

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF NOVEMBER 16, 2022 SPECIAL MEETING

*The meeting commenced at 8:09 AM through Zoom Video Conferencing.*

**Present:** Subcommittee Members Robert Zanlungo, Sharon Purtill and Corey Turner; and Jonathan E. Mullen, AICP, Planner

**240 OAKWOOD DRIVE – proposal for a construction yard with materials processing - Planned Commerce Zone – Jim Dutton, Dutton Associates – Alter & Pearson, LLC5 – Thor Norgaard, Mjолnir Construction, applicant**

Attorney Hope presented the proposal for a Special Permit and Groundwater Protection Permit for a construction yard with materials processing at 240 Oakwood Drive. The site is 3.23 acres with abutting uses that include a mix of light industrial and existing nonconforming residential uses. Ms. Hope added that the applicant also owns property across the street at 225 Oakwood Drive. She stated that there is an approximately 100-foot elevation change from west to east on the site. Ms. Hope then displayed street views of the site and explained the proposed site layout, lighting, grading, signage and traffic circulation for the site. She also indicated the locations of the proposed scale house and the 500-gallon on-site fuel tanks. Ms. Hope said there is ledge in east side of lot that will act as a retaining wall and a noise buffer for adjacent properties. She added that the project meets all the standards of the Groundwater Protection Regulations.

Ms. Hope then presented the proposed landscaping plan. She stated that they have been working with the Architectural and Site Design Review Committee (ASDRC) on this plan. There was a disagreement between the applicant and the ASDRC on fence location on the west side of the property. The ASDRC feels the fence should be located away from the road, behind the proposed retention basin. Mr. Norgaard is concerned about moving the fence because he does not want cars using the driveway for a turnaround and he also wants to protect the stormwater basin that could have up to 5 feet of water in certain storm events. The applicant felt the proposed location is less visible from the street than the ASDRC's preferred location. Ms. Hope then presented a letter from Mr. Norgaard's insurance company stating that the location of the fence closer to the road, in front of the stormwater basin, will reduce liability. Ms. Hope then detailed the landscape-screening plan for the fence that includes arborvitae at the west side of property to screen use from the street.

Mr. Zanlungo asked how much material was going to be removed as part of the project. Ms. Hope said that 6,700± cubic yards would be removed, which is comparable to the carwash on Oak Street. Mrs. Purtill expressed concern about dust, noise, the fence on top of the basin, the 16-foot tall light poles, and potential truck traffic. She also asked about the site layout and the design of the stormwater basin. Mr. Norgaard stated that the site will have a dust management plan that would include using water trucks to wet the piled material. He added that he worked with Jim Dutton of Dutton Associates on the design of the stormwater basin to treat all runoff such that no sediment would be discharged into the town storm drain system. Mr. Norgaard said that equipment on the site will have white noise back-up signals. Mr. Zanlungo asked the applicant if he had done any neighborhood outreach and if the lights had timers. Ms. Hope said

that the lights would be on timers and they have reached out to most of the neighboring property owners, still trying to reach the person who lives in the single-family house to the north. Mrs. Purtil advised the applicant to minimize the overlap of school bus traffic with truck traffic entering and leaving the site and to state hours of operation. Ms. Hope stated that she would check with the Glastonbury Police Department regarding traffic in the area.

Meeting adjourned at 8:36am.

Respectfully submitted,



Jonathan E. Mullen, AICP  
Planner