

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

Tuesday, August 23, 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 **EXCUSED**  
Sharon H. Purtill, Vice Chairman **EXCUSED**  
Michael Botelho, Secretary **EXCUSED**

Emilio Flores  
Raymond Hassett **ACT’G CHAIR**  
Corey Turner **ACT’G SEC’Y**

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ALTERNATES: Alice Sexton **ACT’G VICE CHAIR**; Laura Cahill **SEATED**; *vacancy*

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**ANNOTATED AGENDA**

**PUBLIC HEARING**

Application of General Landscaping, LLC for a Section 12 Special Permit with Design Review regarding construction of 6 bulk storage containment bunkers & ancillary parking for contract construction services in conjunction with operations at 100 & 116 Kreiger Lane – 121 Kreiger Lane – Planned Commerce Zone **UNAN APPROVED**

**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 July 19, 2022 Regular Meeting **UNAN ACCEPTED**
3. Application of Paul Gondek for final subdivision approval & waiver of sidewalks – 2 lots – 15 Dickinson Road – Rural Residence Zone **UNAN APPROVED SUBD & SIDEWALKS**
4. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding Town acquisition of: Lot N-18A Wood Pond Rd (Baldwin Estate), 30.7±-acre parcel off Sherwood Drive and West Ledge Road; and Lot N-9 Overlook Rd (Buckingham/McVey parcel), a 11.1±-acre site adjacent and southerly of the Baldwin Estate **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
5. **CONSENT CALENDAR – UNAN APPROVED**
  - a. Scheduling of Public Hearings for the Regular Meeting of September 6, 2022:
    - i. Application of Jays & Tee LLC for a Section 12 Special Permit with Design Review concerning construction of two multi-family townhomes (10 units total; 5 each building), incorporating the existing house with additions – 2610 Main Street – Town Center Zone

- ii. Application of Michael Weiss for a Section 4.11 Flood Zone Special Permit concerning drainage improvements for stormwater management - 30 Mountain Road – Rural Residence and Flood Zones
  - iii. “Opt-Out” of Accessory Apartment Requirements and Parking Requirements set forth in Public Act 21-29
  - iv. Report and Referral to the Town Council regarding a proposed amendment to the Building-Zone Regulations to establish a new Section 3-28 regarding the ability of the Council or the Town Plan and Zoning Commission to require applicants to pay for all fees associated with supplemental third-party review of a project
6. Chairman’s Report **NONE**
7. Report from Community Development Staff **DISCUSSED**