

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

November 21, 2023
SPECIAL MEETING

7:00 PM

ACADEMY SCHOOL
CAFETERIA
2143 Main Street
& through *Zoom*

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

Emilio Flores
Raymond Hassett
Philip Markuszka **EXCUSED**

ALTERNATES: Sharon Jagel **SEATED**; Dennis DesMarais; Laura Cahill

ANNOTATED AGENDA

PUBLIC COMMENT

Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items **NONE**

PUBLIC HEARINGS

1. Application of CKM LLC for a Section 12 Special Permit with Design Review for a softball batting facility – 237 Oak Street, Unit C – Planned Commerce Zone **CONTINUED**
2. Application of Scott Santucci for a Section 12 Special Permit with Design Review – modify single family home to a 2-family – 265 Hebron Avenue – Town Center Zone **CONTINUED**
3. Application of Kristina O’Leary for re-subdivision approval – one lot to two – 1335 Main Street – Residence AA Zone & Groundwater Protection Zone 1 – Megson, Heagle & Friend C.E. & L.S., LLC **UNAN APPROVED**
4. Recommendation to Town Council (Zoning Authority) regarding the application of the Glastonbury Housing Authority to re-zone 55 Nye Road from Planned Employment Zone to Residence A Zone & Planned Area Development **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
5. Recommendation to Town Council (Zoning Authority) regarding the application of the Glastonbury Housing Authority for a Final Development Plan regarding 55 Nye Road to allow a 64-unit affordable housing community with 6 duplexes, 10 four-unit and 2 six-unit buildings and a community building **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
6. Applications of Main Street 2815 LLC for a Section 12 Special Permit with Design Review and a Section 4.11 Flood Zone Special Permit (and Section 4.11 Special Permit Waivers) for construction of a People’s Bank – 2815 Main Street & portion of Lot S-3 Pratt Street – Planned Business & Development Zone and Flood Zone – Alter & Pearson, LLC – Kathryn Mease, Tecton Architects – Ryan Deane & Will Walter, Benesch Engineering **UNAN APPROVED PERMITS & WAIVERS**

REGULAR MEETING

1. Acceptance of the Minutes of the October 17, 2023 Regular Meeting **UNAN APPROVED**
2. **CONSENT CALENDAR – UNAN APPROVED**
 - a. Scheduling of Public Hearings for the Regular Meeting of December 12, 2023: **to be determined**
 - b. Application of Euripides Pelekanos (for BareBurger) for administrative site approval concerning a patio at 140 Glastonbury Boulevard – Shops at Somerset Square PAD
3. Chairman’s Report **NONE**
4. Report from Community Development Staff **NONE**