

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, SEPTEMBER 5, 2023**

The Glastonbury Town Plan and Zoning Commission, with Shelley Caltagirone, Director of Community Development, 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., Chairman

Ms. Sharon Purtill, Vice Chair {participated via Zoom video conferencing}

Mr. Corey Turner, Secretary

Mr. Raymond Hassett

Mr. Emilio Flores

Mr. Philip Markuszka

Ms. Laura Cahill, Alternate {participated via Zoom video conferencing}

Mr. Dennis DesMarais, Alternate

Commission Members Absent

Ms. Sharon Jagel, Alternate

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

PUBLIC HEARING

1. Continued recommendation to the Town Council (Zoning Authority) regarding an amendment to the Building-Zoning Regulations for Parking of Commercial and Recreational Vehicles in Residential Zone Section 7.1.b

Ms. Caltagirone reviewed the changes that have been incorporated since the last hearing. She removed the vehicle weight from the list of characteristics in the commercial vehicle definition because weight cannot be visually determined. She also removed the size restriction on signs, logos, advertising, or markings on commercial vehicles because employees may not have much control over how their commercial vehicle is marked. She proposes that they only require screening for parking in the side yard to block views from the public right-of-way, but not necessarily to block views between private properties. She has also increased the number of commercial vehicles allowed to be parked on the lot to two. This revision allows for parking of up to two boats, trailers, mobile homes, or recreational vehicles. It also allows for parking of one boat, trailer, mobile home, or recreational vehicle in the side yard if it has screening which reaches up to 6 feet in height. The revision would allow parking of one boat, trailer, mobile home, or recreational vehicle in the driveway or front yard temporarily, for up to two weeks, for loading, unloading, or maintenance.

Chairman Zanolungo asked how one defines a mobile home versus a recreational vehicle. Ms. Caltagirone replied that this text amendment will add a definition for recreational vehicles. The difference is that RVs are designed to be driven and temporarily towed to a place whereas mobile homes are meant to be permanently towed to a place. Mr. Haynes read the definition of a mobile home as listed in the code. Mr. Zanolungo thinks that the definition is a slippery slope because someone could put a mobile home behind their house as of right. He would like to just see the word stricken. Commissioner Cahill shares his concern. A mobile home is a gaping loophole in the ADU regulations. Commissioner Flores asked to tie in the definition of infrastructure to the definition.

Vice Chair Purtill pointed out that these regulations were created because, historically, when residential uses would butt up against commercial uses, that would generate lots of issues. This is why they have kept the two uses separate. They need to be mindful of where they are allowing this to be done, specifically regarding the number of vehicles and the size of the lot holding those vehicles. She does not condone somebody living in a mobile home on their property. People should properly screen and store these vehicles. Ms. Caltagirone clarified that the regulations currently, and would continue to, prohibit any of these vehicles from being occupied while stored on-site. Ms. Cahill pointed out that if somebody had a large enough lot, they could fit four vehicles on it, which seems excessive in a residential neighborhood.

Commissioner Turner disagreed with Mrs. Purtill regarding commercial vehicles. Most of those employees either work for a larger company which requires them to bring home their commercial vehicles or they are a small business person. Requiring them to rent a space off-site could crush that small business. He cannot group together one's livelihood with a personal choice to purchase a RV or boat. He struggles with a lot of these items in the proposed regulations. For example, not a single vehicle on the commercial list he sent out would qualify for parking their vehicles as of right. While he appreciates the effort that went into this by Town staff, he thinks that it misses the mark. This will simply further hinder entrepreneurs. It does not go far enough to allow commercial vehicles to be parked as of right.

Mrs. Purtill wonders how many people are asking for this. Ms. Caltagirone explained that this request came from the Town Council. While Commissioner Hassett understands what Mr. Turner is saying, there are restrictions in residential areas for good reasons. He would like to come up with a restriction regarding lot size, which would not restrict the person who needs the truck, but permits it within the degree that they are in a residential area. Alternate DesMarais asked if one could have two commercial vehicles and two recreational vehicles. Mr. Haynes responded yes. Mr. DesMarais' concern is the quantity. Ms. Caltagirone explained that RVs could not be parked on the driveway. Commercial vehicles could be parked on the driveway, but they have to be the size of a full-size truck or smaller.

