

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

December 12, 2023  
REGULAR MEETING

7:00 PM

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

---

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

Emilio Flores  
Raymond Hassett  
Philip Markuszka

---

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

---

**AGENDA**

**PUBLIC COMMENT**

Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items

**PUBLIC HEARINGS**

1. Application of EDI Holdings LLC for a Section 12 Special Permit with Design Review for a warehouse building with office space & storage bays – 115 Sequin Drive – Planned Commerce Zone
2. Application of Joseph Carollo for a Section 6.11 Accessory Apartment Special Permit – 290 Main Street – Country Residence Zone
3. Application of Bryan Feery Fine Homes, LLC for final re-subdivision approval – one lot into two – 43 Gates Farm Road – Residence AA & Flood Zones

**REGULAR MEETING**

1. Acceptance of the Minutes of the November 21, 2023 Regular Meeting
2. Application of CKM LLC for a Section 12 Minor Change concerning a softball batting facility – 237 Oak Street, Unit C – Planned Commerce Zone
3. Application of Intelvio, LLC for a Section 12 Minor Change concerning a phlebotomy training school – 148 Eastern Boulevard, 2nd floor – Planned Employment Zone
4. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding a farmland ground lease with Littel Acres Farm Market LLC at 297 Matson Hill Road
5. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding a farmland ground lease with BHO Enterprises LLC at 297 Matson Hill Road



6. Section 8-24 Connecticut General Statutes Referral from the Town Council regarding a ground lease with the Historical Society of Glastonbury at 2400 Main Street
7. **CONSENT CALENDAR**
  - a. Scheduling of Public Hearings for the Regular Meeting of January 16, 2024: to be determined
8. 2024 Meeting Schedule
9. Chairman's Report
10. Report from Community Development Staff

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

<https://us02web.zoom.us/j/88348788889?pwd=VTk2R3ZkSldRdnhpVm8xeFFiOVhPUT09>

*Or Telephone: 1 646 931 3860 or 1 646 558 8656 Webinar ID: 883 4878 8889 Passcode: 571873*

*For those who would like to utilize the closed captioning option through Zoom, you may do so by clicking on the "Show Captions" icon located at the bottom of the screen. To disable this function, please click the icon at the bottom of the screen titled "Hide Captions".*