

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

February 20, 2024  
REGULAR MEETING

7:00 PM

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

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

Emilio Flores  
Raymond Hassett **ABSENT**  
Philip Markuszka

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

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**ANNOTATED AGENDA**

**PUBLIC COMMENT**

Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items **BRIAN COMERFORD – AG’S T COM’L VEHICLE AMDMT**

**PUBLIC HEARING**

Application of 244 NAUBUC AVE, LLC for a Section 4.11 Flood Zone Special Permit and a Section 12.9 Minor Change for a building addition and parking lot expansion – 244 Naubuc Avenue - Town Center Mixed Use Zone & Flood Zone – Attorney Meghan Hope **TABLED TO 3-19-24**

**REGULAR MEETING**

1. Acceptance of the Minutes of the January 30, 2024 Regular Meeting **UNAN APPROVED**
2. Application of the Town of Glastonbury for a Section 12.9 Minor Change to install a pavilion with drainage improvements, paved sidewalks to pickleball courts and parking area and parking lot improvements – 300 Welles Street – Reserved Land & Flood Zone – Daniel Pennington, Town Engineer/Manager of Physical Services **UNAN APPROVED**
3. Application of SHOPS ON MAIN LLC for a Section 12.9 Minor Change for modifications to approved patios & landscaping – 2941–2945 and 2951 Main Street – Planned Business & Development Zone – Attorney Meghan Hope **UNAN APPROVED**
4. Recommendation to the Town Council regarding proposed amendments to Sections 2 and 7 of the Building-Zone Regulations to modify requirements for parking commercial and recreational vehicles, boats, trailers and mobile homes in residential zones  
**UNAN PROVIDED A RECOMMENDATION**

5. **CONSENT CALENDAR – UNAN APPROVED**

- a. Scheduling of Public Hearings for the Regular Meeting of March 5, 2024:
  - i. Application of Barbara Theurkauf for a Section 12 Special Permit with Design Review to allow for special events & rentals at the Welles-Shipman-Ward House property – 972 Main Street – Village Residential Zone – Historical Society of Glastonbury, owner
- b. Crosby II Subdivision: Bond Recommendation for Final Subdivision Approval

6. CRCOG Regional Planning Commission appointment recommendations to Town Council **TABLED**

7. Chairman's Report **NONE**

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