

**TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CONNECTICUT
GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, JUNE 18, 2019**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services and Jonathan Mullen, AICP, Town Planner, in attendance held a Regular Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Sharon Purtill, Chairman
Mr. Keith S. Shaw, Vice Chairman
Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Christopher Griffin
Mr. Robert J. Zanolungo, Jr.
Ms. Alice Sexton, Alternate

Commission Members Absent

Mr. Scott Miller, Alternate
Mr. Matthew Saunig, Alternate

Chairman Purtill called the meeting to order at 7:02 P.M.

I. PUBLIC HEARINGS

1. Continued Application of Educational Playcare, Ltd for a Section 12 Special Permit with Design Review for a change of use from place of worship to daycare – 1199 Hebron Avenue – Rural Residence Zone & Groundwater Protection Zone 1

Chairman Purtill proposed to table this hearing and begin with Regular Meeting Item #3 - the applicant's request for a Section 12.9 Minor Change.

Motion by: Commissioner Hassett

Seconded by: Vice Chairman Shaw

Result: Motion passed with one abstention (5-0-1). Mr. Zanolungo abstained because he was not at the last meeting and had not listened to the record.

3. Application of Educational Playcare for a Section 12.9 Minor Change - installation of additional fencing and a lot line revision – 1193 & 1199 Hebron Avenue becoming 1193 Hebron Avenue - Jim Dutton, Dutton Associates

Harry Freeman of Educational Playcare presented their application to install additional fencing and to revise the lot line. He noted that they have removed the lot lines and have identified 1193 Hebron Avenue as the new address, which is acceptable to the neighbors.

Chairman Purtill noted that this is a regular meeting item, not a public hearing item, but they will allow the opportunity for the public to comment. Chairman Purtill stated that this request does not change the use of the church; it modifies the plan that was previously approved for the daycare facility. She noted that the only gap in the landscaped buffer on the property line is in the northwest corner. Mr. Freeman explained that the proximity of the neighbor's driveway to the existing vegetation posed problems for closing up that gap, but the neighbor has no issue in this regard. Chairman Purtill noted that this will make it so that the applicant does not have to remove any of the existing vegetation. Mr. Freeman said that is correct.

With no further comments, Secretary Botelho read the motion.

Motion by: Secretary Botelho

Seconded by: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission approve the application of Educational Playcare for a Section 12.9 Minor Change – installation of additional fencing and a lot line revision – 1193 & 1199 Hebron Avenue becoming 1193 Hebron Avenue – Rural Residence Zone, in accordance with the following plans:

“LOT LINE ADJUSTMENT PLAN COMBINATION OF LOTS 1193 AND 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 06/11/2019 SCALE: 1” = 20’ SHEET 1 OF 1 A-16-069-LLA FILE: 16069-LLA.DWG”

“PROPERTY SURVEY TOPOGRAPHIC SURVEY PROPOSED MINOR CHANGE 1193 & 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 06/11/2019 SCALE: 1” = 20’ SHEET 2 OF 11 A-16-069-MC FILE: 16069-COU.DWG”

And

1. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.
2. The applicant shall revise the site plan to include a zoning table prior to filing mylars with the Town Clerk's Office. This mylar shall be filed jointly with the Section 12

Special Permit with Design Review approval for 1199 Hebron Avenue (becoming part of 1193 Hebron Avenue).

Discussion: Commissioner Hassett thanked the applicant for making efforts to be a good neighbor and thanked Town staff for their diligence. Chairman Purtill echoed the sentiment. Secretary Botelho agreed, noting that this is a perfect example of neighbors working together and he thanked both the applicant and the neighbors. Commissioner Griffin also thanked the applicant for bringing the other parcel into the application to fix the problems that were brought up in the previous two hearings.

Result: Motion passed unanimously (6-0-0)

The Commission then returned to Public Hearing Item #1.

PUBLIC HEARINGS

1. Continued Application of Educational Playcare, Ltd for a Section 12 Special Permit with Design Review for a change of use from place of worship to daycare – 1199 Hebron Avenue – Rural Residence Zone & Groundwater Protection Zone 1

Chairman Purtill opened the floor for public comment. Ms. Dodds noted that Town staff received a memorandum from the Health Department stating that they had conducted and closed their investigation of the dumpster issue. The memorandum noted that daycare staff were successfully trained on how to clean up the grounds.

With no further comments, Chairman Purtill closed the public hearing.

Motion by: Chairman Purtill

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission add Item #1c. to the general motion.

Result: Motion passed unanimously (6-0-0).

Motion by: Chairman Purtill

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission add Item #3 in the general motion.

Result: Motion passed unanimously (6-0-0).

Motion by: Secretary Botelho

Seconded by: Vice Chairman Shaw

MOVED, that the Town Plan and Zoning Commission approve the application of the Educational Playcare for a Section 12 Special Permit with Design Review – change of use from an existing church to a daycare facility – 1193 Hebron Avenue, formerly known as 1199 Hebron Avenue – Rural Residence Zone, in accordance with the following plans:

"TITLE SHEET AND INDEX PLAN PROPOSED CHANGE OF USE 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 02/28/2019 SCALE: 1" = 40' SHEET 1 OF 11 A-16-069=COU-I REVISIONS: 03/18/19 – MISC. 04/24/19 – COMMENTS"

"PROPERTY SURVEY TOPOGRAPHIC SURVEY PROPOSED CHANGE OF USE 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 02/28/2019 SCALE: 1" = 20' SHEET 2 OF 11 A-16-069=COU-B REVISIONS: 04/24/19 – COMMENTS"

"SITE DEVELOPMENT PLAN PROPOSED CHANGE OF USE 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 02/28/2019 SCALE: 1" = 20' SHEET 3 OF 11 A-16-069=COU-B REVISIONS: 04/24/19 – COMMENTS"

"LANDSCAPE PLAN EDUCATIONAL PLAYCARE 1199 HEBRON AVE, GLASTONBURY, CT DIAN BARNES LANDSCAPE DESIGN, LLC FARMINGTON, CT WWW.DBLANDESIGN.COM DBARNES@DBLANDESIGN.COM 860-916-3396 SHEET NO. L1 DRAWN BY: DLB DATE 1.28-19"

"GENERAL NOTES AND DETAILS PROPOSED CHANGE OF USE 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 02/28/2019 SCALE: AS SHOWN SHEET 8 OF 11 A-16-069=COU-D1 REVISIONS: 04/24/19 – COMMENTS"

"LOT LINE ADJUSTMENT PLAN COMBINATION OF LOTS 1193 AND 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 06/11/2019 SCALE: 1" = 20' SHEET 1 OF 1 A-16-069-LLA FILE: 16069-LLA.DWG"

"PROPERTY SURVEY TOPOGRAPHIC SURVEY PROPOSED MINOR CHANGE 1193 & 1199 HEBRON AVENUE PREPARED FOR EDUCATIONAL PLAYCARE GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 06/11/2019 SCALE: 1" = 20' SHEET 2 OF 11 A-16-069-MC FILE: 16069-COU.DWG"

And

1. Compliance with:
 - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission at their regular meeting of April 11, 2019.

- b. The standards contained in a report from the Fire Marshal, plans review 04-29-19.
 - c. **This Section 12 Special Permit with Design Review issued for 1193 Hebron Avenue is modified by a Section 12.9 Minor Change for 1193-1199 Hebron Avenue.**
2. Adherence to:
 - a. The Town Engineer's memorandum dated May 1, 2019.
 - b. The Health Department Director's memorandum dated May 17, 2019.
 3. **The applicant shall ensure that all trash is disposed of properly and regularly and ensure that the dumpster area is properly maintained, and that its gates are closed.**
 4. The applicant shall provide a contact person and phone number clearly posted on the enclosure in the event there are any issues with the dumpster area.
 5. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

