

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 6, 2020**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting via Zoom video conferencing.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin
Mr. Raymond Hassett
Ms. Alice Sexton, Alternate {assigned as voting member}

Commission Members Absent

Ms. Sharon Purtill, Vice Chairperson
Mr. Keith Shaw
Mr. Scott Miller, Alternate
Vacancy

Chairman Zanolungo called the meeting to order at 7:00 P.M. The Chairman seated alternate Ms. Sexton.

PUBLIC HEARINGS

- 1. Application of TruNorth, Inc. for a Section 12 Special Permit with Design Review concerning construction of 4 office buildings (18 units total) with associated parking, storm drainage facilities and utilities – 219 Addison Road – Planned Employment Zone & Groundwater Protection Zone 1 – 219 Addison Road, LLC, owner**

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of TruNorth, Inc. for a Section 12 Special Permit with Design Review concerning construction of 4 office buildings (18 units total) with associated parking, storm drainage facilities and utilities– 219 Addison Road – Planned Employment Zone, in accordance with the following plans:

“COVER SHEET THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: NONE SHEET 1 OF 10 MAP NO. 117-19-1CS REV. 9-14-20 REV. 9-31-20 DEFERRED PARKING SHOWN”

“SITE PLAN THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS

DRW. BY: PEJ DATE: 8-25-20 SCALE: 1"=20" SHEET 3 OF 10 MAP NO. 117-19-1SP REV. 9-14-20 REV. 9-31-20 DEFERRED PARKING SHOWN"

"GENERAL NOTES & DETAILS THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: 1"=20" SHEET 6 OF 10 MAP NO. 117-19-1GN REV. 9-14-20"

"GENERAL NOTES & DETAILS #219 ADDISON ROAD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: 1"=20" SHEET 7 OF 10 MAP NO. 117-19-1GD REV. 9-14-20"

"LANDSCAPE PLAN #219 ADDISON ROAD PREPARED FOR TRUNORTH, INC. GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 JOHN ALEXOPOULOS LANDSCAPE ARCHITECT CT LIC. NO. 550 STORRS, CT SCALE: 1'=20' MAP NO. 117-19-1PL DATE: 3-5-20 REV: 3-11-20 REV: 7-12-20 REV: 9-9-20 REV. 9-29-20"

And

1. In compliance with:
 - a. The conditions set forth by both the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission and in the Wetlands Permit issued by the Inland Wetlands and Watercourses Agency at their Regular Meeting of September 24, 2020
 - b. The recommendations as contained in the minutes of the June 10, 2020 Community Beautification Committee meeting.
 - c. The standards contained in a report from the Fire Marshal, File #20-036, plans reviewed 9-30-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated September 30, 2020.
 - b. The Sanitarian's memorandum dated September 28, 2020.
 - c. The Police Chief's memorandum dated September 28, 2020.
3. Any mechanicals will be screened with landscaping and/or fencing.
4. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

Result: Motion passed unanimously {5-0-0}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non- agenda items** *None*
2. **Acceptance of Minutes of the August 18, 2020 Regular Meeting** *Tabled*
3. **Acceptance of Minutes of the September 15, 2020 Special Meeting** *Tabled*
4. **Section 8-24 Connecticut General Statutes Referral from the Town Council regarding purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill**

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

RESOLVED, that the Town Plan and Zoning Commission forward a favorable recommendation regarding the purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill. This action is pursuant to Section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

Result: Motion passed unanimously {5-0-0}.

5. **CONSENT CALENDAR**
 - a. Scheduling of Public Hearings for Regular Meeting of Oct 20, 2020: *No Action*
6. Chairman’s Report *None*
7. Report from Community Development Staff *None*

There being no further business to discuss, Chairman Zanlungo adjourned the meeting at 8:38 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk