

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

December 12, 2023
REGULAR MEETING

7:00 PM

Council Chambers,
2nd Floor – Town Hall
2155 Main Street
& through *Zoom*

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

Emilio Flores
Raymond Hassett
Philip Markuszka

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

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 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 **UNAN APPROVED**
2. Application of Joseph Carollo for a Section 6.11 Accessory Apartment Special Permit – 290 Main Street – Country Residence Zone **UNAN APPROVED**
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 **UNAN APPROVED**

REGULAR MEETING

1. Acceptance of the Minutes of the November 21, 2023 Regular Meeting **UNAN APPROVED**
2. Application of CKM LLC for a Section 12 Minor Change concerning a softball batting facility – 237 Oak Street, Unit C – Planned Commerce Zone **UNAN APPROVED**
3. Application of Intelvio, LLC for a Section 12 Minor Change concerning a phlebotomy training school – 148 Eastern Boulevard, 2nd floor – Planned Employment Zone **TABLED**
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 **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
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 **UNAN PROVIDED A FAVORABLE RECOMMENDATION**



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
UNAN PROVIDED A FAVORABLE RECOMMENDATION
7. **CONSENT CALENDAR – NO ACTION**
 - a. Scheduling of Public Hearings for the Regular Meeting of January 16, 2024: to be determined
8. 2024 Meeting Schedule **UNAN APPROVED**
9. Chairman’s Report **NONE**
10. Report from Community Development Staff **NONE**