

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

Tuesday, April 21, 2026
REGULAR MEETING

7:00 PM

**THROUGH ZOOM
ONLY***

Robert J. Zanolungo, Jr., Chairman
Sharon Jagel, Vice Chair
Laura Cahill, Secretary

Emilio Flores **EXCUSED**
Philip Markuszka
Andy Zlotnick **EXCUSED**

ALTERNATES: Dennis Desmarais; Pamela Lucas; Kadji Anderson

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 Peter J. & Kathleen P. Pfeffer for a Section 12 Special Permit with Design Review – tourist home – 127 Neipsic Road - Residence AA Zone **CONTINUED**
2. Application of North American Builders, LLC for a 4-lot subdivision & Section 6.8 Rear Lot Special Permit for 3 rear lots – construction of 4 single family homes – 575 Neipsic Road – Rural Residence Zone **WITHDRAWN**

REGULAR MEETING

1. Acceptance of the Minutes of the April 7th, 2026 Regular Meeting **UNAN ACCEPTED**
2. Application of The Morrissey Family Limited Liability Company for a Section 12.8 Change of Use and a Section 12.9 Minor Change to allow a change of use from daycare to office, together with minor façade improvements – 586 New London Turnpike – Planned Commerce Zone **UNAN APPROVED**
3. Discussion and possible action to recommend amendment of the Building-Zone Regulations Section 2.52 Tourist Home definition to the Town Council (Zoning Authority) **UNAN PROVIDED A FAVORABLE RECOMMENDATION**
4. **CONSENT CALENDAR – NO ACTION**
 - a. Scheduling of Public Hearings for the Regular Meeting of May 5, 2026: **to be determined**
5. Chairman’s Report **NONE**
6. Report from Community Development Staff **NONE**