

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF MAY 11, 2022 SPECIAL MEETING

*The meeting commenced at 8:00 AM through Zoom Video Conferencing.*

**Present:** Subcommittee Members Robert Zanolungo, Sharon Purtill and Michael Botelho;  
Rebecca Augur, AICP, Director of Planning & Land Use Services and Jonathan E.  
Mullen, AICP, Planner

**1199 MANCHESTER ROAD – proposal for a “set-aside development” pursuant to CGS Section 8-30g regarding the construction of an apartment building containing 74 units, w/parking & other site improvements – Planned Business and Development Zone and Rural Residence Zone - Timothy S. Hollister, Esq. and Andrea L. Gomes Esq. Hinckley Allen, Wes Wentworth, P.E. Wentworth Civil Engineers, LLC - Manchester/Hebron Avenue, LLC (Richard Hayes, Jr.) applicant**

Attorney Gomes introduced the development team and began a presentation. Mrs. Purtill expressed concern about the Subcommittee having an informal discussion before the public meeting. Ms. Augur explained that the proposal is for a site plan review and not a special permit. She noted that this meeting was a good opportunity for the Subcommittee to review the proposed plan and for the applicant to respond. Attorney Hollister said that he felt comfortable going forward. Ms. Gomes stated that the proposed project location was at the southwestern corner of the intersection of Hebron Avenue and Manchester Road; the site is unimproved and wooded. The majority of the site is in the Planned Business and Development Zone with a small portion at the northeast corner in Rural Residence Zone. Ms. Gomes then stated that the proposal is for a multi-family community of 74 units in accordance with Connecticut General Statute 8-30g. The project is a “set-aside development” with 30% of the units being deed restricted for 40 years. Ms. Gomes reiterated that the project was submitted for site plan review and this was allowed under 8-30g.

Wes Wentworth, project engineer, discussed the existing conditions and added that the soils at the site are excellent for development with no shallow ledge or shallow groundwater. He went over the proposed site plan showing the building location and access points off Manchester Road and Hebron Avenue. Mr. Wentworth then stated that a fire and safety code compliance consultant reviewed the project and it meets all applicable codes. He added that the applicant is exploring the inclusion of EV charging stations.

Mr. Wentworth then discussed site grading. He said that the rear portion of the building would be used as a retaining wall. Mr. Wentworth then stated that a subsurface stormwater system would be used and that there would be no negative impact to stormwater quality or quantity. Mr. Wentworth added that the project could be submitted and built with no significant impact to general health, safety and public welfare of the surrounding area.

Alan Lamson, project architect, stated that building would be 5 stories with a mix of units including efficiencies, 1 and 2 bedroom units distributed among the 5 floors. He added that there would be handicapped accessible units. Mr. Lamson said that the building would have pitched roof gables with architectural shingles, clapboard vinyl siding and a stone water table. He said that secondary egress to building conforms to state building and fire code. Mr. Lamson added that all the units have balconies and their own heating systems. He said that the portion of the building up against the slope would be used for mechanical equipment and tenant storage, and that the building included internal bike storage. The building will also have an elevator, and units would range in size from 800 to 1,100 square feet. Mr. Lamson remarked that it was his opinion that this building could be built in accordance with all

applicable fire and building codes and have no impact to health welfare and public safety. Mr. Botelho asked about the period for construction. Mr. Lamson replied that it would take approximately 1 year to construct. Mr. Botelho then asked if the Town Engineer had reviewed the project. Ms. Augur responded that the Town Engineer reviewed the project and will provide a memorandum for the public hearing. Mr. Zanolungo and Mrs. Purtil had no comments.

**2018 MAIN STREET – proposal for fueling station improvements – Reserved Land Zone – Daniel Pennington, P.E., Town Engineer, applicant**

Mr. Pennington made a presentation regarding the project, which is the replacement of the existing fuel tank and addition of a canopy at the Police Department. He oriented committee members to site plan. Mr. Pennington said that the existing fuel dispensing station, which has been in use for a long time, uses a 10,000 gallon underground tank. In accordance with CT DEEP regulations, the town has to remove and replace the tank by 2025. Mr. Pennington indicated that the Town Council has allocated funds for this project. Mr. Pennington said that the dimensions for the new above-ground (required) tank were 30-feet long by 9 feet wide by 8 feet tall.

A canopy would be installed over the tank and, for size reference, the existing solar carport was a similar height. Mr. Pennington said the dimensions of the canopy were 13½ feet tall (to the bottom of the canopy) by 20 feet wide by 24 feet deep. The Fire Marshal had provided a memorandum recommending the canopy for safety reasons. Mr. Pennington stated that the project was located in the local historic district and the Historic District Commission had issued a Certificate of Appropriateness. There was a discussion among the group regarding screening for the neighboring property. Mr. Pennington said that the Parks Department installed screening for the solar carport. The neighboring property owners, when asked, did not request any additional screening. The Subcommittee agreed that the project could be approved as a 12.9 minor change.

**Discussion regarding amendments to the Glastonbury Building-Zone Regulations**

Ms. Augur made a presentation regarding revisions to the Flood Zone regulations. She said that she wanted to gauge the subcommittee's interest in changing the regulations to allow for more flexibility on those properties located in the Flood Zone along Main Street between Naubuc Avenue and Pratt Street. She stated that the Flood Zone Regulations do not permit new construction of a commercial building.

Ms. Augur presented two alternatives. The first was to make the Flood Zone a town-wide overlay zone. This would require the TPZ to determine the underlying zone for all properties in the Flood Zone. The second alternative was to create a new zone for the commercial area of Main Street between Naubuc Avenue and Pratt Street. The Subcommittee agreed to explore the second alternative.

Meeting adjourned at 8:41 am.

Respectfully submitted,



Jonathan E. Mullen, AICP  
Planner