

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, MARCH 7, 2023**

The Glastonbury Town Plan and Zoning Commission with Shelley Caltagirone, 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 J. Zanolungo, Jr., Chairman
Mr. Raymond Hassett
Mr. Corey Turner
Mr. Emilio Flores
Mr. Philip Markuszka
Ms. Alice Sexton, Alternate {seated as full voting member}

Commission Members Absent

Ms. Sharon Purtill, Vice Chairman
Ms. Laura Cahill, Alternate
Alternate Vacancy

Chairman Zanolungo called the meeting to order at 7:04 P.M. In the absence of Vice Chairman Purtill, he seated Commissioner Sexton.

PUBLIC HEARINGS

**1. Application of Glastonbury Earth Products, LLC for renewal of a Section 6.2
Excavation Special Permit – excavation of earth products from N2C Dickinson Road
(10.4± acres) via 175 Dickinson Road – Rural Residence & Groundwater Protection 1
Zones – Heather Parker for Cavanaugh Enterprises LLC, owner**

Mark Friend, engineer and soil scientist from Megson, Heagle, and Friend, LLC, presented the application on behalf of his client. 175 Dickinson Road, also known as the Chapman parcel, totals 30 acres. It is a grandfathered excavation. The special permit application tonight is only related to N2C Dickinson Road, also called the Cavanaugh parcel, which totals 46 acres. The original excavation permit was approved in 2009 and has been re-approved every two years, apart from a pause during the height of COVID-19. Since 2009, the overall grading of the plan has not changed. They are still in Phase 1, but the plan is to continue excavation in a Phase 2 project.

Since the 2019 re-approval, over 138,000 cubic yards have been removed, with another 156,000 cubic yards remaining in Phase 1. It is a fairly low volume operation. The site is graded in an inward fashion so that no runoff comes off the site. Since 2019, no material has been taken from the Chapman parcel. The intent is to continue hauling at the same rate. Only one complaint was

received from a neighbor in 2021, which they addressed. Even though the Chapman parcel is grandfathered, it still meets all the Town's regulations. Mr. Zanolungo asked for confirmation that all the abutting neighbors have been emailed. Mr. Friend explained that the public hearing sign was posted on February 23, and the mailings went out on February 28.

Mr. Zanolungo opened the floor for public comments. There were no comments, so he closed the public hearing.

Motion by: Secretary Turner

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Glastonbury Earth Products, LLC for renewal of a Section 6.2 Excavation Special Permit – excavation of earth products from N2C Dickinson Road (10.4± acres) via 175 Dickinson Road – Rural Residence & Groundwater Protection 1 Zones – in accordance with plans on file with the Office of Community Development, and in accordance with the following conditions of approval:

1. Compliance with:
 - a. All applicable requirements of Section 6.2 of the Glastonbury Building-Zone Regulations, including:
 - i. Hours of operation shall be restricted to weekdays (Monday through Friday) between the hours of 7:00 a.m. - 4:00 p.m. Excavation operations shall not be allowed on legal State holidays except for Columbus Day and Veterans Day. Equipment start-up and/or idling on or adjacent to the site shall not be permitted prior to the approved hours of operations.
 - ii. Setback requirements, as indicated on the plans, shall be met.
 - iii. Grading and lateral support, revegetation and restoration requirements shall be met.
 - iv. Performance bonding shall be posted prior to recording the approved Special Permit.
 - v. Monthly reports shall be submitted to the Town Plan and Zoning Commission which specify the number of vehicle trips completed during that month.
 - b. The conditions set forth by the Conservation Commission during its meeting of November 12, 2009.
2. Adherence to:
 - a. The Town Engineer's memorandum dated March 2, 2023.
 - b. The Health Department's memorandum dated February 21, 2023.
 - c. The Police Chief's memorandum dated February 24, 2023.

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

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 February 21, 2023 Regular Meeting

Motion by: Commissioner Turner

Seconded by: Commissioner Flores

Result: Minutes were accepted {4-2-0}, with abstentions from Commissioners Hassett and Markuszka who chose not to vote as they were not present at the meeting.

3. **CONSENT CALENDAR**

- a. Scheduling of Public Hearings for the Regular Meeting of March 7th, 2023: **to be determined**

4. Chairman's Report *None*

5. Report from Community Development Staff *None*

The Commission adjourned at 7:16 P.M.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk