

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MAY 15, 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

LINE STREET, Lot S-3 – proposal for a temporary training structure (shipping containers) for the Town of Manchester Police Department – Reserved Land Zone – Christopher Till, Town of Manchester, applicant

Christopher Till, Facilities Manager for the Town of Manchester, explained the project to the Subcommittee. The plan is to create a training facility out of shipping containers for the Manchester Police Department, as well as other police departments in the area. Mr. Till went over the site plan showing the Subcommittee members the location of the existing shooting range as well as the proposed location of the training structure. He then explained that 10 storage containers would be stacked one on top of the other to create the proposed training facility. He then stated that the Towns of Rocky Hill and Brooklyn use similar structures for their training facilities.

Commissioner Botelho asked what materials were used to construct the shipping containers. Mr. Till explained that they were standard shipping containers and that once they were assembled into the training facility they would be painted to blend in with the surroundings. Commissioner Botelho then asked the dimensions of the containers to which Mr. Till replied the containers were 40 feet long by 8 ½ feet wide by 18 feet tall.

Chairman Purtill explained to Mr. Till that the reason for the prohibition of storage containers was due to commercial property owners using them as extra on-site storage but that prohibition would not apply to this proposal. Mr. Till explained that the structure created by the storage containers, which could be in place for several years, would not have a foundation, thus making it a temporary structure. He then stated that the Town of Manchester had applied to the State of Connecticut Building Official's Office for a code modification to allow the structure to have no foundation or a fire sprinkler system. Mr. Till also stated that he had consulted with the Town of Glastonbury's Building Official Peter Carey on the structure. He added that the building would have minimal lighting and no heat.

Commissioner Botelho asked if there would be any firearms training within the structure. Officer Dave Williams of the Manchester Police Department stated that there would be no shooting in the building. Ms. Dodds asked if the facility would be open to the Glastonbury Police Department for training purposes. Officer Williams reported that, as part of a regional network of Police Departments, Glastonbury would have the opportunity to conduct training exercises at the facility.

The Subcommittee members agreed that the proposal could be approved as 12.10 Insignificant

Change.

113 HEBRON AVENUE – proposal for installation of an awning over existing patio - Town Center Zone - Gary Delbon, Giovanni’s Pizzeria and Ronald Beaulieu, The Awning Place, applicants

In response to Chairman Purtill’s request for Town Staff to review the parking conditions at 113 Hebron Avenue, Jonathan Mullen explained that the site currently conforms to the approved Section 12.9 Minor Change granted in 2009 for an expansion of Giovanni’s Pizzeria. The approval included a reduction in the minimum number of parking spaces required for the use. Mr. Mullen then stated that current proposal for an outdoor bar on the existing patio has the same number of seats as the 2009 approval.

Ron Beaulieu of The Awning Place then presented the proposed retractable awnings for the patio area. Mr. Beaulieu went over the design of the awning frame, and the materials used for the awning roof and sides. Mr. Mullen asked if the awning would allow for year round use of the patio. Mr. Beaulieu stated that area would not be used year round and that the awnings would allow late spring to early fall use of the patio area at best. The Subcommittee agreed that the awning could be signed off administratively as a Section 12.10 Insignificant Change.

311 HEBRON AVENUE – proposal for construction of a building for Liquid Nirvana – Town Center Zone –Hans Hansen, Hans Hansen Architectural Design - Jim Dutton, Dutton Associates - Rosy Kapura, applicant

Khara Dodds introduced the proposal to construct a three-story mixed-use retail/residential building at 311 Hebron Avenue. Hans Hansen, the architect for the proposal, stated that the top two floors would be apartments with three retail tenant spaces on the first floor. He said there would be 23 parking spaces, which would meet the minimum parking requirement for the uses proposed at the site. Commissioners Botelho and Zanolungo asked how many units would be in the project. Mr. Hansen stated that there would be eight units. There was a general discussion between the Subcommittee and Mr. Hansen regarding building orientation, materials, and signage. Ms. Dodds stated that next generation plans should show lighting and drainage. She also advised Mr. Hansen to contact the Engineering Department with regard to the driveway location.

2807, 2813 and 2815 MAIN STREET – proposal for a waiver from Section 4.11.6.b.2.a of the Flood Zone regulations in connection with the construction of a 3,168 one-story building (restaurant) together with 63 parking spaces and related infrastructure - Attorney Meghan Hope - Glastonbury 2815, LLC, (Scott Leonard), applicant

Attorney Meghan Hope of Alter & Pearson briefly explained to the Subcommittee that the plan before them was different from the plan presented in 2017. She also explained that her client was seeking a waiver from a provision of the Flood Zone that requires a building to be constructed with its first floor elevated to 1 foot above the FEMA 500 Year flood zone elevation or “be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water.” Attorney Hope stated that constructing

the building so that the first floor was 1 foot above the 500 year flood zone would result in the building being 7-10 feet above Main Street. Attorney Hope then explained that the project architect had designed the building to be “wet flood-proof” and be constructed from water-resistant material.

Commissioner Botelho asked the date of the last 500-year flood to which Attorney Hope responded 1938. Chairman Purtill asked if it would be better to construct the building out of the Flood Zone and if any other waivers had been granted in Glastonbury. Attorney Hope stated that a waiver was granted at 1925 Main Street for construction of a garage.

Chairman Purtill asked if the location across the street from this project, at the corner of Main and Spring Streets, received a waiver. Attorney Hope stated that building was constructed above the 100-year flood elevation but below the 500-year flood elevation. Chairman Purtill requested to see the regulations so she could better understand how to proceed. Ms. Dodds provided the regulations; a discussion ensued.

Commissioner Botelho asked about Flood Zone regulations in other towns. Mr. Mullen stated that other towns along the Connecticut River do not have as stringent policies as Glastonbury. He also stated that Avon was the only other town to his knowledge that requires building above the 500-year flood elevation. John Sczurek of Megson, Heagle and Friend then presented a FEMA Flood Zone Map showing the subject property and the surrounding properties in relation to the 100 and 500-year flood elevations. The Subcommittee members agreed they would need more information before considering a waiver from the Flood Zone requirements.

Meeting adjourned at 9:10 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP