

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF the October 24, 2018 SPECIAL MEETING

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

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

290 WESTERN BOULEVARD – proposal for a re-approval of 550 square foot expansion of existing lunchroom, 1,648 square foot conference room & 1,165 square foot lab relocated from Building B and deferral of parking – Planned Employment Zone – Phil Doyle, LADA, P.C., representing Casle Corporation

Phil Doyle of LADA, PC stated that the proposal was for alterations of the basement floor of building D.1 at 290 Western Boulevard to create an expanded lunchroom and meeting space for after-hours training. Mr. Doyle stated that his client would be seeking a deferral of the parking associated with the expansion until the spaces were needed. Mr. Doyle added that the TPZ granted a Special Permit with Design Review in 2012 for an almost identical project at this location. The difference between the approved project and the current proposal is that the proposal does not include the lab space that was included in the 2012 plans. Mr. Doyle explained that the 2012 Special Permit had expired and a new approval was needed. Chairman Purtill confirmed with staff that the proposal would require re-approval by the TPZ. Mr. Doyle then gave an update to the Subcommittee on future development of the Gateway project.

257 BELLTOWN ROAD – proposal to add a farm brewery to the existing winery; no new infrastructure – Country Residence Zone – Attorney Meghan Hope – Harold T. James, Jr., applicant

Attorney Peter Alter discussed the proposal and oriented the Subcommittee members to the site plan. Attorney Alter said that the proposal was to add a farm brewery to the existing farm market winery at 257 Belltown Road. He stated that the use is a permitted accessory agricultural use and there would be no expansion of seating or parking and no exterior changes to the building. Attorney Alter added that given the circumstances, he felt the Subcommittee could approve the request as a 12.10 Insignificant Change.

Chairman Purtill expressed concern about potential effects on neighboring property owners. Attorney Alter stated that the Glastonbury Police Department had reported only one complaint of speeding on Belltown Road since the winery has been in operation. Chairman Purtill and Commissioner Zanolungo agreed that the proposal could be approved administratively as a 12.10 Insignificant Change.

244 NAUBUC AVENUE – proposal for change of use from residential to hair salon & paving for 9 parking spaces– Town Center Mixed Use & Flood Zones – Chrisoula LaBella, applicant

Khara Dodds introduced the project and gave the Subcommittee members background information. Chairman Purtill asked if the project required a Special Permit with Design Review. Ms. Dodds explained just a 12.9 Minor Change will be necessary for the change of use from residential to a salon.

Chairman Purtill asked the applicant if there would be any changes to the exterior of the building. Ms. LaBella stated that she intended to install new siding and a handicapped ramp. Chairman Purtill explained to the applicant the steps required for approval of the change of use and what types of things the Commission will be looking for in the applicant's submission.

Commissioner Zanolungo asked if the structure was served by sewer and water. Ms. LaBella stated that the property had MDC water and town sewer.

Chairman Purtill asked about the parking area and the dumpster location. Ms. LaBella showed the Subcommittee the proposed plans for nine parking spaces and a plan for expansion of the parking lot to 20 spaces. Chairman Purtill advised the applicant not to pave more than would be needed for the minimum number of parking spaces required for the use. There was a general discussion between the Subcommittee members, staff and the applicant about the process for approval.

374-404 HEBRON AVENUE & 18-34 SYCAMORE STREET – proposal for mixed use building and associated infrastructure – Town Center Zone– Will Walter, Benesch Planning & Engineering – Architect Carmelo Rosa – John Alexopoulos, LA - H374, LLC (Allan Schwartz), applicant

Evan Schwartz, representing H374, LLC, gave a brief description to the Subcommittee members of the time line of the project to date.

William Walter of Benesch Planning and Engineering went over the site plan with the Subcommittee members. Mr. Walter explained that the Conservation Commission reviewed the proposal and that the proposal as shown addressed almost all of their concerns. Mr. Walter then went over other aspects of the plan including stormwater management, parking, landscaping, screening of the site, site lighting, dumpster location, truck access, the front patios, and the addition of a sidewalk along Sycamore Street. Chairman Purtill asked if there would be a fence along the western property line to screen the neighboring properties. Mr. Walter explained there will be a six foot tall white vinyl fence installed along the western side of the parking lot. Mr. Walter then stated that the applicant would be offering to plant trees on the neighboring properties should the property owner be amenable.

Mr. Walter said that the rain gardens along the eastern side of the parking lot could be used for snow storage. Chairman Purtill asked about the maintenance of the rain gardens. Mr. Walter stated that a maintenance schedule for the rain gardens will be included on the site plans.

Carmelo Rosa, the project architect, presented three-dimensional renderings of the proposed building, showing views looking west and looking south. Mr. Rosa also went over the proposed building materials, and he explained that the proposed parapet wall would screen the rooftop mechanicals that would be located near the center of the building. Chairman Purtill expressed concern about the ability of the wall fully screen the mechanicals from view. Mr. Rosa stated that the applicant would be willing to add additional screening if necessary. Ms. Dodds asked what type of material would be used to screen the mechanicals. Mr. Rosa stated that some form vinyl fencing would be used to provide further screening.

Chairman Purtill asked about the location of the utilities and if they would be screened. Mr. Schwartz stated that he would prefer to locate the utilities on the northwest corner of the building because that would provide the most screening, but that he would have to work with the utility companies on the final location.

Mr. Rosa discussed the materials and colors of the building exterior and awnings. Mr. Schwartz then went over the landscaping along the Hebron Avenue and Sycamore Street frontages of the building. He explained that the landscaping along the Sycamore Street frontage of the building was strategically placed to screen two access doors on the building. He also stated that the Community Beautification Committee had reviewed and accepted the plan as shown.

Chairman Purtill asked if the patio seating was included in the parking count. Mr. Walter stated that the seats were included.

Karin Knobel of Graphik Identities explained that the signage for the building would be uniform in size, material, type and illumination.

Chairman Purtill asked about the lighting in the parking lot. Mr. Walter stated the lighting would be night sky-compliant and mounted on 14-foot poles.

Meeting adjourned at 9:25 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP