

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 7, 2022**

The Glastonbury Town Plan and Zoning Commission with Rebecca Augur, AICP, Director of Planning and Land Use Services, in attendance held a Regular Meeting at 7:00 P.M in the Council Chambers of Town Hall at 2155 Main Street with an option for Zoom video conferencing. The video was broadcast in real time and via a live video stream.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Ms. Sharon Purtill, Vice Chairman {excused}
Mr. Michael Botelho, Secretary {participated via Zoom videoconferencing}
Mr. Emilio Flores {participated via Zoom videoconferencing}
Mr. Raymond Hassett {participated via Zoom videoconferencing}
Mr. Corey Turner
Ms. Laura Cahill, Alternate {participated via Zoom videoconferencing}
Ms. Alice Sexton, Alternate {assigned as a voting member; participated via Zoom videoconferencing}

Commission Members Absent

Alternate Vacancy

Chairman Zanolungo called the meeting to order at 7:02 P.M. He seated Commissioner Sexton in Vice Chairman Purtill's absence and welcomed Emilio Flores to the commission. The Chairman explained that both public hearings scheduled for tonight have been continued to the June 21, 2022 meeting.

PUBLIC HEARINGS

- 1. 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 - CONTINUED to JUNE 21, 2022**
- 2. 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 – 1199 Manchester Road - Planned Business & Development Zone & Rural Residence Zone – Attorneys Timothy Hollister & Andrea Gomes – Wes Wentworth, P.E. – Alan Lamson, AIA AICP - CONTINUED to JUNE 21, 2022**

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 Amended Minutes of the May 3, 2022 Regular Meeting**

Motion by: Commissioner Turner

Seconded by: Commissioner Sexton

Result: Minutes were accepted {5-0-1}, with one abstention from Commissioner Flores since he was not a commission member at the time.

3. **Acceptance of the Amended Minutes of the May 17, 2022 Regular Meeting**

Motion by: Commissioner Turner

Seconded by: Commissioner Hassett

Result: Minutes were accepted {5-0-1}, with one abstention from Commissioner Flores since he was not a commission member at the time.

4. **Application of the Town of Glastonbury for a Section 12.9 Minor Change to allow fueling station improvements, including removal of 10,000-gallon underground gasoline storage tank, installation of new above-ground tank, canopy, fueling pad and pump – Reserved Land – 2108 Main Street**

Town Engineer Dan Pennington presented an overview of the existing fueling station. The fuel is provided for the police department and other town departments. The proposal is to replace the existing underground fuel storage tank with a concrete above-ground tank. Other such tanks are located throughout facilities across town. The existing tank is tested annually. While it is sound, DEEP regulations mandate its removal by 2025. The removal is funded through the Town's Capital Improvement Program. No changes are proposed to the parking or circulation. The Fire Marshal oversees removal of underground storage tanks. No leakage is anticipated, but in the event that it does occur, there are processes in place to address that.

Mr. Pennington noted that the operational size of the new tank will be the same as the current tank, which is 10,000 gallons. They propose installing a 24-foot by 20-foot canopy structure over the fueling area at a height similar to the high point of the adjacent solar carports, which were recently installed on the site. The canopy will be a neutral gray color. While it is not a code-mandated feature, it is wise to include canopies from an environmental standpoint. The Fire Marshal has indicated that canopies are also beneficial to avoid spill accidents. When the solar carport was installed, the Town had a discussion with the neighbors about additional screenings. Because this canopy is immediately adjacent, and of similar height, to the carport, no additional screenings are proposed. The Town Manager has confirmed with abutting property owners that they do not request additional screening. The site is located within the Historic District, whose commission granted a Certificate of Appropriateness.

Commissioner Hassett asked if the ground clearance of 13-feet, 6-inches is sufficient for fire department vehicles to enter the site. Mr. Pennington stated that they do not anticipate a problem. Ambulances will fit, and fire vehicles have fueling capability at the firehouses, so they would not use this site to fuel. He added that there is motion-activated, under-canopy lighting. Mr. Hassett asked if solar panels could be placed on top of the canopy. Mr. Pennington stated that he can contact the vendor and inquire about installing solar panels there. Secretary Botelho noted that the Plans Review Subcommittee expressed support for the project as presented. He finds that it makes sense for the Town to address this matter now, rather than in 2025.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of the Town of Glastonbury for a Section 12.9 Minor Change to allow fueling station improvements, including removal of a 10,000 gallon underground gasoline storage tank, installation of a new above-ground tank, canopy, fueling pad and pump within Reserved Land at 2108 Main Street, in accordance with the plan set entitled "Police Department Fueling Station Improvements Located at 2108 Main Street, Glastonbury, CT 06033" sheets 1 and 2, prepared by the Town Glastonbury, dated 05/11/2022. 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 was accepted unanimously {6-0-0}.

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of June 21, 2022: **to be determined**

6. Chairman's Report *None*

7. Report from Community Development Staff *None*

Motion by: Commissioner Turner

Seconded by: Commissioner Sexton

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of June 7, 2022 at 7:18 P.M.

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

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk