

TOWN PLAN AND ZONING COMMISSION/TOWN COUNCIL  
JOINT PAD SUBCOMMITTEE  
MINUTES OF APRIL 3,2019 MEETING

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

**Present:** Town Plan and Zoning Commission Members Sharon Purtill, Michael Botelho and Bob Zanolungo, Jr; Glastonbury Town Council Members Kurt P. Cavanaugh and Mary LaChance; and Town Staff Khara Dodds, AICP, Director of Planning and Land Use Services and Jonathan Mullen, AICP, Planner

**Somerset Square PAD- proposal of 75 Glastonbury Land, LLC for a 4-story, 129-room hotel with associated surface parking (site previously approved site for 5-story, 155 apartment building) – 75 Glastonbury Boulevard – Attorneys Peter Jay Alter and Meghan Hope**

Attorney Alter provided an update on the planning process. He said that the application went to the Conservation Commission for an informal review. The Conservation Commission requested shade trees to help cool the parking lot. The Community Beautification Committee is looking for trees to be more columnar for aesthetic purposes. The project can meet its parking requirement without using the parking spaces located at 45 Glastonbury Boulevard. Stormwater management is being worked on.

Keith Kelly, Architect, provided an overview of the architectural and design features of the building. The building massing and materials will blend the traditional design of the buildings in the area with something new and contemporary. He reviewed the building samples. Red brick will introduce the masonry feel of the surrounding area with some stepping of the massing that is also visible in other modern hotels. Councilman Cavanaugh asked about the brick and if it was the water struck type as in the other buildings. Mr. Kelly said that the brick they are proposing to use is modern. Commissioner Purtill asked for a side-by-side visual of the existing brick in the area with the brick the applicant would like to use. Attorney Alter said that the brick is weathered and would have a different appearance next to the newer brick.

Commissioner Purtill asked about the silver panel proposed to be used on the building. Councilman Cavanaugh asked about the charcoal sample proposed for the window frames and window walls. Commissioner Purtill asked if mechanicals would be located on the roof. Mr. Kelly said yes. Commissioner Purtill also asked about the snow load on the flat roof. Mr. Kelly said the roof is designed to handle snow load and will meet the code requirements. Councilman Cavanaugh asked why they decided to go with a flat roof. Mr. Kelly said that most hotels are designed to have a flat roof. Marriot may not support a hipped/pitched roof.

Commissioner Botelho stated that he likes that there is more of a contemporary look to the building and likes the way the design blends the old and the new. Commissioner Purtill asked about the building heights. Mr. Kelly confirmed that there would be four stories. He also reviewed the plans for the lobby and meeting space.

Councilman Cavanaugh asked about gaining additional green space and if the building can be shifted to the east to gain more green space. Commissioner Purtill asked about the parking. Mrs.

Dodds reviewed the parking requirements and Planned Area Development requirements in the Building-Zone Regulations. Attorney Hope reviewed the parking conditions of the other hotels in the area, which is based on room count. Councilman Cavanaugh asked if some brick could be incorporated into the design at the top of the building because there looks to be a lot of gray in the design. Mr. Kelly stated that adding the brick at the top will make the building look squatty and compressed. The silver color makes it look more elongated. Mr. Kelly also said that Marriot wanted less brick but were willing to compromise in this direction and have preliminarily accepted the design. Commissioner Purtill stated that the Subcommittee's review is non-binding.

Commissioner Purtill asked if there were any other AC brands in the region. Mr. Kelly said the closest one is in Worcester, Massachusetts.

Mr. Cavanaugh asked if another traffic light would be required on the boulevard. Attorney Alter said no, it is not required. The number of rooms proposed is less than the apartment complex that was approved by Town Council in 2008. Commissioner Zanolungo asked about the construction timeframe. Mr. Kelly said about 11 months.

Councilman Cavanaugh asked if they could get photos of what the proposed project would look like from the street view because he wants a level of comfort on the transition of the design of the building.

Overall, the Subcommittee was okay with the design and parking requirements and agreed with the use of columnar trees versus the shade trees. The Subcommittee asked the applicant to bring the requested information back to staff including the evaluation and design of enlarging the meeting space and the existing photos.

Respectfully submitted,

Khara C. Dodds, AICP  
Recording Secretary