Result: Motion passed unanimously (6-0-0)

2. **Application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development & approval of a Section 4.11 Flood Zone Special Permit – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard – Alter & Pearson, LLC, counsel**

Ms. Robin Pearson, Attorney at Alter & Pearson, presented the application on behalf of their client. Ms. Pearson stated that she is filling in for Peter Alter and Meghan Hope because they are both out of state. She noted that the applicant is seeking two things from the Commission tonight: a positive recommendation on the major amendment for the Somerset Square PAD, and a vote for the Flood Zone Special Permit for the proposed work on this site at 75 Glastonbury Boulevard.

Ms. Pearson presented the site plans. She noted that in regard to the proposed 42 additional parking spaces, they received a letter from Attorney Barry, who asked the Commission to carefully review the applicant's request to use these extra parking spaces. Chairman Purtill read aloud Attorney Barry's letter. Chairman Purtill asked if there is sufficient parking on the applicant's parcel for the proposed uses on the parcel. Attorney Pearson said yes, they are very comfortable that there is sufficient parking, but they also have the 42 spaces next door, just in case there is a special event where there is an overflow and need for additional parking. Chairman Purtill asked how one calculates the number of parking spaces required for the restaurant use when it is in association with a hotel. Ms. Dodds stated that it depends on whether

it is a destination restaurant or if the restaurant is just for hotel guests. Ms. Pearson clarified that it is not a destination restaurant.

Secretary Botelho noted that the regulations do not speak to the event spaces that are part of the hotel. Attorney Pearson noted that they conducted a parking study in the latter half of 2018 to see how much parking was generated by the Homewood Suites Hotel, which concluded that parking was always sufficient.

Chairman Purtill asked if the Commission gives a favorable recommendation for the project with the inclusion of the extra 42 spaces and if there is litigation over these spaces, would that null and void the application. Commissioner Hassett noted that even if they use the highest numbers noted in the parking study, listing hotel occupancy at 90%, the parking spaces on the property should be enough.

Mr. Ned Carney of Claremont Properties stated that they have not had any parking issues and they are confident that the 144 on-site spaces should be enough for them. Secretary Botelho asked the nature of the event space. Mr. Carney stated that it is a standard banquet space that has a multifunction use.

Ms. Pearson went through the landscape plan, noting that it was approved by the Beautification Committee and the PAD Subcommittee. She discussed the lighting, which is all dark-sky compliant, and stated that they are proposing 24-foot-high fixtures in the parking lot. The Conservation Commission included a condition where they recommended lowering the lighting poles in the parking lot to 18 feet in height. Ms. Pearson stated that they do not feel this is a positive change because the architect thought that 24 feet of height was the most aesthetically pleasing since the rest of the site has large 30 feet poles.

Mr. Jeff Bord, P.E. of Bohler Engineering, presented the grading and drainage plans on the site. He noted that there is a flood zone, with 60-70% of the site sitting below the 100-year elevation. They are adding fill so the hotel itself will be at the 500-year elevation; to offset this, they propose an underground stormwater chamber. He explained the stormwater component, noting that the water quality on the site is treated through the system. Mr. Bord then reviewed the utilities on the site and the Environmental Impact Statement that they submitted to the Conservation Commission last week. Mr. Bord pointed out that they have provided a bike rack and pedestrian connectivity, which is also ADA compliant.

Chairman Purtill asked where the utilities' meters are going to be and stated that getting them screened should be added as a condition. Chairman Purtill noted that the police report recommends that they work with the Town to provide improvements in the pedestrian crossing. Jeff Bord stated that they spoke with Mr. Daniel Pennington about that and the Town may introduce additional crosswalks, yet to be determined on where that will be.

Mr. Mark Vertucci, P.E. with Fuss and O'Neill in Manchester, discussed the traffic impact study, detailing how they carried out the study and concluded that the findings showed that the

proposed hotel development will not have significant impact to the traffic operations within the study area.

Mr. Keith Kelly, Architect from Opechee Construction Corporation in New Hampshire, reviewed the architectural particulars of the site. In trying to keep consistent with the Marriott Brand, they utilized some of the existing architecture on the site to create a modern feel. Mr. Kelly also discussed the four different signages that will be on the site. He passed around a computer rendering to the Commission.

Vice Chairman Shaw asked if they will use a light grout for the bricks. Mr. Kelly said no, they will use a similar tonal border to the brick. Mr. Kelly reviewed the first-floor plan and hotel room mix. He noted that he has worked for Marriott for the past 7 years and he knows how they sell their rooms. He stated that he supports the conclusion of the Glastonbury Homewood Suites Parking Study, which stated that 0.75 parking spaces per hotel room should be sufficient.

Chairman Purtill asked to see the rooftop mechanicals. Mr. Kelly explained that all of the mechanicals are located within the center core. He stated that they are open to providing proper screening of the rooftop mechanicals. Secretary Botelho clarified that they are requesting to see where the mechanicals will be, before determining whether or not they will need screening. Mr. Kelly explained that the dumpster enclosure will be wood and dark-colored to detract attention.

Attorney Pearson reported that they have received several letters of support. The owner of 95 Glastonbury Boulevard was particularly supportive of a more edgy look of the architecture. Mr. Mullen asked about the size of the signage in relation to that of similar properties. Ms. Pearson noted that the total amount of the proposed signage is less than half the signage that was approved for Homewood Suites.

Chairman Purtill noted that the landscaping plan includes a low-level shrub, which was suggested per the Beautification Committee. Secretary Botelho asked if they were okay with these recommendations. Mr. Bord noted that the applicant is okay with the recommendations set forth by the Beautification Committee.

Chairman Purtill opened the floor for public comment.

Peter Guastamachio of 48 Pratt Street noted that when he approached the Commission 34 years before with a similar request to the applicant's, they wanted him to make changes to blend in with the rest of their neighbors in Somerset Square. He stated that he is not opposed to this application, other than the non-conforming design to the rest of Somerset Square.

As a former neighbor of Homewood Suites, he added that another property also has access to the 42 extra spaces that were discussed earlier. He also noted that you do not include the outside seating for restaurants in the formula for parking. He agreed with the applicant that they have enough parking spaces so this will not be an issue.

In addition, he noted that, in the past, the umbrellas in the outdoor seating area became spears and when the wind caught them, they were out in the middle of Main Street.

Arnold Berman of 55 Brookhaven Drive stated that he supports the application, noting that times have changed since Somerset Square was first designed and the applicant's design looks great.

With no further comments, Chairman Purtill closed the public hearing.

The Commission finds the proposed parking of 144 spaces on the site is sufficient to accommodate the uses on the site.

The Commission was also in favor of the channel letter sign alternative for building signage.

Motion by: Secretary Botelho

Seconded by: Commissioner Zanolungo

MOVED, that the Town Plan and Zoning Commission provide a favorable recommendation to the Town Council for the application of 75 Glastonbury Land, LLC for a Major Amendment to the September 23, 2008 Major Amendment to the Somerset Square Planned Area Development & a Section 4.11 Flood Zone Special Permit – construction of a four-story, 131-room hotel with 144 surface parking spaces and associated site improvements – 75 Glastonbury Boulevard in accordance with the following plans:

“COVER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 1 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“APPROVAL LETTER SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 2 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“GENERAL NOTES SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 3 OF 15 REV 2 – 05/21/2019 REV

4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“SITE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY:

MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 4 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“GRADING & DRAINAGE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 5 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 6 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“UTILITY & DEMOLITION PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 7 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“SOIL EROSION AND SEDIMENT CONTROL PLAN (PHASE II) SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 8 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“SOIL EROSION CONTROL NOTES & DETAILS SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 9 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LANDSCAPE PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 10 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LANDSCAPE NOTES & DETAILS SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: XREF-LAND-CT191002 SHEET NUMBER 11 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“LIGHTING PLAN SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 12 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
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“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080
WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE:

03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 14 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“CONSTRUCTION DETAIL SHEET SITE DEVELOPMENT PLANS FOR OPECHEE CONSTRUCTION CORPORATION LOCATION OF SITE MAP C4, BLOCK 2505, LOT N0001C 75 GLASTONBURY BOULEVARD TOWN OF GLASTONBURY HARTFORD COUNTY, CONNECTICUT BOHLER ENGINEERING 16 OLD FORGE ROAD, SUITE A ROCKY HILL, CT 06067 PHONE: (860) 333-8900 FAX: (508) 480-9080 WWW.BOHLERENGINEERING.COM PROJECT NO.: CT191002 DRAWN BY: MAA CHECKED BY: GPF DATE: 03/14/19 SCALE: AS NOTED CAD I.D.: CT191002SS2 SHEET NUMBER 15 OF 15 REV 2 – 05/21/2019 REV 4/23/2019 CONSERVATION COMMISSION COMMENTS BY MAA REV 5/22/2019 CONSERVATION COMMISSION COMMENTS BY MAA”

“BOUNDARY & EXISTING CONDITIONS MAP #75 GLASTONBURY BOULEVARD PREPARED FOR OPECHEE CONSTRUCTION GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: RRM DRW. BY: PEJ DATE: 2-11-19 SCALE: 1”= 40’ SHEET 1 OF 1 MAP NO. 7-19-1BEC REV. 5-22-19”

And

1. In compliance with:
 - a. The recommendations as contained in the minutes of the February 13, 2019 Community Beautification Committee meeting.
 - b. The standards contained in a report from the Fire Marshal, File 19-020, plans reviewed 6-13-19.
2. Contingent upon:
 - a. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 13, 2019, **with the exception of Item 9.**
3. In adherence to:
 - a. The Town Engineer’s memorandum dated June 12, 2019.
 - b. The Director of Health’s memorandum dated June 13, 2019.
 - c. The Police Chief’s memorandum dated June 13, 2019.
4. This recommendation is based on a finding of fact that the proposed changes conform to prior approvals and are in conformance with Section 4.12.4 of the Building Zone Regulations.
5. **Utilities shall be screened with evergreens that are sufficient in size and height to obscure the view of the units.**

6. **The design and location of proposed mechanical systems shall be approved by the Plans Review Subcommittee, including any screening deemed necessary by such subcommittee.**
7. **There shall be no signage or logos on the umbrellas.**
8. **The Commission finds that the proposed parking of 144 spaces on site is sufficient to address the needs of the project.**
9. **Three backlit, channel letter signs and one internally lit, channel letter sign, as designated on the plans, shall be permitted.**

Discussion: Secretary Botelho stated that he will support the recommendation because he was pleased with the rendering of the final designs. He believes that we have to move with the times and that Marriott is a great brand. He thinks that there is more than adequate parking so that is not a concern. Chairman Purtill stated that she is somewhat reluctant about the materials, but she will also support the application because she likes the concept and she hopes that with some work, the site will blend in with the surrounding buildings. She concluded by thanking the applicant.

Result: Motion passed unanimously (6-0-0).

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items *None*
2. Acceptance of Minutes of the June 4, 2019 Regular Meeting

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

Result: Motion passed unanimously (6-0-0)

3. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of July 2, 2019: **to be determined**
4. Chairman's Report *None*
5. Report from Community Development Staff

Ms. Dodds stated that she will send correspondence to the Commission tomorrow about the court case between Edge Fitness and 80 Glastonbury Boulevard, which has cleared a hurdle. The Town has won the zoning issue in the matter.

There being no further business to discuss, Chairman Purtill adjourned the meeting at 10:03 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk