

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF April 10, 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;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E.
Mullen, AICP, Planner

108 SEQUIN DRIVE – proposal for a one-story, 7,500 square foot commercial building - Planned Commerce Zone & Groundwater Protection Zone 1 - Attorneys Peter Alter & Meghan Hope – Wes Wentworth, Wentworth Civil Engineers LLC - JKS Systems, LLC, applicant

Attorney Meghan Hope of Alter & Pearson, LLC explained the project to the Subcommittee members, which was to construct a 7,500 square foot metal industrial building at 108 Sequin Drive. She oriented the Subcommittee members to the site plan and indicated that the parking will be located to the side and rear of the property. She also pointed out the stormwater quality features, utilities, and landscaping. Attorney Hope also stated that lighting for the site would consist of two 14-foot tall pole-mounted lights and several wall-mounted lights. Chairman Purtill asked questions regarding fencing and landscaping for the site. Commissioner Botelho asked if the site had adequate parking to which Attorney Hope stated that the site is required to have 16 parking spaces. She added that the building would be all metal, with a blue knee wall, white siding and a red roof as well as awnings over the windows and doors.

Thomas Graceffa, the landscape architect for the project went over the proposed landscape plan. The Subcommittee members asked Mr. Graceffa if the proposal included removing the trees along the southern border of the property. Mr. Graceffa replied that the trees were removed long ago.

PLANNED BUSINESS & DEVELOPMENT ZONE – review of Planned Business & Developments Zone locations and potential building height increase

Khara Dodds provided the Subcommittee members with maps showing the areas of Glastonbury that are in the Planned Business and Development Zone. The Subcommittee reviewed maps of the following areas: north Main Street, New London Turnpike at the intersection of Oak Street, Bucks Corner, Addison Village, and the intersection of Hebron Avenue and Manchester Road. Chairman Purtill stated that she did not envision developers proposing to construct 3-story buildings in these places. Chairman Purtill also stated that she wanted to remove parking as an accessory use in the Residence A Zone.

Meeting adjourned at 8:30 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP