

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

Tuesday, May 3, 2022
REGULAR MEETING

7:00 PM

Council Chambers,
2nd Floor – Town Hall
2155 Main Street
& through *Zoom**

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

vacancy
Raymond Hassett
Corey Turner

ALTERNATES: Laura Cahill; Alice Sexton; *vacancy*

ANNOTATED 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Linden Street – 400 Hebron Avenue – Town Center Zone, Residence A Zone and Town Center Village District Overlay Zone **WITHDRAWN**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 **NONE**
2. Acceptance of the Minutes of the April 19, 2022 Regular Meeting **ACCEPTED 5-0;**
ZANLUNGO ABSTAINING
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 **FAVORABLY RECOMMENDED 6-0**
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 **FAVORABLY RECOMMENDED 6-0**

7. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding new sidewalks along Bell Street **FAVORABLY RECOMMENDED 6-0**

8. **CONSENT CALENDAR – APPROVED 6-0**

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 **NONE**

10. Report from Community Development Staff **NONE**