

**TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT**

Application for:

- Section 12 Special Permit with Design Review (SPDR)
- Section 12.9 Minor Change to an approved Section 12 SPDR
- Section 6.2 Excavation Special Permit
- Section 6.8 Rear Lot Special Permit
- Section 4.11 Flood Zone Special Permit
- Section 6.11 Accessory Apartment Special Permit**
- ** Applicant must submit addresses of property owners within 100 feet of the premises in accordance with Section 6.11.4 of the Building Zone Regulations
- Other

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant

Name Brixmor Residual Shoppes at Fox Run, LLC
Address c/o Mary Hollebeke
111 Middlesex Turnpike – 2nd Floor
Burlington, MA 01803
Telephone (781) 313-2005 – Mary Hollebeke
Fax N/A

Property Owner


Name Brixmor Residual Shoppes at Fox Run, LLC
Address c/o Mary Hollebeke
111 Middlesex Turnpike – 2nd Floor
Burlington, MA 01803
Telephone (781) 313-2005 – Mary Hollebeke
Fax N/A


Location of proposed use Shoppes at Fox Run, 55 Welles Street (Façade and Site Enhancements)
(include street address if applicable)

Zoning District of proposal Town Center (TC)

Nature of request, including type of use, reasons for application, etc.

Application for building façade and site enhancements at the Shoppes at Fox Run Mall. The Site is 8.16± acres and located at the southwest corner of Welles Street and New London Turnpike. The existing center contains 107,585 s.f. within two buildings. Please see attached narrative for additional information.

Signature 
Applicant: Brixmor Residual Shoppes at Fox Run, LLC
By: Aruben Twerski
Date: 3/3/20

Signature 
Owner: Brixmor Residual Shoppes at Fox Run, LLC
By: Aruben Twerski
Date: 3/3/20

Fees:

Special Permits:

Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other

\$200.00
plus \$60.00 State of Connecticut Fee

**Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required**

**Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres**

Sec. 12.9 Minor Change

\$50.00 plus \$60.00 State of Connecticut Fee = \$110.00

For Office Use

Date Received: _____

Fee Paid: _____ Cash / Check

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits - §12.9 Minor Change
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant Brixmor Residual Shoppes at Fox Run, LLC

Address c/o Mary Hollebeke, 111 Middlesex Turnpike – 2nd Floor
Burlington, MA 01803

Name of Project Shoppes at Fox Run

Address 55 Welles Street, Glastonbury, CT 06033

Type of Application:

Special Permit Section Number

§12.9

Subdivision and Resubdivision

Change of Zone

Planned Area Development

Final Development Plan and/or Zone Change

Inland Wetlands and Watercourses Permit

Special Exceptions and Variances

Date Fee Received _____

By _____

Project Number _____

TO: Town Plan and Zoning Commission
FROM: Alter & Pearson, LLC
DATE: March 3, 2020
RE: Narrative for Facade and Site Enhancements at Fox Run Mall –§12.9 Minor Change

The Applicant/Owner is seeking approval of a §12.9 Minor Change to improve the building facade of the Shoppes at Fox Run in order to (1) unify the multiple building spaces, (2) improve the entrance and visibility of the second story office space, and (3) provide landscaping improvements adjacent to the building. Please see the attached architectural plans which show the existing building facade, together with the proposed building facade improvements and materials. The entrance to the second story office space will have a new sign and facade. The stair tower will be renovated with additional windows to improve visibility and allow light to enter the secondary access point to the offices. Site improvements include the installation of a raised planter with seat wall in the main plaza, pavement improvements at the existing stair tower, new movable planters at the office entry and replacement of trees along the facade of the plaza building. On the eastern building facade at New London Turnpike, the existing two-lane driveway will be reduced to one lane to prevent conflicts with truck circulation and the corner of the building, and increase green space with additional landscaping along the building facade. The Applicant/Owner attended two sessions with the Community Beautification Committee on November 13, 2019, and February 12, 2020, when a positive recommendation was received. Additionally, the Applicant/Owner attended two sessions with the Plans Review Subcommittee on November 13, 2019, and February 12, 2020. The design was revised for a New England village aesthetic and the subcommittee members indicated that they were favorable to the revised design.