

COMMERCIAL AND RECREATIONAL VEHICLE REGULATION
SUBCOMMITTEE
MINUTES OF MARCH 7, 2024 MEETING

The meeting commenced at 5:05 pm via Zoom.

Present: Town Plan and Zoning Commission Subcommittee Members Corey Turner and Philip Markuszka; Glastonbury Town Council Subcommittee Members Deborah Carroll and John Cavanna; and Shelley Caltagirone, Director of Community Development

Commercial and Recreational Vehicle Regulation:

Director of Community Development Shelley Caltagirone presented the most recent draft regulation considered and presented to Town Plan & Zoning Commission. She explained the different positions taken on various issues by the Commission. She showed the list of issues as drafted in the memorandum to the Town Council to be issued on March 8, as follows:

- Unanimous support of the definitions as drafted.
- Unanimous opposition to restricting the number of recreational vehicles to be parked in barns or garages. The preference is to treat commercial and recreational vehicles equally when parked indoors. This would require a change to the draft text.
- Unanimous opposition to allowing recreational vehicles to be parked in the side yard with or without screening. This would require a change to the draft text.
- Opposition {1-5-0 vote} to allowing one recreational vehicle to be parked in the rear yard without screening. Requiring screening for parking in the rear yard would increase restrictions as they are currently allowed without screening. This would require a change to the draft text.
- Split {3-3-0 vote} on allowing recreational vehicles to be parked in the rear yard with screening.
- Support {5-1-0 vote} for allowing one commercial vehicle to be parked in the driveway with restrictions as drafted.
- Opposition {1-5-0 vote} to allowing commercial vehicles to be parked in the side yard with screening. This would require a change to the draft text.
- Support {4-2-0 vote} for allowing commercial vehicles to be parked in the rear yard without screening. This would require a change to the draft text.
- Support {4-2-0 vote} for allowing commercial vehicles to be parked in the rear yard with screening.
- Split {3-3-0 vote} on finding 6 feet of screening with fencing, evergreen plantings, a berm, retaining walls, or a combination thereof to be sufficient.
- Split {3-3-0 vote} on finding 8 feet of screening with fencing, evergreen plantings, a berm, retaining walls, or a combination thereof to be sufficient. Two commissioners voted in opposition because they felt 6 feet was sufficient.
- Consensus on requiring vehicle to be owned or leased by the property owner or permanent resident. The alternative would be to allow operators of company-owned vehicles to be parked on-site. This would require a change to the draft text.
- Consensus on screening both views from the public rights-of-way and from adjacent private properties.

The committee discussed some of the issues above and concluded that:

- On-call service vehicles such as tow trucks should be allowed to be parked on residential properties.
- Screening should not be required for parking vehicles in the rear yard.

- Operators of commercial vehicles should be permitted to park on residential properties.

The committee asked the attendees if they would like to submit comments. ***Karl Wagener (resident of 588 Neipsic Road)*** expressed support for 95% of the draft regulations with the exception of allowing an unlimited number of commercial vehicles to be parked indoors. He is concerned that the regulation would be taken advantage of and allow for commercial operations in residential neighborhoods and that the operation and maintenance of the vehicles on-site would become a nuisance for neighbors.

The committee requested that their comments be forwarded to the Town Council for the March 12, 2024 public hearing.

Meeting Adjourned: 5:40pm.

Respectfully submitted,

A handwritten signature in cursive script that reads "Shelley Caltagirone". The signature is written in dark ink and is positioned above the typed name.

Shelley Caltagirone,
Director of Community Development