

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION  
REGULAR MEETING MINUTES OF TUESDAY, AUGUST 23, 2022**

The Glastonbury Town Plan and Zoning Commission with Jonathan E. Mullen, AICP, Planner, 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. Raymond Hassett, Acting Chairman

Mr. Corey Turner, Acting Secretary

Mr. Emilio Flores

Ms. Laura Cahill, Alternate {assigned as voting member}

Ms. Alice Sexton, Alternate {assigned as voting member}, Acting Vice Chairman

**Commission Members Absent**

Mr. Robert Zanolungo, Jr., Chairman

Ms. Sharon Purtil, Vice Chairman

Mr. Michael Botelho, Secretary

*Alternate Vacancy*

Commissioner Hassett called the meeting to order at 7:00 P.M. He assumed the role of Acting Chairman for the meeting, and seated Commissioners Sexton and Cahill as full voting members. He appointed Commissioner Sexton to serve as Acting Vice Chairman and Commission Turner as Acting Secretary.

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**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**

Mark Friend, P.E. from Megson, Heagle, & Friend, presented the application. The proposal is an extension of the existing operation which is located across the street on two lots. Fifteen parking spaces are proposed with two entrances to Kreiger Lane. Surface runoff will be directed to a catch basin then to a stormwater management basin. Most of the soils on site are sandy. Nitrogen loading calculations are within acceptable range. Erosion control will be easy because the site is flat. The landscape plan provides screening along Kreiger Lane, along with a proposed chain link fence. As per the Architectural and Site Design Review Committee's (ASDRC) recommendations, they have also developed a screening plan around the back of the site. The surrounding sites are industrial uses. He noted that a variance was granted by the Zoning Board of Appeals (ZBA), and all the ASDRC's recommendations have been incorporated into the plans.

The Police Chief, the Fire Chief, and the Health Director had no comments, and the Town Engineering Department suggested minor technical details to incorporate into the plans.

Commissioner Cahill asked if the applicant has incorporated all the ASDRC's recommendations. Mr. Friend stated yes, apart from the last one (the employee parking spaces shall only be used for that purpose and not for storage of materials), which is more of a condition than a recommendation. Ms. Cahill asked to note it; Mr. Friend agreed to do so.

Commissioner Flores asked if the recycled asphalt will be a hot mix or just millings. Generally, millings will not hold up, so construction standards do not allow anything apart from hot mix or concrete. Applicant Jeff Pell stated that it will be standard millings, like the ones across the street. It holds up very well, and the lot is flat. Mr. Flores asked if there are any berms in the front of the storage bins. Mr. Pell replied no. Mr. Flores asked to install a two-inch berm. Mr. Pell said that most of their material is mulch and topsoil, and they considering cost. Mr. Flores countered that they should rely on industry standards, which typically includes a small berm in the front. Commissioner Hassett asked to clarify the fence. Mr. Friend stated that it is a chain link fence with vinyl slats. Commissioner Sexton noted that the storage bins across the street have an arch on top of them. She asked if the 10-foot maximum is the top of the concrete block, and if they intend to cover them. Mr. Friend stated yes, 10 feet is the maximum. Mr. Pell added that they do not intend to cover the bins at this time.

**Motion by:** Commissioner Turner

**Seconded by:** Commissioner Sexton

MOVED, that the Town Plan & Zoning Commission approve the 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, in accordance with the plan set entitled “121 Kreiger Lane” prepared by Megson, Heagle & Friend dated 04/06/2022 and revised 06/29/2022, and:

1. In compliance with the conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of July 14, 2022.
2. In adherence to the Town Engineer's memorandum dated August 17, 2022.
3. All construction shall be performed in accordance with the following:
  - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
  - b. The Connecticut Stormwater Quality Manual, as amended.
  - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
  - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.

4. The property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
5. This is a Section 12 Special Permit with Design Review. 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.
6. The applicant shall install an industry standard berm in front of each storage bin.

**Result:** Motion passed unanimously {5-0-0}.

## **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**

**Motion by:** Commissioner Sexton

**Seconded by:** Commissioner Cahill

**Result:** Minutes were accepted unanimously {5-0-0}.

- 3. Application of Paul Gondek for final subdivision approval – 2 lots – 15 Dickinson Road – Rural Residence Zone**

William Clark of Clark Land Surveying, LLC, represented the applicant, Paul Gondek, who is proposing a subdivision to develop for his daughter. They went through the Administrative Review process and received minor comments. They are requesting a sidewalk waiver. Commissioner Sexton asked if the access to the new lot will be through the existing driveway. Mr. Clark replied yes, the applicant has millings there, but he has no plans to build a house at this time. Ms. Sexton asked how the TPZ can enforce the fourth condition. Mr. Mullen stated that it would be incumbent upon the property owner to comply with that. If an issue arises, Town Staff can alert the property owner to address it. He also noted that the proposed plan does not depict street trees. The Rural Residence Zone requires three, but the applicant has only two. During the plot plan review, the applicant can coordinate with the project engineer to add another tree.

**Motion by:** Commissioner Turner

**Seconded by:** Commissioner Sexton

MOVED, that the Town Plan and Zoning Commission approve the application of Paul Gondek for a 2-lot Subdivision–15 Dickinson Road–Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the plan set entitled “Subdivision Plan # 15 Dickinson Road & Mott Hill Road” and

1. In compliance with:
  - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of July 28, 2022.
  - b. The standards contained in a report from the Fire Marshal, File 22-012R, plans reviewed 08-16-2022.
2. In adherence to:
  - a. The Town Engineer's memorandum dated August 17, 2022.
  - b. The Sanitarian's memorandum dated August 16, 2022.
3. All construction shall be performed in accordance with the following:
  - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
  - b. The Connecticut Stormwater Quality Manual, as amended.
  - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
  - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
5. This is a subdivision approval. 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 passed unanimously {5-0-0}.

**Motion by:** Commissioner Turner

**Seconded by:** Commissioner Sexton

MOVED, that the Town Plan and Zoning Commission approve the request of Paul Gondek for a waiver of sidewalk construction in conjunction with the 2-lot Subdivision at 15 Dickinson Road—Rural Residence Zone and Groundwater Protection Zone 1, in accordance with the plan set entitled “Subdivision Plan # 15 Dickinson Road & Mott Hill Road.”

**Result:** Motion passed unanimously {5-0-0}.

4. **Section 8-24 Connecticut General Statutes Referral from the Town Council regarding Town acquisition of: the Baldwin Estate, 30.7±-acre parcel off Sherwood Drive and West Ledge Road; and the Buckingham/McVey parcel, a 11.1±-acre site adjacent and southerly of the Baldwin Estate**

Mr. Mullen explained that the seller will retain 5.2 acres for potential extension of West Ledge Road to create four residential building lots. In addition, the Kongs-cut Land Trust will donate \$20,000 to the Baldwin parcel to acquire one acre that will connect to their land in the north. The specific boundaries will be confirmed through a survey. This action is consistent with the Plan of Conservation and Development.

**Motion by:** Commissioner Turner

**Seconded by:** Commissioner Sexton

RESOLVED, that the Town Plan and Zoning Commission forwards a favorable recommendation pursuant to Section 8-24 of the Connecticut General Statutes regarding the following: purchase of two parcels: Lot N9 Overlook Road, 30.7± acres, and Lot N18A Wood Pond Road, 11.1± acres, totaling 41.8± acres. This action is pursuant to Section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

**Result:** Motion passed unanimously {5-0-0}.

## 5. CONSENT CALENDAR

- 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

**Motion by:** Commissioner Turner

**Seconded by:** Commissioner Sexton

**Result:** Consent calendar was approved unanimously {5-0-0}.

## 6. Chairman’s Report NONE

## 7. Report from Community Development Staff

Mr. Mullen noted that the September 6, 2022 meeting will be a busy one, so he hopes that there will be a quorum.

***Motion by:*** Commissioner Hassett

***Seconded by:*** Commissioner Sexton

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of August 23, 2022 at 7:38 P.M.

***Result:*** Motion was passed unanimously {5-0-0}.

Respectfully Submitted,

***Lilly Torosyan***

Lilly Torosyan

Recording Clerk