Commissioner Markuszka asked when the two-week timeframe for (un)loading the RV commences and ends. He then asked about potential issues that might arise regarding the advertising on commercial vehicles. For example, he would like to avoid seeing cars wrapped with marijuana dispensary images. Ms. Caltagirone believes that there are restrictions on advertisements for tobacco and alcohol businesses, but she will double-check. Mr. Hassett

reiterated his desire for these vehicles to be on a larger lot where they could be screened and hidden better. There is a need to uniformly apply regulations. He is concerned with the volume of commercial/recreational vehicles on a lot that is not defined in size and there is no definition of screening. Mrs. Purtill stated that there is nothing in the regulations to allow the parking of two commercial vehicles in one's driveway if their work requires it. She does not know how Town staff would regulate that. Mr. Turner noted that, in most cases, one commercial vehicle per household would suffice.

Mr. Hassett asked if there are other towns, apart from Wethersfield, to look at as examples. Mrs. Purtill would also like to see what other towns are doing regarding sizes. Ms. Caltagirone will conduct a survey and return with more information. Mr. Turner noted that his commercial vehicle, a Ford F-150, which has been the highest selling truck in the country, would fall under several of these categories to require a permit. Multiple trucks are used by individuals which are not commercially based and exceed the 20 feet in length. He would like to increase the as of right restriction to 12 feet by 28 feet. He then suggested increasing the standards that define a vehicle as commercial. This way, a greater number of vehicles would not be considered commercial, and those could be parked as of right.

The Commission agreed to strike the word 'mobile home' out of the regulations. Ms. Cahill would like Town Staff's research to look into a total quantity issue. As in, how many vehicles are other towns allowing on a particular lot? She would like to look at the size restriction for the lot while keeping in mind the equity issue: They must treat everyone equally.

Mr. Zanlungo opened the floor for comments from the public:

Peter Scorzelli of 176 Three Mile Road, spoke via Zoom. He believes that the Town is overstepping its authority. Blight laws already exist. Additionally, he is concerned about the fact that modern cars veer into the territory of what is considered a commercial vehicle here. He also has an issue with the Commission asking a Town staff member to research questions about town ordinances, which they can check out on-line. Mr. Zanlungo clarified that they are not asking Town staff to look at their own ordinances but those of other towns.

Brad Spencer of 520 Bell Street, spoke in person. He noted that more and more people are using commercial vehicles and purchasing RVs. Defining a commercial vehicle is very difficult, as is screening. They need to be precise in what constitutes a commercial vehicle. People should have the option of having their RV in the rear yard. If they do not have a rear yard, then they could apply for a variance to park in the driveway. However, if they receive enough complaints, then the variance might not be granted. He suggested defining a mobile home in the town regulations.

After looking at Mr. Turner's photographs regarding some of the vehicle dimensions, Mr. Haynes explained that anywhere from 8 by 23 feet or 9 by 22 feet is something they could get closer to. Research into other towns will be helpful, but he questions the degree to how much. Ms. Caltagirone removed the weight characteristic from the list. She asked if there is support for putting that back in. Mr. Hassett asked to consider some aspects, such as the axles. Weight is important, so he would not completely exclude it. He would like to see what other towns have on

weight. Mr. Turner would also like to see some kind of weight requirement. He would like to see it high enough so that it does not exclude landscape vehicles. Mr. DesMarais finds that perhaps two weeks is too long to unpack one's RV. He suggested the loophole be defined. Ms. Caltagirone stated that they could reduce the period of time and have a maximum period of time for parking. The Commission would like to see more information on that at the next hearing.

Motion by: Commissioner Hassett

Seconded by: Secretary Turner

MOVED, that the Town Plan and Zoning Commission hereby tables the discussion to the September 19, 2023 meeting.

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

2. **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** **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 August 22, 2023 Regular Meeting**

Motion by: Secretary Turner

Seconded by: Commissioner Markuszka

Result: Minutes were accepted {4-0-2}. Commissioners Purtill and Hassett abstained.

3. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of September 19, 2023: **to be determined**
- b. Final Release of Construction Bond - Shelley Lane Subdivision Phase II
- c. Recommendation to the Town Council that Abbey Road from Station 19+78 to Station 35+42.29 be accepted as Town Road, within the Shelley Lane Subdivision
- d. Final Release of Construction and Maintenance Bonds - Old Turnpike Farm Subdivision

Motion by: Commissioner Hassett

Seconded by: Commissioner Flores

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

4. **Chairman's Report** **NONE**
5. **Report from Community Development Staff**

Ms. Caltagirone has sent around an in-person training opportunity which occurs the end of the month. There is an option to watch the videos through a link on commissioners' own time. Ms. Cahill asked if attending these two in-person meetings would fulfill the required hours for the year. Ms. Caltagirone will double-check on the required number of hours, which must be fulfilled by December 31.

The Town Plan and Zoning Commission adjourned their meeting at 8:22 P.M.

Respectfully Submitted,

Lilly Torosyan

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Recording Clerk