

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

Tuesday, May 5, 2026  
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. Zanolungo, Jr., Chairman  
Sharon Jagel, Vice Chair **EXCUSED**  
Laura Cahill, Secretary

Pamela Lucas **EXCUSED**  
Philip Markuszka  
Andy Zlotnick

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ALTERNATES: Kadji Anderson **SEATED**; Dennis Desmarais **SEATED**; Deborah Carroll **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 **JIM MISELIS – TURF FIELD**

**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 TO 6-16-26**
2. Application of Ciochini Acres, LLC for a Section 12 Special Permit with Design Review – tourist home – 279 Hopewell Road - Residence AA Zone **CONTINUED TO 6-16-26**
3. Application of the Schneider Family Living Trust for a Section 12 Special Permit with Design Review – tourist home – 58-60 Tryon Street – Rural Residence Zone **CONTINUED TO 6-16-26**

**REGULAR MEETING**

1. Acceptance of the Minutes of the April 21<sup>ST</sup>, 2026 Regular Meeting **APPROVED 5-0-1;**  
**ZLOTNICK ABSTAINED**
2. Application of St. James' Episcopal Church for a Section 12.8 Change of Use – Montessori pre-school leasing of lower portion of Parish Hall – 2584 Main Street - Town Center Zone  
**UNAN APPROVED**
3. Recommendation to the Town Council regarding a proposed text amendment to the Town of Glastonbury Building-Zone Regulations, Section 4.17.7.d to modify the membership requirements for the Architectural and Site Design Review Committee **CONTINUED TO 6-2-26**



4. **CONSENT CALENDAR**
  - a. Scheduling of Public Hearings for the Regular Meeting of May 19, 2026: **to be determined**
5. Chairman's Report **NONE**
6. Report from Community Development Staff **NONE**