

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF SEPTEMBER 11, 2019 SPECIAL MEETING

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

Present: Subcommittee Members Sharon Purtill and Robert Zanolungo;
Khara C. Dodds, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

113 HEBRON AVENUE – modification to approved outdoor bar to include a pitched roof at Giovanni’s - Town Center Zone – Gary Delbon & Doug Corry, applicants

Mr. Corry explained that he added a roof structure to the approved outdoor bar area and that the Building Department had inspected and approved the structure. Chairman Purtill asked how the approved canopy would be integrated into the building now that the roof structure had been constructed. Jonathan Mullen explained that the newly constructed roof was not part of the original approval and the applicant had made the change without consulting the Office of Community Development. Mr. Mullen then showed the Subcommittee members the outdoor bar area as it was approved. Mr. Delbon stated that the support beams would be painted to match the building. The Subcommittee members agreed that the addition of the roof could be signed off administratively.

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

Architect Hans Hansen presented the proposal to alter the floor plan for one of the units in the rear building at 25-27 Naubuc Avenue such that the rear parking space in the garage would be replaced with a home office. Mr. Hansen stated that the unit would remain a three bedroom and there would not be a shower on the ground floor. Chairman Purtill advised Mr. Hansen that the garage conversion would require a Section 12.9 Minor Change.

Mr. Hansen added that the Post Office was requiring a community mail box instead of individual mailboxes as was approved. The Subcommittee had no issues with either proposal.

55 WELLES STREET – proposal for change of use from retail to gym at Fox Run Mall – Town Center Zone - Attorney Peter Alter - Pranav Ambati, Brixmor Property Group, applicant

Attorney Peter Alter of Alter & Pearson, LLC said that the Brixmor Property Group is attempting to lease space to a tenant proposing to do personal training. He stated that the plaza was built according to the Glastonbury Urban Renewal guidelines that had a different method for determining on-site parking. As a result the site has about half of the parking spaces that would be required by the current zoning regulations. He stated that other than the removal of a few spaces when the bank was moved to a stand-alone building, the parking area for the site has not

changed and that there were no parking issues. The Subcommittee agreed the site did not have a parking issue despite not having the number of parking spaces required by the current zoning regulations. Mr. Mullen suggested that the use could be approved as a personal service. They agreed that the use could be approved administratively, acknowledging the non-conforming parking situation and the use.

70 OAK STREET – proposal for demolition of a house and garage and construction of a 6,000± square foot motor vehicle carwash along with 25 parking spaces with vacuums – Planned Commerce Zone - Alter & Pearson, LLC- Anchor Engineering Services, Inc. – Car Wash Services M.D., LLC, c/o Mark DiTomasso, applicant

Attorney Meghan Hope of Alter & Pearson LLC presented the project, which proposes to construct a 6,000 square foot car wash with 25 parking spaces and vacuums. Attorney Hope oriented the Subcommittee members to the site plan and went over the requirements for a car wash. Chairman Purtill asked if the proposed car wash would do detailing or have self-washing stalls. Mr. DiTomasso stated that the proposal was an express carwash and there would be no detailing or self-washing.

Attorney Hope then presented the architectural rendering of the car wash. Commissioner Zanolungo asked if the building was two stories and if the offices would be located on the second floor. Attorney Hope stated the building was one story. Chairman Purtill asked if the site as proposed would be at a higher elevation than Oak Street. Matt Brown of Anchor Engineering Services stated that the site would be slightly higher than the grade at Oak Street.

There was a discussion between the applicant and the Subcommittee regarding the proposed signage. Chairman Purtill expressed concern about the number size and location of the building signage. She also expressed concern about the height and massing of the building.

Khara Dodds asked about the proposed landscaping. Attorney Hope explained that the applicant had gone before the Community Beautification Committee in August where they received input regarding the landscape plan and that they were returning to the Committee on September 11, 2019 to present the revised plan.

There was a general discussion regarding the access to the site from Kreiger Lane. Commissioner Zanolungo expressed concern that people would use the property as a “cut-through” to avoid the light at the intersection of Oak Street and Kreiger Lane. Attorney Hope stated that the project engineers had worked with the Town to design the site access to discourage using the site in that manner. Chairman Purtill expressed concern about the location and number of vacuum stations. Chairman Zanolungo questioned the location of the stormwater management feature. Attorney Hope explained the site was arranged to accommodate the building setback requirements of the zoning regulations. Chairman Purtill stated that she would like to see some alternative building designs without the tower and with less signage.

Meeting adjourned at 9:05 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP