

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

Tuesday, May 3, 2022  
REGULAR MEETING

7:00 PM

Council Chambers,  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street  
& through *Zoom*\*

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Robert J. Zanolungo, Jr., Chairman  
Sharon H. Purtill, Vice Chairman  
Michael Botelho, Secretary

*vacancy*  
Raymond Hassett  
Corey Turner

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ALTERNATES: Laura Cahill; Alice Sexton; *vacancy*

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**AGENDA**

**PUBLIC HEARING**

Application of H374, LLC for a Section 12.9 Minor Change to construct a delivery area on the west side of the existing building for grocer & to expand employee parking/delivery area utilizing 366 Hebron Avenue & 7 Linden Street – 400 Hebron Avenue – Town Center Zone, Residence A Zone and Town Center Village District Overlay Zone **WITHDRAWN**

**REGULAR MEETING**

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items
2. Acceptance of the Minutes of the April 19, 2022 Regular Meeting
3. Discussion of Affordable Housing Law – Attorney Kari Olson, Murtha, Cullina LLP
4. Informal presentation regarding a proposal for a Section 12 Special Permit with Design Review to construct a delivery area on the west side of the existing building for grocer & to expand employee parking/delivery area utilizing 366 Hebron Avenue & 7 Linden Street – 400 Hebron Avenue – Town Center Zone, Residence A Zone and Town Center Village District Overlay Zone
5. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the purchase of four, Beck-owned parcels (95+ acres) off Dayton Road
6. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding the donation of the Estate of Jon Casella of 28+ acres off Old Hebron Road
7. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding new sidewalks along Bell Street



## 8. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of May 17, 2022:
  - i. Application of Manchester/Hebron Avenue, LLC (Richard Hayes, Jr.) for a “set-aside development” pursuant to CGS Section 8-30g concerning the construction of an apartment building containing 74 units, with parking and other site improvements – Planned Business & Development Zone & Rural Residence Zone – Attorneys Timothy Hollister & Andrea Gomes – Wes Wentworth, P.E. – Alan Lamson, AIA AICP
  - ii. Application of H374, LLC for a Section 12 Special Permit with Design Review to construct a delivery area on the west side of the existing building for grocer & to expand employee parking/delivery area utilizing 366 Hebron Avenue & 7 Linden Street – 400 Hebron Avenue – Town Center Zone, Residence A Zone and Town Center Village District Overlay Zone

## 9. Chairman’s Report

## 10. Report from Community Development Staff

*\*Please click the link below to join the webinar:*

<https://us02web.zoom.us/j/86464689572?pwd=dklxeW5JZE5meTE5TW9BV3ZEYmJSQT09>

*Or Telephone: +1 646 558 8656 Webinar ID: 864 6468 9572 Passcode: 188538*