

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, NOVEMBER 16, 2021**

The Town Plan and Zoning Commission with Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner, in attendance held a Regular Meeting at 7:00 P.M. 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. Raymond Hassett
Mr. Keith Shaw
Mr. Christopher Griffin
Ms. Alice Sexton, Alternate {assigned as a voting member}
Ms. Laura Cahill, Alternate {assigned as a voting member}

Commission Members Absent

Ms. Sharon Purtill, Vice Chairman
Mr. Michael Botelho, Secretary
Vacancy

Chairman Zanlungo called the meeting to order at 7:02 P.M. He seated Commissioners Sexton and Cahill in the absence of Commissioners Purtill and Botelho.

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 19, 2021 Regular Meeting**

Motion by: Commissioner Shaw

Seconded by: Commissioner Sexton

Result: Minutes were accepted unanimously {6-0-0}.

3. **Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the construction of new sidewalks: Bantle Road, from Griswold Street to Spring Street; Spring Street, from Spring Brook Drive to Willow Brook Road; House Street, connecting sections leading from Salmon Brook Drive to the multi-use trail head; and Main Street/Route 17, from Overlook Road to Route 17/Main/Buttonball**

Dan Pennington, Town Engineer, explained that, for the past 20 years, Glastonbury has expanded its sidewalk network and filled in the gaps. Thus far, there are 110 miles of sidewalk within town. This year, the Council has asked to pursue sidewalk construction in four sections in

town. Their public hearing is still open, with discussions resuming at the Council's next meeting on November 23. Pending the Commission's favorable recommendation, construction will begin in Spring 2022.

Mr. Pennington presented on each section of proposed new sidewalk construction:

Spring Street: Mr. Pennington explained that they propose almost 1,200 feet of new sidewalk on the south side of Spring Street which will connect to existing sidewalks on Main Street, Cooper Drive, and, if approved, Bantle Road. Many minor details will be integrated into the plan. Grades throughout are relatively flat, so there is no need for retaining walls or extensive grading. It is standard construction and requires no utility relocation. Pavement is not centered within the right-of-way, so they have requested easements from five property owners: four of the easements are in place, and they await a response from the fifth. If the easement is not acquired, the walk will be closer to the curve. If it is acquired, they will straighten out that sidewalk. The project cost is approximately \$160,000.

Bantle Road: Mr. Pennington explained that this is essentially a continuation of the Spring Street project. The proposal would consist of another 1,200 feet of new sidewalk, completing the loop between Griswold Street, Bantle Road, Spring Street, and Main Street. Construction is fairly standard. Some small trees and brush will need to be cleared. Once again, the pavement is not centered within the right-of-way, so they are taking measures to ensure that the sidewalk can be constructed within the right-of-way. Instead of easements, they propose that the curve line get bumped out about three or four feet. The project cost is approximately \$160,000.

Main Street/Route 17: Mr. Pennington explained that this is the signalized Route 17/Buttonball Lane intersection. The proposal calls for the construction of 600 feet of sidewalk on the east side of Main Street to the signalized intersection. Apart from a small retaining wall, it is fairly standard construction. The primary component of this project is the pedestrian safety crossing improvements at the signalized intersection, which is a very long crossing distance. They propose removing the crossing ramps and instituting a concurrent pedestrian phase, which will allow pedestrians a safe passage in a two-stage process while allowing non-conflicting vehicular movements. They also hope to encourage drivers to slow down by removing the curb area so that the radius will be a little more perpendicular to Main Street. Mr. Pennington noted that this is a state-owned and maintained signal. The DOT approves of the plan, but they have yet to clarify details of the cost-sharing arrangement. The project cost is roughly \$60,000.

House Street: Mr. Pennington explained that this is the intersection with Salmon Brook Drive. The proposal is to construct a short 600-foot section of the sidewalk which exists on either side. This would allow pedestrians to continue to utilize the sidewalks straight through. There is a private walkway in the apartments, which they plan to remove. There is also a public sidewalk in the right-of-way, which requires an easement from the property owner, who has expressed that he is amenable to it. There are no grading issues or retaining walls proposed, and no utility relocation is required.

Ms. Sexton asked why there are sidewalks on both sides of House Street. Mr. Pennington explained that it is a relatively high volume, high speed roadway. There is a connection to the

multi-use trail which they are trying to complete. The rationale behind the construction of sidewalks on both sides is to make that section safer for pedestrians and those who live in the apartment complex near Hebron Avenue. Ms. Sexton asked if the addition of sidewalks on the Main Street side will lead to more children being able to walk to Buttonball Lane School. Mr. Pennington stated yes, if it is consistent with the Board of Education's policy of who walks and who rides the bus.

Mr. Hassett stated that the southbound Route 17 traffic merges from two lanes to one lane. He asked whether any thought was given to put the sidewalks further up the islands or past the islands. Mr. Pennington understands the concern, which has been broached with the DOT before. He noted that this will be a safe pedestrian crossing because there will not be a walk signal unless the southbound traffic stops.

Mr. Zanolungo asked if the connection from the Cider Mill to Red Hill was still on hold. Mr. Pennington stated that it is not on hold. The Council directed them to proceed with one option, which they are currently discussing with the DOT, since Route 17 is a state road. They have funding in place, and the hope is that it would be completed during the 2022 construction season.

Motion by: Commissioner Cahill

Seconded by: Commissioner Griffin

MOVED, that the Glastonbury Town Plan and Zoning Commission approves the following project pursuant to Section 8-24 of the Connecticut General Statutes: installation of 4-foot-wide concrete sidewalks in the following locations:

First, approximately 1249 linear feet along the west side of Bantle Road, starting at the intersection with Griswold Street running south to Spring Street.

Second, approximately 1169 linear feet along the south side of Spring Street, starting from the west side of the intersection of Spring Brook Drive running west to the west side of the intersection of Willow Brook Drive.

Third, approximately 606 linear feet along the east side of House Street, starting at the southwest corner of the property at 50-52 House Street north to the northwest corner of the property at 88 House Street across from Salmon Brook Drive.

Fourth, approximately 749 linear feet along the east side of Main Street, starting at the southwest corner of the property at 1392 Main Street north to the northwest corner of the property located at 616 Buttonball Lane and west across Main Street to the northeast corner of the property at 1439-1441 Main Street.

This sidewalk construction project is in keeping with the Plan of Conservation and Development's Town-wide Transportation Goals #6, which calls for the implementation of a comprehensive sidewalk construction program to eliminate existing gaps in the sidewalk network.

Disc: Ms. Sexton is opposed to the House Street component. The Commission moved to remove the House Street portion of the motion and add it into a separate motion, which reads as follows:

Motion by: Commissioner Hassett

Seconded by: Commissioner Shaw

MOVED, that the Glastonbury Town Plan and Zoning Commission approves the following project pursuant to Section 8-24 of the Connecticut General Statutes: approximately 606 linear feet along the east side of House Street, starting at the southwest corner of the property at 50-52 House Street north to the northwest corner of the property at 88 House Street across from Salmon Brook Drive.

Ms. Sexton is generally opposed to having sidewalks on both sides of the street because of the increase in impervious surface. It also adds more space for people to neglect, such as not shoveling snow in the winter. Mr. Pennington explained that in lower-volume residential roads, they try to keep the sidewalks to one side of the street. However, roads with higher volumes and speeds are difficult to cross without sidewalks on both sides. This project would fill in a gap on the east side of House Street which connects to existing sidewalks. Those multi-use trail sections provide a safer alternative for pedestrians and cyclists than the Hebron Avenue corridor.

Ms. Augur stated that, should the Commission not approve this motion, they would need to state their reasoning, and the Council would need a two-thirds majority to approve the project. Commissioner Shaw asked if the homeowners of the affected properties have been notified. Mr. Pennington stated yes, they are required to notify the homeowners, and did so, via mail.

Result: Motion to approve House Street sidewalks passed {5-1-0} with Ms. Sexton voting against.

Result: Motion (without House Street sidewalks) passed unanimously {6-0-0}.

4. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of December 14, 2021:
 - i. Recommendation to the Town Council regarding the Application of JS Advisors, LLC for a Change of Zone from Residence A to Adaptive Redevelopment Zone and Approval of a Site Development Plan concerning 31 residential condominium units at the former Consolidated Cigar Warehouse — 38 Hubbard Street
- b. Request of Rosy Kapur for a 90-day extension to file mylars and documents — 311 Hebron Avenue

Motion by: Commissioner Sexton

Seconded by: Commissioner Shaw

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

5. **Chairman's Report** *None*

6. **Report from Community Development Staff**

Ms. Augur will send the link to the Ethics Training video tomorrow. Commissioners need to forward their signatures, verifying that they have watched the video.

Motion by: Commissioner Hassett

Seconded by: Commissioner Shaw

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of November 16, 2021 at 7:40 P.M.

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

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk