

Item # 2

Item # 2.2

3/2/2020

Western Surety Company

SITE IMPROVEMENT Performance Bond

Bond # 71795397

KNOW ALL PERSONS BY THESE PRESENTS: That we _____

Sakon Development, LLC

Principal, and WESTERN SURETY COMPANY, a corporation authorized to do surety business in the State of Connecticut as Surety, are held and firmly bound unto Town of Glastonbury

as Obligee, in the sum of Fifty Thousand and 00/100 Dollars (\$ \$50,000.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Obligee, guaranteeing only that the Principal will complete site improvements as per estimate prepared by: _____

_____ attached to and made a part hereof at certain land known as 131 Griswold St., Glastonbury, CT 06033

_____ all of which improvements shall be completed on or before the date set forth in the agreement or any extension thereof, and the Principal provides this bond as security for such agreement.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out all the terms of said agreement relating to the site improvements only and perform all such work as set forth in the attached agreement, then this obligation shall be null and void; otherwise, to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on this bond obligation shall not exceed the sum stated above for any reason whatsoever.

SIGNED, SEALED AND DATED THIS 13th DAY OF June, 2016



PRINCIPAL:

Sakon Development, LLC

By: *[Signature]*

SURETY:

WESTERN SURETY COMPANY

By: *[Signature]*

Michael S. Smith, Attorney-in-Fact



Item #3.0
3-2-2020

Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND
ZONING COMMISSION

REAPPROVAL OF SECTION 12
SPECIAL PERMIT WITH DESIGN REVIEW

APPLICANT/
OWNER:

JOHN ALAN SAKON
C/O SAKON, LLC
74 NEW LONDON TURNPIKE
GLASTONBURY, CT 06033

FOR:

THE SHOPPES AT AVALON
PHASES I & II
131 GRISWOLD STREET, ASSESSOR'S LOT 8E
MAIN STREET (REAR), 2960/2980 MAIN STREET
& ASSESSOR'S LOT N2B GRISWOLD STREET
(REAR)

MOVED, that the Town Plan and Zoning Commission reapproves the following Special Permit with Design Review authorizing the construction and operation of the Shoppes at Avalon Phases I and II – 94,640 square feet of retail and restaurant uses – north of Griswold Street and east of Main Street at 131 Griswold Street, Assessor's Lot 8E Main Street (rear), 2960/2980 Main Street and Assessor's Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with all terms and conditions of the existing Special Permits recorded on the Glastonbury Land Records as follows:

Phase I – Volume 3122, Pages 176 – 188
Phase II – Volume 3122, Pages 165 – 170

And

1. In compliance with:
 - a. Standards contained in a report from the Fire Marshal, File #17-035R, plans reviewed 03-16-17.
2. In adherence to:
 - a. The Town Engineer's memoranda dated March 16, 2017 and March 28, 2017.
 - b. The Health Department Director's Memorandum dated March 17, 2017.
 - c. The Police Department's memorandum dated March 14, 2017.
3. The applicant shall file a mylar sheet for the Section 12.9 Minor Change to building "600" granted on July 11, 2011 with the Town Clerk's Office prior to the issuance of any building permits associated with this project.
4. The applicant shall file a mylar sheets showing all approvals and staff memoranda regarding the reapproval of this project with the Town Clerk's Office prior to the issuance of any building permits associated with this project.

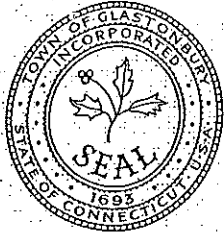
APPROVED: TOWN PLAN AND ZONING COMMISSION
APRIL 4, 2017


RAYMOND HASSETT, ACTING CHAIRMAN

INSTR # 2020001311
VOL 3616 Pgs 311-317
RECORDED 03/02/2020 03:58:25 PM
JOYCE P. NASCENA
TOWN CLERK GLASTONBURY CT



Item 3.1



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: The Shoppes at Avalon-Buildings 101,102,

301,302,303,401,402,403,502,503,504,505,506,507, 601,602, 702, **703,,801,802

803,804

LOCATION: Main & Griswold/Avalon Way

DEVELOPER:- Sakon ,John Alan

NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: Group M & R F.M.O. FILE # 17-035R

PROPOSED FIRE PROTECTION: via MDC water main/Full auto fire sprinkler& GVFD

ENGINEER'S PLAN # 1113091 INITIAL PLAN REVISED PLANxxx_1-14-13/ 3-06-13

ENGINEER: Phase Zero Design-

DATE PLANS RECEIVED: 3-16-17 DATE PLANS REVIEWED: 03-16-17

COMMENTS: *The location of hydrants within the complex will need to be at intervals not to exceed five hundred feet and spaced such that the distance from a fire hydrant to any fire department connection that services any building's automatic sprinkler system(s) does not exceed 50 feet. Revised engineered drawings depicting the location of utilities and associated devices has not been submitted as of this date.*

The location of any building's fire department connection(s) will need to be reviewed and approved by this office.

Fire lanes will need to be established on the south side of the south 22 foot right of way established in volume # 204 page #175 of the land records on file with the Town Clerk .

Signs will need to be posted in accordance with the uniform traffic code.

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Each building will require a rapid entry vault.

An exterior mounted flashing device will be required on each building with a fire alarm.

Rear doors of the retail tenant spaces will need to be marked with the address numerals and tenant names

CONSTRUCTION SITE COMMENTS

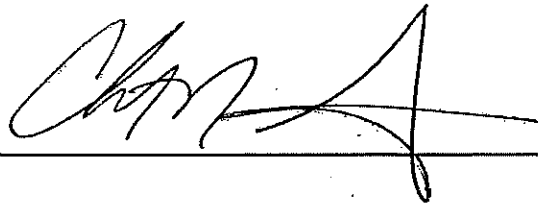
Security gates if provided will need to be equipped with locking hardware compatible with the Town of Glastonbury Rapid Access Program (Knox system)

The use of , the location of, and the protection of temporary fuel tanks and associated piping and delivery systems utilized for construction purposes will need to be reviewed by this office.

Emergency fire department access shall be maintained throughout all construction phases of the entire project

Portable toilets will need to be positioned a minimum of ten feet from any structure, fuel tank, combustible storage, staging or material stockpiles.

REVIEWED BY:



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File

Item # 3.3

March 16, 2017

MEMORANDUM

To: Town Plan and Zoning Commission
Khara Dodds, Director of Planning and Land Use Services

From: Stephen M. Braun, Assistant Town Engineer 

Re: Shoppes at Avalon – Phase 1 and Phase 2

The Engineering Division has reviewed the previously approved plans and the memoranda from the Town Engineer dated October 25, 2010, January 28, 2013, and February 25, 2015 regarding the above-referenced application. All items described in these memoranda continue to apply to this project. Additional updates and comments for consideration by the Commission are as follows:


1. The Town has completed improvements to the intersection of Griswold Street with Harris Street and House Street and coordination of this intersection with the Bantle Road and Route 2 off-ramp intersection, which has significantly improved traffic flow on Griswold Street in this area.
2. Minor adjustments to the timing patterns for the Town's traffic signal system both on Main Street and Griswold Street may be required to best accommodate the site traffic. Timing patterns should be evaluated by the applicant's traffic engineer and revisions implemented by the applicant as part of the system integration for the new traffic signal.
3. The conceptual roadway improvement plans provided in the application materials appear to depict span poles with span wires for the proposed traffic signal at the site entrance drive to Main Street, which is not consistent with the mast arm configuration utilized by the Town on the Main Street Traffic Signal project and Griswold/House/Harris Intersection improvement project. It is recommended that all new traffic signal equipment for the proposed project be consistent with the equipment recently installed by the Town, as approved by the Town Engineer, including mast arms, emergency vehicle pre-emption, battery back-up, video detection, and fiber-optic communications.
4. Traffic signal record drawings meeting Department of Transportation and Town standards shall be provided to the Town Engineer for the new signal at the Main Street site driveway. Record drawings meeting Town standards shall also be provided for all improvements within the Main Street and Griswold Street right-of-way.
5. This project requires registration with the Connecticut Department of Energy and Environmental Protection under the General Permit for Stormwater and Dewatering Wastewaters from Construction Activities since the disturbed area exceeds 5 acres.

cc: Daniel A. Pennington, Town Engineer / Director of Physical Services

March 28, 2017

MEMORANDUM

To: Town Plan and Zoning Commission
Khara C. Dodds, Director of Planning & Land Use Services

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services 

Re: Shoppes at Avalon

It is my understanding that Town Plan and Zoning Commission members have posed traffic-related questions concerning the above-referenced application. The following attempts to address questions and concerns voiced at the March 21, 2017 public hearing.

Since the initial approval of the Shoppes at Avalon Development – Phase I and II in 2013, the Commission has approved a 145-unit apartment complex located at the intersection of House Street and Hebron Avenue. Concern was expressed relative to traffic-related impacts of the Shoppes at Avalon when combined with those associated with the Glastonbury Mews Development. The two developments do, in fact, have an overlapping area of influence when considering the trip generation and distribution assumed for each.

That critical area of overlap would be the Griswold Street/House Street/Harris Street intersection. Subsequent to the initial Shoppes at Avalon approval, the Town of Glastonbury dramatically improved the level of service at this intersection by reconstructing and realigning the offset intersection and coordinating the traffic signal controller with the signal to the west of the Griswold Street/Route 2 ramp intersection. Overall intersectional delay and queue lengths on all approaches have significantly decreased during the peak periods. Accordingly, this intersection now possesses capacity to accommodate trip generation associated with both developments without substantive effect.

The Shoppes at Avalon Development would also have an impact to traffic in the Main Street corridor. Previously approved plans and associated approval conditions require the Developer to complete traffic-related improvements to mitigate said impacts. These improvements, in conjunction with the Town's relatively recent Main Street corridor traffic signal coordination and replacement, are sufficient to address congestion/safety issues created by the development. Other large scale commercial/residential developments currently contemplated in the same general area would be required to include Shoppes at Avalon trip generation as background traffic in their analysis if the subject application is approved. The applicant for the Avalon Development is not required to account for trip generation associated with projects that have not received formal regulatory approval.

DAP/ce

Item # 3.5



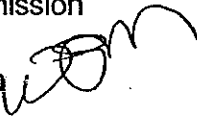
Town of Glastonbury

Health Department

Memo

March 17, 2017

To: Town Plan and Zoning Commission

Fr: Wendy Mis, Director of Health 

Re: The Shoppes at Avalon, Griswold and Main Streets
Reapproval of Phases I & II

This office has reviewed the plan package for the above-referenced proposal. A site development plan titled The Shoppes at Avalon Site Development Plans is provided by Phase Zero Design dated 7/7/10, last revised 8/10/10. A plan with the project title The Shoppes at Avalon Phase II Development Proposal Site Development Plans, also by Phase Zero Design, is dated 1/14/13.

The project is served by public sewer and water, and construction of 18 retail shops, 1 coffee shop, and 3 restaurants is proposed. One existing building at 11,600 square feet is shown.

Proposed dumpster locations do not appear to be sufficient for the number of buildings and food service establishments proposed.

Building plans will be required for review prior to approval of building construction. All food service establishments will require detailed layout and equipment plans for Health Department review.

This Department recommends approval with respect to the Public Health Code, with the following conditions:

- Detailed construction plans for all food service establishments will be reviewed by this Department prior to issuance of a building permit.
- Additional dumpster locations must be created to allow proper disposal of refuse for each building, with appropriate grease, rubbish and paper waste.

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GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Thomas J Sweeney

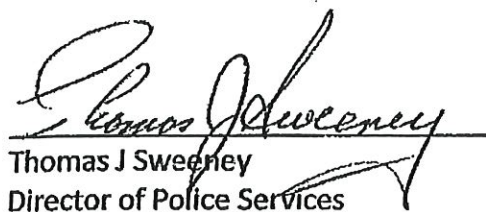
Date: March 14, 2017

Subject: The Shoppes at Avalon Phases I & II Re-Approval

Members of the Police Department have reviewed the site re-approval plan as submitted for the Section 12 Special Permit with Design Review.

Phase I: The police department reaffirms the memorandum submitted on October 25, 2010.

Phase II: The police department reaffirms the memorandum submitted on January 28, 2013.


Thomas J Sweeney
Director of Police Services

JPH:jph