

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF MARCH 28, 2018 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A, 2<sup>nd</sup> Floor Town Hall.

**Present:** Subcommittee Members Sharon Purtill and Scott Miller; Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

**128-130 ADDISON ROAD – proposal for a conversion of a 2-family to a 4-family – Planned Employment & Flood Zones –Walter Cusson, Cusson Realty LLC, applicant**

Khara Dodds introduced the project and provided background to the Subcommittee members. She explained that the applicant had gone to the Zoning Board of Appeals and was granted a variance to have a multi-family residence in the Planned Employment Zone.

Applicant Walter Cusson explained the project and oriented the Subcommittee members to the site plan. He said that his intention was to convert the existing 2-family house at 128-130 Addison Road to a multi-family residence with four, one-bedroom apartments. Mr. Cusson added that there would be no exterior changes to the house but that he would possibly be adding some walkways in the front yard.

Chairman Purtill asked if the parking area in the rear of the property was paved. Mr. Cusson stated that it was covered with millings. Chairman Purtill asked the staff if the parking area needed to be paved to meet the standard of the regulations. Mrs. Dodds stated that all required parking areas needed to be paved. Mr. Cusson stated that he believed that he met the parking requirements without the parking spaces to which the Chair was referring.

Commissioner Miller asked if the existing house was a two-family. Mr. Cusson stated that it was a two-family residence; an old mill house that had not been renovated in 30 years. He stated that his plan was to rent to singles or couples with one or two cars which would be less than the number of cars that are there currently.

Chairman Purtill asked if the Community Beautification Committee needed to review this proposal. Mrs. Dodds stated that if there was landscaping proposed then it would have to be reviewed by Beautification.

Mr. Cusson went over the proposed lighting for the project. Chairman Purtill asked if the windows would be changed as part of this project. Mr. Cusson stated that he would be upgrading the building's windows. Chairman Purtill advised Mr. Cusson that he should be prepared to show an architectural drawing of the house with the new windows.

After reviewing the parking spaces, Chairman Purtill and Commissioner Miller told the applicant that the parking in the rear of the property needs to be paved, as it is part of the required parking for the site.

**476 NAUBUC AVENUE – proposal for free cut with a salon on one lot and a medical office on the other – Town Center Mixed Use Zone – Architect Jennifer Morgenthau – Jim Dutton, Dutton Associates – Lovley Development, Inc., applicant**

Khara Dodds introduced the project and gave background information. Jim Dutton explained that the proposal was to split the existing lot at 476 Naubuc Avenue into two lots and develop each lot with one building. He also explained that the split was not a subdivision.

Chairman Purtill asked if the project included demolition of the existing house. Mark Lovley stated that the house, which has been abandoned for several years, would be demolished. Chairman Purtill then asked if the property was in the flood zone. Mr. Dutton stated that the property was partially located in the flood zone and went over the building locations on the site plan. Mr. Dutton also explained that the site had adequate compensatory flood storage.

Mr. Dutton then explained the parking and circulation for the site. He explained the design of the project aimed to reduce the amount of overall impervious surface on the site. Mr. Dutton added that cross easements will be put in place to allow cars to enter the site through the property on Naubuc Avenue and exit the site through the property on Putnam Boulevard.

Chairman Purtill expressed concern that each site did not have a dumpster. Chairman Purtill and Commissioner Miller asked if there was a delivery drop-off area. Mr. Dutton said that there was no specific deliver drop-off point and that deliveries coming to the site would be parcel service delivery trucks that typically deliver to small office buildings.

Commissioner Miller asked about the elevation of the buildings on the site with regard to the flood zone. Mr. Dutton explained that the lowest habitable floor for both buildings would be above the 500 year flood elevation (approximately 3 ½ feet above the existing grade). Commissioner Miller asked if the top of the buildings would be below the CT-Route 3 sound barrier, to which Mr. Dutton replied yes.

Mr. Dutton then reviewed the landscape plan with the Subcommittee members. He explained that more trees and plants were added to the plan at the request of the Community Beautification Committee.

Mr. Dutton then presented the architectural elevations, floor plans and signage for the proposed buildings. Jonathan Mullen advised the applicant to show the dimensions of the proposed signage.

Mr. Dutton then presented the drainage plan for the site that included a catch basin and two rain gardens which will capture roof drainage. Chairman Purtill asked about compensatory flood storage and Mr. Dutton stated that it was built into the design of the site layout.

Mr. Dutton added that a sidewalk would be placed on Naubuc Avenue but not on Putnam Boulevard. Mr. Dutton then spoke about site lighting.

**FAR VIEW ESTATES SECTION VI – proposal for a 5-lot subdivision; 2 frontage lot and 3 rear on 7.2 acres – northerly extension of Lakewood Road – Residence AA Zone – Attorneys Peter Alter & Meghan Hope - Megson, Heagle & Friend, C.E. & L.S., LLC – Berruti Orchards, LLC, owner – HJ Contractors, applicant**

Khara Dodds introduced the project to the Subcommittee members. Attorney Peter Alter then oriented the Subcommittee members to the site plan, and explained the proposal. Attorney Alter stated that the proposal was to create a 5-lot subdivision with three rear lots and two frontage lots. The proposal also called for the extension of Lakewood Road, north beyond the existing temporary cul-de-sac to a new permanent cul-de-sac. Chairman Purtill asked why the cul-de-sac was permanent and asked staff to check to see if there would be anyway to connect through to Chestnut Hill Road or Lenti Terrace.

Attorney Alter explained that soils in some parts of the proposed subdivision have high levels of a pesticide historically used in orchards. He then explained that the applicant has developed a plan with input from the State of Connecticut and the Town of Glastonbury Health Director to remediate the site to residential standards. Mrs. Dodds stated that the proposal had received positive feedback from CT DEEP.

Jon Sczurek of Megson, Heagle and Friend reviewed the soil remediation plan. Chairman Purtill asked about the house location on one of the rear lots and advised the applicant to make note on the site plans that the house location could be changed.

Meeting adjourned at 9:20 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP