

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

Tuesday, August 8, 2023  
REGULAR MEETING

7:00 PM

Council Chambers,  
2<sup>nd</sup> Floor – Town Hall  
2155 Main Street  
& through *Zoom*\*

---

Robert J. Zanolungo, Jr., Chairman [ABSENT]  
Sharon H. Purtill, Vice Chairman  
Corey Turner, Secretary

Emilio Flores [ABSENT]  
Raymond Hassett  
Philip Markuszka

---

ALTERNATES: Dennis DesMarais [SEATED]; Laura Cahill [SEATED]; Sharon Jagel [SEATED  
FOR PH #3]

---

**AGENDA**

**PUBLIC HEARING**

1. Tabled Application of Rob Liflander for a Section 4.11 Flood Zone Special Permit & a Section 12.9 Minor Change – solar carport installation – 769 Hebron Avenue – Planned Employment & Flood Zones– Gemma Power, owner **CONT TO 8/22/23**
2. Application of Stan & Denise deMello for a Section 6.11 Accessory Apartment Special Permit – 80 Candlelight Drive – Rural Residence Zone – Robert & Christina Burke owner **UNAN APPROVED**
3. Application of the Town of Glastonbury for renewal of a Section 6.2 Excavation Special Permit – 1145 Tryon Street – Bulky Waste Facility – Reserved Land – Mike Manfre, Superintendent of Sanitation **UNAN APPROVED**
4. Recommendation to the Town Council (Zoning Authority) regarding an amendment to the Zoning Map and Building-Zoning Regulations to create a new zone Section 4.20 Main Street Corridor Flood Zone (MSCC) **TABLED**

**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 18, 2023 Regular Meeting **ACCEPTED 6-0**
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 **4-2 APPROVED; Cahill, Hassett voted against**

4. Application of Chick-fil-A for a Section 12.9 Minor Change concerning drive-thru modifications & existing parking changes – 2941 Main Street – Planned Business & Development Zone –  
**CONT TO 8/22/23**

5. **CONSENT CALENDAR – UNAN APPROVED**

- a. Scheduling of Public Hearings for the Regular Meeting of August 22, 2023:
  - i. Application of John and Paul Cavanna for a Section 6.2 Excavation Special Permit for new excavation in the “Front Pit” – 63-65 Woodland Street – Rural Residence Zone
  - ii. Application of John and Paul Cavanna for a Section 6.2 Excavation Special Permit for new excavation in the “Middle Pit” – 63-65 Woodland Street – Rural Residence Zone

6. Chairman’s Report           **NONE**

7. Report from Community Development Staff   **NONE**

*\*Please click the link below to join the webinar:*

<https://us02web.zoom.us/j/89491664363?pwd=WmFyVVIxVWR4Q1lEOXIUTmxVelUydz09>

Or Telephone: 1 646 558 8656 or 1 646 931 3860   Webinar ID: 894 9166 4363   Passcode: 424982