton learned that she needed to do a water displacement compensatory area. The garage was originally much closer to the property line. Her civil engineer developed a plan whereby the new garage will sit at least 5 feet from the property line. She will also install flood vents. The temporary structure will be put on twelve 16-inch sonotubes. Her engineer's calculations show that it will resist hydrostatic pressure from floods. The garage finished floor is at exactly what FEMA says the flood elevation level is for her site.

Chairman Zanlungo stated that this application came to the subcommittee, and they did not see any issues. Secretary Botelho noted that the Commission received a memorandum from the

Town Engineer, confirming that the installation of the two-car garage would not be a loss of flood storage and the project would not have an adverse effect. Ms. Augur added that this application went through the Historic Commission last night and received a Certificate of Appropriateness.

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

Motion by: Secretary Botelho

Seconded by: Commissioner Cahill

MOVED, that the Town Plan & Zoning Commission approve the application of Cheryl Newton for a Section 4.11 Flood Zone Special Permit concerning the installation of a 22-foot wide by 23-foot, 4-inch long, pre-fabricated 2-car garage in the FEMA 100-year flood zone – 1917 Main Street – Flood Zone, in accordance with plans entitled “Existing Conditions 1917 Main Street Prepared for Cheryl Newton Glastonbury, Conn” prepared by Aeschilman Land Surveying, PC 1379 Main Street East Hartford, Connecticut 06108, dated 8-23-21, revised 9-24-21 Displacement Calculation, Silt Fence, & 10-18-2021 Displacement Calculations, Grading, scale 1 inch equals 20 feet,

And

1. In compliance with 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 September 16, 2021.
2. In accordance with the Health Director’s memorandum dated October 13, 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. This is a Section 4.11 Flood Zone 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 {5-0-0}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda** *None*

2. **Acceptance of Minutes of the October 5, 2021 Regular Meeting**

Motion by: Commissioner Cahill

Seconded by: Commissioner Griffin

Result: Minutes were accepted unanimously {5-0-0}.

3. **CONSENT CALENDAR**

- a. Scheduling of Public Hearings for the Regular Meeting of November 16, 2021: **to be determined**
- b. Request of Jim Dutton for a 90-day extension to file mylars and documents - Casella Subdivision – Knollwood Drive

Motion by: Commissioner Cahill

Seconded by: Commissioner Hassett

Result: Consent calendar was approved unanimously {5-0-0}.

4. **Chairman’s Report** *None*

5. **Report from Community Development Staff** *None*

Motion by: Commissioner Cahill

Seconded by: Commissioner Shaw

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of October 19, 2021 at 7:30 P.M.

Result: Motion was passed unanimously {5-0-0}.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk