

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JUNE 13, 2018 SPECIAL MEETING

The meeting commenced at 8:00 AM in Engineering Conference Room, 3rd Floor Town Hall

Present: Subcommittee Members Sharon Purtill and Bob Zanolungo, Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

80 SEQUIN DRIVE – proposal for construction of a 10,092 square foot industrial/warehouse building with associated grading, parking, utilities & drainage – Planned Commerce Zone & Groundwater Protection Zone 1 – DePersia Development, LLC, owner - Robert Blanchette, Borghesi Building & Engineering, applicant

Rob Blanchette of Borghesi Building & Engineering introduced the project and gave a description. Mr. Blanchette explained that the proposal was for construction of a 10,092 square foot industrial building in the industrial park located on Sequin Drive. The building would house the applicant's business and have two other tenant spaces. Chairman Purtill asked if there was any building on the site currently. Mr. Blanchette responded that the site was vacant.

Mr. Blanchette then explained the lot drains from east to west and the proposal would include an underground stormwater management system. He then stated that the proposed building complies with all the bulk requirements for the Planned Commerce Zone.

Mr. Blanchette went over the landscape plan for the proposed project and the floor plan. He stated that the floor plans for the remaining tenants' spaces would be similar to the applicant's space. Chairman Purtill asked about the parking for the site. Mr. Blanchette stated that the minimum required parking for the proposal is 16 spaces but that they provided 19 spaces to allow for some flexibility with future tenants. Chairman Purtill asked about snow storage on the site. Mr. Blanchette went over the snow storage areas for the site.

Mr. Blanchette then showed the elevation drawings to the Subcommittee and explained the building materials. Chairman Purtill asked if the mechanicals would be located on the roof of the building. Mr. Blanchette stated that the mechanicals would be located on the roof towards the center of the building to screen them from view.

Khara Dodds asked about site lighting. Mr. Blanchette showed a photometric plan and stated that site lighting for the project would be wall-mounted. Chairman Purtill asked where the dumpster would be located and if it would be enclosed. Mr. Blanchette stated that the dumpster would be located at the southeastern corner of the site and would be in an enclosure with privacy slat fencing.

Mr. Mullen stated that due to the location of wetlands at the southern end of the lot the applicant was requesting a 25-foot front yard setback in accordance with Section 4.15.7 of the Building-Zone Regulations. Mr. Mullen asked how employees for the applicant's business would access the building. Mr. Blanchette stated there will be a gate that will allow access to the rear entrance to the building.

Khara Dodds added that the application is scheduled for the Community Beautification Committee on

June 13, 2018, and for the Town Plan and Zoning Commission on June 19, 2018. Chairman Purtill advised the applicant to bring building materials to the meeting.

25 NAUBUC AVENUE – proposal for removal of existing house & construction of a 10-unit condominium complex of 2 & 3-bedroom units with garages – Town Center Zone – Architect Hans Hansen – Jim Dutton, Dutton Associates – Tommy Li, applicant

Chairman Purtill stated that the last time this proposal was reviewed the Subcommittee had concerns with the density of the proposal and the look of the buildings from Naubuc Avenue. Jim Dutton of Dutton Associates explained the changes made from the last time the Subcommittee reviewed the proposal. Mr. Dutton stated that the proposed Floor Area Ratio has been reduced to .42 and that the proposal meet all the other bulk requirements for the Town Center Zone with the exception of lot size. Mr. Dutton also stated that the project meets the parking requirements for the Town Center Zone without counting the garage spaces under the units.

Hans Hansen went over changes to the elevations made in response to the Subcommittee's comments at the previous meeting. The changes include the relocation of windows and doorways on the front elevation of the building facing Naubuc Avenue. Mr. Hansen stated that he also reduced the number and increased the size of the columns on the buildings. Chairman Purtill asked about the size of the units. Applicant Tommy Li stated that the units would range in size from 1,173 square feet to 1,414 square feet and the bedroom sizes would range from 110 square feet to 150 square feet depending on the unit type.

Chairman Purtill asked if the units would be rental or owner occupied. Mr. Li stated that one of the buildings would be rentals and the other would be owner occupied. Mr. Dutton added that the utilities for each building would be arranged for rental or owner occupied. There was a discussion of the target market for the units and the pricing. Mr. Li stated that the units would be priced lower than other units that have come on the market recently.

Chairman Purtill asked about the neighboring properties on either side of the project. Mr. Mullen stated that there was a salon to the west and a two-family house to the east. Mr. Dutton then over all drainage for the site and also explained the location and functionality of the proposed rain gardens for the project. Chairman Purtill asked how the rain gardens would be maintained. Maintenance of the rain gardens, Mr. Dutton explained, would be the responsibility of the homeowners' association.

Chairman Purtill asked if the project was located in the flood zone, to which Mr. Dutton replied no. Mr. Dutton went over the lighting plan that calls for 12-foot tall, full cut-off, night sky compliant light fixtures. Chairman Purtill asked about snow storage for the site. Mr. Dutton indicated potential snow storage locations on the site. Chairman Purtill expressed concern about the quality of materials and design and the look of the buildings from Naubuc Avenue. Commissioner Zanolungo asked if tenants would be able to park cars in front of their garages overnight. Mr. Dutton indicated that parking in front of the garages would not be permitted. Chairman Purtill advised the applicant to enhance the look of the buildings from Naubuc Avenue and to bring material samples to the TPZ meeting.

Text Amendments Discussion – Excavation Operations & Accessory Apartments

Khara Dodds and Jonathan Mullen explained the proposed text amendments to the Town of Glastonbury Building- Zone Regulations regarding excavation operations and accessory apartments. With regard to excavation operations, Chairman Purtill advised staff to provide a definition for a ‘Haul Road’ and to ensure that the Town Plan and Zoning Commission has the ability to regulate the placement and buffering of haul roads. With regard to accessory apartments, Chairman Purtill advised staff to look into accessory apartments above detached garages, and the one bedroom limitation on accessory apartments.

Meeting adjourned at 9:35 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP