

GLASTONBURY JOINT TOWN COUNCIL/TOWN PLAN AND ZONING COMMISSION  
TOWN CENTER VILLAGE DISTRICT OVERLAY SUBCOMMITTEE  
MINUTES OF THE SEPTEMBER 4, 2024 SPECIAL MEETING

*The meeting commenced at 5PM in Council Chambers, 2<sup>nd</sup> floor, Town Hall.*

**Present:** Town Plan and Zoning Subcommittee members Robert Zanlungo, Sharon Purtill, and Corey Turner; Town Council Subcommittee members Thomas Gullotta, Kurt Cavanaugh, Whit Osgood, and Deborah Carroll; and Gary Haynes, Planner and Shelley Caltagirone, Director of Community Development

Although not a public hearing, three property owners from the Griswold Street area spoke in favor of expanding the Village District Overlay Zone to the Griswold Street area of Town. Their concerns were centered around increased commercial development, the aesthetics of such development, and increasing the traffic issues, and the effect it could have to the existing residents in the area.

Director of Community Development Shelley Caltagirone gave a brief explanation of the Village District State Statute to the subcommittee members. Adopting areas as part of a Village District allows communities to adopt design guidelines to help raise the quality of design. She explained the Architectural & Site Design Review Committee (ASDRC) currently reviews all commercial development projects, but adopting particular areas of Town into the Village District Overlay Zone raises the level of review to a regulatory review, giving the more authority over the quality of design and aesthetics.

Town staff and Subcommittee members discussed the potential of expanding the Village District Overlay Zone to the Curtisville Historic District area. This area encompasses areas of Pratt Street and Naubuc Avenue. The areas are mostly zoned Town Center Mixed Use and are composed of smaller parcels with historic mill style housing in the area. These historically predominant single family and multi-family homes have been redeveloped overtime and allow for a mix of commercial uses giving the Town Center Mixed Use zone its “village” character.

Whit Osgood asked, if the Village District Overlay Zone was expanded in this area, would the design guidelines for the overlay impact the residential development? Ms. Caltagirone responded that much like the recently adopted South Glastonbury Village District, the Town Council could consider exempting residential development from the design guidelines requirements. She explained the existing design guidelines could be revised to strengthen the level of design in proposed expanded village district areas.

Subcommittee members discussed whether to consider the historic district as the potential boundary or if they would expand the area past the historic district boundary to include Welles Street and north on Naubuc Avenue to the East Hartford town line. Staff and subcommittee members discussed, rather than proposing the Curtisville historic district, maybe expanding the area to the areas zoned Town Center Mixed Use (TCMU). Subcommittee members discussed the role of ASDRC versus what it would be if the Village District Overlay Zone was expanded to these areas.

Sharon Purtill questioned if it was appropriate for areas of Welles Street and Griswold Street to be considered for village district expansion. Gary Haynes said generally smaller scaled parcels of the TCMU Zone and the newly adopted Main Street Flood Corridor would fit from a scale perspective, when considering areas of expansion for the Village District Overlay Zone. Deborah Carroll supports expansion of the Village District Overlay Zone to help raise the aesthetic quality of the areas zoned

TCMU. Robert Zanolungo also supports expansion of the Village District Overlay Zone on Pratt Street and Naubuc Avenue to the north. Mrs. Purtill asked if the proposed area would include Pearl Street.

Thomas Gullotta made a MOTION to move forward with a text amendment to expand the Village District Overlay Zone to include the areas zoned TCMU, including Pearl Street, Pratt Street, and Naubuc Avenue and excluding Welles Street and areas on Main Street. Mr. Osgood expressed concerns of going forward with expansion of the Village District Overlay Zone without having proposed design guidelines in place.

MOTION was APPROVED 5-2 (Corey Turner and Whit Osgood voted against) for the proposed expansion the Village District Overlay Zone to include the areas zoned TCMU, minus the areas on Welles Street.

Subcommittee members then discussed of areas of Griswold Street. Ms. Caltagirone said these areas are zoned Planned Travel and Planned Business & Development as well as Residence A. Mr. Gullotta supported expanding the Village District Overlay Zone to these areas to protect the neighborhood character and high level of design and aesthetics. Mrs. Purtill spoke in favor of, rather than expanding the Village District Overlay Zone in these areas, it maybe better to look at rezoning these areas for desired development uses, and looking at the town implementing traffic calming measures to deal with traffic concerns. Subcommittee members discussed looking more closely at the zoning regulations and the underlying zoning to control future development of Griswold Street.

The meeting was adjourned at 6:52pm.

Respectfully submitted,

Gary Haynes  
Planner