

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF March 27, 2019 SPECIAL MEETING

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

Present: Subcommittee Members Sharon Purtill, Michael Botelho and Robert Zanolungo; Town Council Members Larry Nyland and Whit Osgood; Economic Development Commission Member Harold Harris; Richard Johnson, Town Manager, Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

BUILDING HEIGHT SUBCOMMITTEE recommendations concerning building heights and stories in commercial zones

Sharon Purtill expressed to the members of the Building Height Subcommittee her concerns regarding increasing the maximum building heights in Glastonbury. Chairman Purtill stated that she had concerns about the purchase of residential land to meet the parking requirement for sites with a taller building. Whit Osgood, Town Councilman and member of the Building Height Subcommittee, acknowledged that the effects of parking demand could become an issue for lots that cannot accommodate onsite parking but stated that if a site can accommodate the number of parking spaces required for a taller building then a developer should be given the opportunity.

Chairman Purtill then asked where the building height increase would occur and expressed concern about allowing increased building heights on parcels zoned Planned Business and Development that are located to the south and east of the Town Center Area. Chairman Purtill specifically mentioned 2249 New London Turnpike (i.e. Bucks Corner) as an area that would not be appropriate for a 3-story building. Harold Harris, Economic Development Commissioner and member of the Building Height Subcommittee, agreed with Councilman Osgood that the reason for the height increase was to have the option available for an appropriate development site. Chairman Purtill stated that she has not noticed an increase in requests for taller buildings so she did not see the need to increase the maximum building height.

Chairman Purtill then stated that the Town needed to be mindful of the unintended consequences of increasing the building height such as taller buildings in transitional areas such as Naubuc Avenue. Commissioner Botelho stated that he wanted to be business friendly and was not as concerned about the proposed increase because there are not that many parcels in town that could meet the minimum parking requirement for a taller building.

Councilman Osgood then went over the four goals established by the Building Height Subcommittee. Chairman Purtill expressed that she did not think it was fair that residential properties adjacent to commercial properties could be purchased, demolished and then used to meet the minimum parking requirement. Council members Nyland and Osgood agreed with Chairman Purtill and suggested amending the zoning regulations to fix that problem.

There was a general discussion regarding how the increase in maximum building height would

affect the properties on Griswold Street currently zoned Planned Travel. Commissioner Harris stated that increasing the building height would allow for parking underneath a building. Commissioners Purtill and Botelho expressed concern about goal number four of the Building Height Subcommittee that proposes to increase the height of buildings in the Town Center Zone from three stories to four stories. Councilman Osgood stated that they could hold off on adopting goal number four. The Subcommittee agreed to refer the Building Height Subcommittee goals one, two and three back to the Town Council for final action. Chairman Purtill stated that the zoning regulations should be amended to remove parking as an accessory use permitted “as of right” in residential zones. She then asked Town staff to review the areas designated as Planned Business and Development Zone that were outside of the northwest corner of town.

25 NAUBUC AVENUE – proposal for modifications to floor plans in the 3 bedroom unit condominiums to include home offices – Town Center Zone – Architect Hans Hansen, representing the developer

Hans Hansen explained the project to the Subcommittee, which is to provide an option to convert the surplus garage space to a home office in the recently approved project at 25 Naubuc Avenue. Mr. Hansen stated that the project would still meet the FAR requirements with the converted space. Ms. Dodds asked how many units would have the option to convert the garage space. Mr. Hansen stated that six out of the ten units would have the option. Chairman Purtill expressed several concerns including that the approved project was already very dense, the area could be converted to a bedroom and possibly rented and converting the space to a home office would reduce the amount of storage space, which could lead to outside storage. The Subcommittee agreed that the proposal should go before the entire Town Plan and Zoning Commission.

113 HEBRON AVENUE – proposal to install an awning over an existing outdoor patio (no increase in seat count) at Giovanni’s Pizza – Town Center Zone - Bob Beaulieu, The Awning Place – Gary Delbon, owner

Khara Dodds introduced the project to the Subcommittee members. The proposal also included construction of an outdoor bar area. Ms. Dodds stated that there would be no increase in seating and therefore no change in number of required parking spaces. Ron Beaulieu of Awning Place presented materials and renderings of the proposed awnings to the Subcommittee. Chairman Purtill questioned whether the site met the minimum parking requirements and asked staff to check into that issue.

Meeting adjourned at 9:00 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP