

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF FEBRUARY 12, 2020 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

2407 MAIN STREET – proposal for expansion and renovation of the Welles-Turner Memorial Library – Reserved Land - Jesse Saylor, TSKP Architects – Kaitlyn Stublic, Langan Engineering - Dave Sacchitella & Barbara Bailey for the Town of Glastonbury, applicant

Jesse Saylor of TSKP Architects explained that the proposal is for an addition to the west side of the existing library building. He stated that the design of the addition was inspired by the historic houses on Main Street. Mr. Saylor indicated that in designing the new addition, he also was trying to strike a balance between the style of the original building constructed in 1950 and the addition built in the 1990s. He presented a rendering of the proposed addition as well as material samples. Mr. Saylor stated that a key design element of the addition is the sunshade on the west end.

Commissioner Purtill asked if the west end of the addition was glass. Mr. Saylor replied that the entire second floor was glass and the shade, constructed of cement board, would help block the setting sun. Mr. Saylor then went over other building materials, which included a standing seam metal roof, and masonry veneer around the water table. Commissioner Purtill asked if there would be direct access to the addition from the north side. Mr. Saylor stated access to the addition would be through the interior and the only doors on the addition would be egress doors to meet the requirements of the fire code. He then stated that bike racks would be located in the area to which Commissioner Purtill was referring.

Commissioner Purtill asked if the site would meet the parking requirements with the new addition. Mr. Saylor stated that the required parking for the site with the addition is 65 parking spaces and the site has 75 parking spaces. Ms. Dodds asked if the proposed addition would change the on-site vehicular circulation. Mr. Saylor stated that the circulation would stay the same. Chairman Purtill asked about the location of the dumpster. Dave Sacchitella stated that the dumpster enclosure was recently upgraded from wood lattice to white vinyl fencing.

Chairman Zanolungo asked if consideration was given to installing bollards in front of the ground floor windows to prevent cars from running into the addition. Kaitlyn Stublic of Langan Engineering stated that a 6-inch curb would be installed. The Subcommittee members stated that they liked the look of the new addition.

25-55 WELLES STREET – proposal for building façade and exterior improvements at Fox Run Mall – Town Center Zone - Alter & Pearson, LLC - John Ireland & Wayne Violette, BL Companies, applicant

Attorney Alter explained that the applicant incorporated the comments made by the Subcommittee into their new proposal for Fox Run Mall. Architect John Ireland of BL Companies presented the new plan for façade changes to the Subcommittee. He stated that the new design had a more New England village feel. He highlighted key design elements including white painted brick, and lighter colored clapboard

siding. He also stated that there are lighter brick pillars on the Whole Foods side of the plaza. Chairman Purtill asked if the paint on the brick would peel over time. Mr. Ireland replied that the paint was more of a stain that would not peel.

Mr. Ireland then pointed out the trellis and window motif across the exterior of the octagon-shaped food court in Whole Foods. He then presented the proposed façade changes for the eastern side of the plaza which included removal of the overhang near Petco, reconfiguration of the stair tower and landscape improvements. There was discussion between the applicant and the subcommittee regarding the use of EIFS on the building and the building lighting. The Subcommittee members stated that they liked the revised design.

103 HOUSE STREET – proposal for 17, two-bedroom townhomes within 3 buildings and associated parking – Town Center Zone – Alter & Pearson, LLC – Megson, Heagle & Friend, C.E. & L.S., LLC – New England Design – Coleman Associates, LLC, applicant

Attorney Alter explained the proposal to construct 17, two-bedroom, town homes within 3 buildings at the northwest corner of the intersection of Salmon Brook Drive and House Street. He stated that the owners of the Colonial Apartments on Salmon Brook Drive have acquired the property at 103 House Street and are planning to develop the site as an extension of the apartments to the west.

Jonathan Sczurek of Megson, Heagle & Friend, C.E. & L.S., LLC explained that access to the site would be through an existing curb cut off House Street to a driveway with cross easements that would be shared with the Colonial Apartments. Mr. Sczurek then stated that each unit would have 2 parking spaces and 12 visitor parking spaces. Mr. Sczurek stated that all the parking would be on the interior part of the site, not visible from the street.

Architect John Everett New England Design went over the architectural design of the buildings and the layouts for the different unit types. Commissioner Purtill asked about the residential density of the project. Attorney Alter stated that the Floor Area Ratio for the project is .47%, which complies with the Town Center Zone regulations. Commissioner Purtill expressed concern about the proposed density of the project and the location of mechanical units. The Subcommittee members advised the applicant to provide a density comparison to other apartments in the area when the project comes to the full Commission.

Other Business

There was a discussion between the Subcommittee and Town Staff regarding upcoming agenda items.

Meeting adjourned at 8:22 a.m.

Respectfully submitted,

Jonathan E. Mullen, AICP