

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF NOVEMBER 13, 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

55 WELLES STREET – proposal for landscape and site improvements to south and east sides of the Shoppes at Fox Run – John B. Ireland, AIA, applicant

Attorney Peter Alter described the project to the Subcommittee and gave background information.

John Ireland of BL Companies explained to the Subcommittee that the idea for the proposal was to create a unified design for the Fox Run Mall shopping plaza. Key design elements included a new color scheme featuring a terra cotta-colored band across the length of the plaza, new columns, and louvered awnings for the Whole Foods store, a granite knee wall and faux slate roof. The proposal also called for the removal of the clock from the stair tower on the eastern side of the building and removal of the overhang between the stair tower and the entrances to the stores at the far east of the plaza.

Mr. Ireland then discussed the proposed improvements to the landscaping features in front of the smaller retail stores and along the eastern side of the building facing New London Turnpike. Commissioner Zanolungo expressed concern about the color choices in the updated scheme, particularly the terra cotta. Chairman Purtill also expressed concern regarding the design and color scheme. She felt the design needed to be more in keeping with the surrounding town center area. The Subcommittee members had no issues with the proposed landscape changes. Both Chairman Purtill and Commissioner Zanolungo recommended that the applicant change the proposed design and come back before the Subcommittee.

25-27 NAUBUC AVENUE – proposal for bonus rooms in place of tandem parking space in garage in 4 units – Tommy Li, owner – Hans Hansen Architectural Design, applicant

Hans Hansen distributed site and floor plans to the Subcommittee members and explained the proposal, which is to have four units with bonus rooms instead of a tandem parking space. Mr. Hansen explained that it was his understanding that the TPZ wanted the applicant, Mr. Li, to submit a special permit application that addressed all future requests for bonus rooms. Chairman Purtill expressed concern that the bonus room would reduce storage space, and could possibly be used as an extra bedroom to be rented out. She felt the proposal was intensifying an already intense use. Commissioner Zanolungo expressed concern that it would be difficult to keep track of which units could have the bonus rooms as the units changed hands. Mr. Mullen asked Mr. Hansen if there would be a change in the Floor Area Ratio. Mr. Hansen stated that the FAR would increase from 41.8 to 43.3. Tommy Li explained to the Subcommittee that the bonus

room in his other development has not been used as an extra bedroom but for a home office. *Kathryn Cross, of 17 Linden Street*, spoke on behalf of the application stating that Glastonbury needs the type of housing being proposed.

400 HEBRON AVENUE – proposal to incorporate 24 compact parking spaces and 10% parking waiver for walk-in traffic (12 spaces) – James Fuda, Alfred Benesch & Company – H374, LLC, applicant

Evan Schwartz explained the proposal to the Subcommittee, which is to have 20% of the parking be for compact cars and a 10% parking waiver for the recently approved mixed-use development. Mr. Schwartz explained that the proposal was different from the proposal heard by the TPZ at their September 17, 2019 meeting in that there were less compact spaces, and the proposal was accounting for pedestrian traffic.

James Fuda of Alfred Benesch & Company explained the parking proposal to the Subcommittee members. He stated that the proposal would result in three extra on-site parking spaces with no site modifications. There was a discussion between the applicant and the Subcommittee regarding the allocation of tenant parking spaces in a mixed use building. Mr. Mullen explained that Town staff reviews tenant changes and ensures that there is adequate on-site parking for all uses.

Mr. Schwartz presented a floor plan to the Subcommittee showing one tenant space filled by the Hartford Baking Company whose business hours are between 6 a.m. and 6 p.m. Mr. Schwartz explained that he is seeking tenants to fill the retail and office spaces whose business hours will minimally overlap with those of the restaurants. Mr. Schwartz stated that he looked in the town records and found similar-sized restaurant spaces with a similar number of seats to his proposal. Chairman Purtill asked staff to see what information they could find about comparable sized restaurants. There was a discussion among the group regarding whether this proposal should be a Section 12.Minor Change or a Section 12 Special Permit with Design Review. The group agreed that while the proposal met the requirements of a Minor Change, it should be a Special Permit to allow for public comment. *Kathryn Cross of 17 Linden Street* spoke in favor of the project.

Meeting adjourned at 10:20 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP
Planner