

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 20, 2023**

The Glastonbury Town Plan and Zoning Commission, with Shelley Caltagirone, Director of Planning and Land Use Services, and Gary Haynes, 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. Robert J. Zanolungo, Jr., Chair
Mr. Raymond Hassett
Mr. Corey Turner
Mr. Emilio Flores
Mr. Philip Markuszka
Ms. Laura Cahill, Alternate {assigned as voting member}

Commission Members Excused

Ms. Sharon Purtill, Vice Chair
Mr. Dennis DesMarais, Alternate
Ms. Sharon Jagel, Alternate {not sworn in}

Chairman Zanolungo called the meeting to order at 7:02 P.M.

PUBLIC HEARING

1. Application of Zhenlei Xiao for a Section 6.11 Accessory Apartment Special Permit – 88 Goodrich Road – Residence AA Zone

The applicant, Zhenlei Xiao, explained that the previous owner made an addition which connects to the main house. Their intention is to convert the addition into a one-bedroom accessory apartment, with an added kitchen on the first floor. The second floor will be converted into a bedroom. Mr. Haynes added that all the changes are interior to the building. There will be no additions. The Health Department has reviewed the application favorably.

Commissioner Cahill noted that a window will be converted to an exterior door. She asked if another window could be used as an egress, in case of a fire. Ms. Xiao responded yes, the three panels on the first floor can be opened up. Commissioner Hassett asked if any neighbors have responded to the certified mail notices. Ms. Xiao replied that only one neighbor asked her for whom is the accessory apartment. Commissioner Markuszka asked if this will be a rental property or for a family member. Ms. Xiao stated that the intended use is for an in-law apartment.

Barbara Saccardo of 6 Quincy Road, asked if the door is on the side of the house. Because her yard abuts the applicant's, she worries about possible obstruction of view.

Ms. Xiao stated that that is a concern for her as well. She will not have strangers staying over that unit, so that will mitigate the safety issue.

Motion by: Secretary Turner

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Zhenlei Xiao for a Section 6.11 Accessory Apartment Special Permit – 88 Goodrich Road – Residence AA Zone – in accordance with plans on file with the Office of Community Development and in compliance with the following conditions:

1. Adherence to the Health Department memorandum dated June 13, 2023.
2. 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}.

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 June 6, 2023 Regular Meeting**

Motion by: Secretary Turner

Seconded by: Commissioner Flores

Result: Minutes were accepted unanimously {6-0-0}.

3. **Tabled Application of G & L Glastonbury LLC for a Section 12.9 Minor Change – increase in medical office space leading to reconfiguration of parking to allow increased parking – 148 Eastern Boulevard – Planned Employment Zone** *continued to July 18, 2023*
4. **Application of Hans Hansen Architectural Design for a Section 12.8 Change of Use and a Section 12.9 Minor Change for interior renovations to create a new gaming & entertainment facility serving off-site prepared food & alcohol in former retail space at Griswold Mall – 2866 Main Street – Planned Business & Development Zone – Griswold Mall Associates, LLC, owner**

Anthony Ferrigno, owner of the plaza, explained that the site has been family-owned and operated for the past 40 years. They seek to place the Clubhouse on Main in the former Pier One space. The proposed site will have golf simulators, ax cages, a bar area with liquor and prepared foods, pool tables, and a virtual reality room. The space has been empty for close to three years, and this should be a good use. Architect Hans Hansen explained the findings of his parking study. He calculated the pre-existing Pier One imports to see what the total load difference would

be, which was presented at the administrative review. He also calculated the square footage of the patron areas of all the businesses in the mall. This determined that the parking lot is still adequate for all the current uses. Kyle Corneau is one of the owners hoping to open the Clubhouse on Main. It will center on sports entertainment. Mr. Hansen explained the floor plan, noting that this is a gaming facility, so each of the gaming stations has a minimum of 2 parking spaces per station. 144 people is the maximum occupancy.

Commissioner Flores asked for the hours of operation. Mr. Corneau explained that from Mondays to Thursdays, they will open from 4 o'clock in the afternoon to midnight. Fridays, Saturdays, and Sundays, they will open at noon. Mr. Markuszka asked how many employees they expect to have on an average night. Joshua Rose, co-owner, responded about 10 to 15, depending on the night. Mr. Turner asked if they have spoken to tenants in the adjoining spaces. Mr. Ferrigno noted that there are concrete cinder block walls between them and Carvel, and thick firewalls between them and the other tenants, so he does not think that there will be any noise issues. The other tenants are excited that the site will be used because customers might patronize their stores.

Mr. Hassett does not think that this should be considered a restaurant. He wonders how the parking calculation lines up with what they anticipate. Mr. Haynes stated that each individual gaming station was calculated per the parking regulations. As the site is not a traditional restaurant, with everything added up, they need 62 parking spaces. The typical peak hours for this plaza are from lunchtime to dinnertime, so given this environment, there should not be a problem. Mr. Hassett asked what the parking requirement is for a band. Mr. Haynes reiterated that there are no parking ratio requirements for a band or the assembly aspects of this proposal, which is why they took into consideration the seating and gaming environment, at their highest possible use. Ms. Caltagirone added that while the maximum assembly capacity is 144, there is an assumption that there will be shared rides, so they do not require a 1:1 for maximum capacity.

Ms. Cahill asked if the residences behind the mall have been contacted. Mr. Ferrigno stated that the neighbors have been supportive over the past 40 years. If an issue arises, they always work things out. Ms. Cahill shares Mr. Hassett's concerns about where people would park - in the event of a full capacity. Mr. Hansen replied that the difference in peak hours helps offset parking and puts the facility at an even better position. He also noted that they are completely enclosed with masonry and drywall systems, which have a tremendous amount of sound absorption ability. Also, all the tenant's employees will be parked in the back, which will allow patrons to park in the front. Mr. Turner asked how many square feet Bertucci's is. Mr. Hansen stated about 7,600 gross square feet compared to about 9,500 usable square feet for this space.

Motion by: Secretary Turner

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Hans Hansen Architectural Design for a Section 12.8 Change of Use and a Section 12.9 Minor Change for interior renovations to create a new gaming & entertainment facility serving off-site prepared food & alcohol in former retail space at Griswold Mall – 2866 Main Street – Planned Business & Development Zone – Griswold Mall Associates, LLC, owner – in accordance with plans on file with the Office of Community Development and in compliance with the following conditions:

1. 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.
2. In the event of any interior alterations or deviations to the floor plan depicted on page A100 within the submitted plans, review and approval is required by the Office of Community Development to determine if there are any alterations to parking requirements.

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

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of July 18, 2023:
 - i. Application of Paul Cavanna for subdivision approval – one lot into two – 80 Woodland Street – Rural Residence Zone
- b. Final Construction Bond Release for the Tyler Open Space Subdivision, Phases II & III

Motion by: Commissioner Cahill

Seconded by: Secretary Turner

Result: Consent calendar was accepted unanimously {6-0-0}.

6. Appointments to the Planned Area Development (PAD) Subcommittee

Mr. Zanolungo requested tabling this to the next meeting to allow the possibility for the new alternates to join the subcommittee. Ms. Caltagirone replied that is fine. In the past, two or three members have served. She also noted that the commission may want to appoint one member of the ASDRC as well. **Tabled to July 18, 2023**

7. Chairman's Report *None*

8. Report from Community Development Staff

Ms. Caltagirone followed up regarding training. She has identified three informational videos that could count as commissioners' training. They would exceed the required four hours needed. She also noted that there will be a hybrid meeting with the Town Council on July 25.

The Town Plan and Zoning Commission adjourned their meeting at 8:14 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk