

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
 PROPOSED RENOVATIONS AND ADDITION TO THE EXISTING WELLES- TURNER MEMORIAL LIBRARY WITH ASSOCIATED SITE AND UTILITY UPGRADES
 MEETING DATE: JUNE 2, 2020**

PUBLIC HEARING
 06-02-2020 AGENDA

To:
 Town Plan and Zoning
 Commission

From:
 Office of Community
 Development Staff

Memo Date:
 May 31, 2020

Zoning District:
 Town Center Zone

Owner/Applicant:
 Town of Glastonbury
 c/o Dave Sacchitella
 and Barbara Bailey

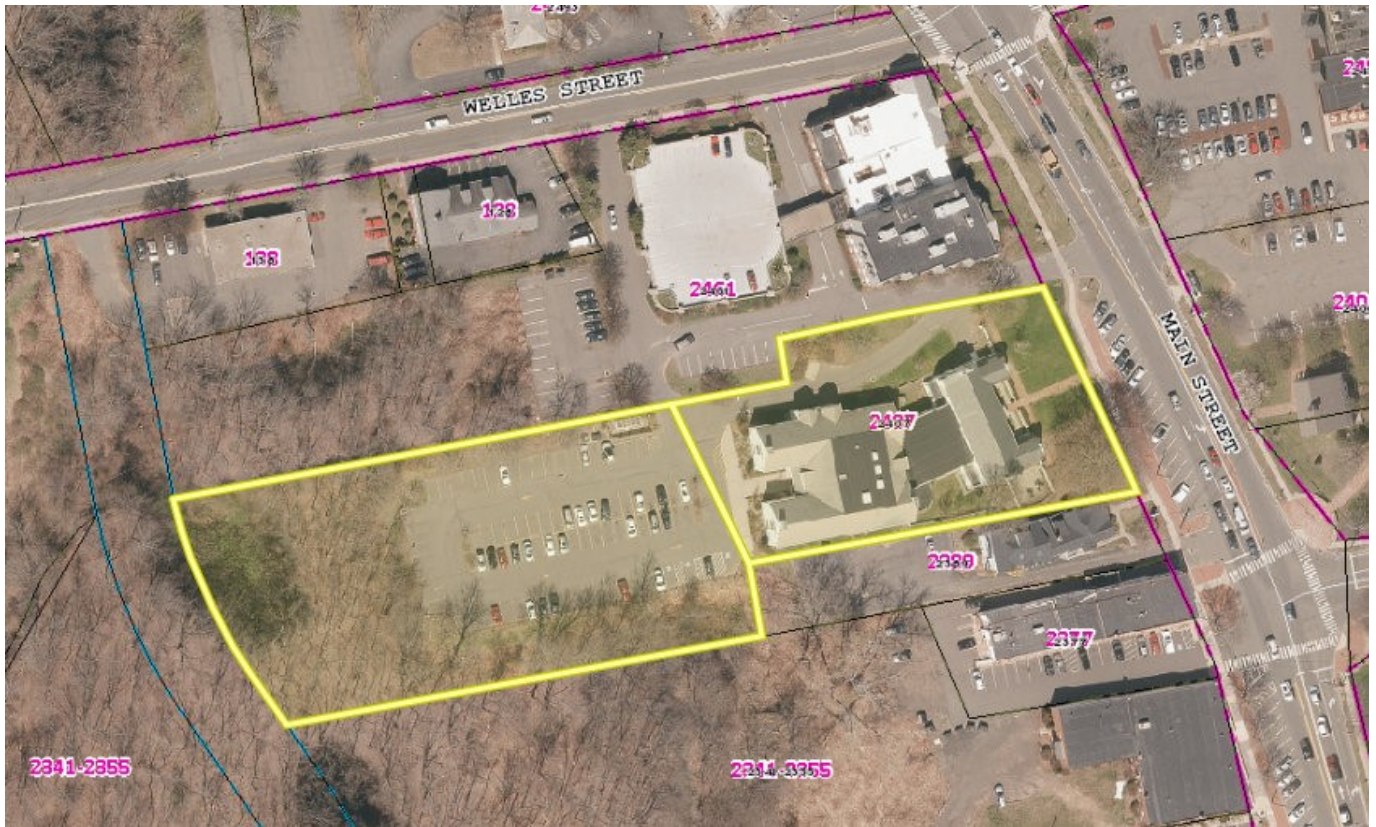
EXECUTIVE SUMMARY

- The applicant is proposing to construct a 2-story, 1,300 square foot addition to the rear (west) side of the Welles-Turner Memorial Library.
- The applicant also proposes to renovate the front entrance and construct two patio areas.
- The Community Beautification Committee reviewed the proposed landscape plan for the proposal at their February 12th , 2020 and April 23rd 2020 meetings.
- The Plans Review Subcommittee reviewed the proposal at their February 12, 2020 meeting where they advised the applicant on plant species selection and placement.
- At their meeting of May 28, 2020, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit.
- At the same meeting, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Site plans, pictures and elevation drawings
- Minutes from the February 12, 2020 meeting of the Plans Review Subcommittee.
- Minutes from the February 12, 2020 and April 24, 2020 meetings of the Community Beautification Committee.



Aerial view of the Welles Turner Library located at 2407 Main Street

ADJACENT USES

The site has a bank to the north and an office building to the south. To the east are retail buildings and to the west is undeveloped town-owned land.

SITE DESCRIPTION (See plan set sheet VB101 entitled “Boundary & Partial Topographic Survey”)

The Welles-Turner Memorial Library building is located on a 1.08-acre parcel located at 2407 Main Street on the west side of Main Street. The parking lot for the library is located on an adjacent 1.7-acre lot to the west known as W-46A Main Street. Access to the parking lot is through curb cut and driveway off Main Street located at the northeast corner of 2407 Main Street. The driveway leads west along the side of the building to the parking area in the rear. There are entrances to the building on the east side of the building facing Main Street and the west side facing the rear parking lot.

PROPOSAL (See plan set sheet CS101 entitled “Site Plan”)

The applicant plans construct a two-story, 1,300 square foot addition located on the southwest corner of the building. The bottom floor of the building will be a Maker Space and the second floor will be additional library space. The applicant also proposes to extend the existing courtyard to the west into the parking area. Also part of the proposal is to construct two patio areas, one located at the northwest corner of the building and one at the southeast corner of the building. The proposal also calls for the renovation of the front entrance to the library located on the east side of the building.

PARKING AND ON-SITE CIRCULATION (See Plan Set Sheet CS100 entitled “Site Circulation Plan” & CS101 entitled “Site Plan”)

There are 88 existing parking spaces for the library. Minimum required number of spaces for the library is 65. The proposed addition and associated site work will reduce the number of parking spaces from 88 to 75 parking spaces, which is 10 spaces more than the minimum required. The onsite vehicular circulation will remain the same. However, the new pedestrian walkways will connect to the patio at the southwest corner of the building.

LIGHTING (See Plan Set Sheets SL1.00 entitled “Site Photometric Calculations & SU-1.00 entitled “Site Utility Plan”)

The proposed lighting plan includes five, 16-foot tall, pole-mounted lights along the perimeter of the parking lot. Along the walkway to the west of the addition, as well as, in the courtyard will be eight bollard-mounted lights. There will also be two recessed lights mounted in the soffit near the entrance to the library and one wall mounted light for the new patio at the southeastern corner of the building.

DRAINAGE (See Plan Set Sheet CG101 “Grading, Drainage and Site Utility Plan”)

The existing drainage pattern for the site will remain unchanged. Stormwater runoff from the roof of the addition and the two patios will connect to the existing drainage system and discharge at the northwest and southwest sides of W-46A Main Street.

WETLANDS (See Plan Set Sheet CG101 “Grading, Drainage and Site Utility Plan”)

There are wetlands located along the southern and western portions of W-46A Main Street. The Inland Wetlands and Watercourses Agency approved a wetlands permit for the proposed project at their meeting of May 28, 2020.

LANDSCAPING (See plan set sheet entitled “Site Redevelopment Plan”)

The Community Beautification Committee reviewed the proposal at their February 12, 2020 meeting where they advised the applicant on plant species selection. The Office of Community Development is recommending as a condition of approval that the applicant revise the landscape plan to incorporate the Community Beautification Committee recommendations.

ARCHITECTURAL FEATURES, & LIGHTING (See plan set sheets A3.01, A3.02 and handouts entitled “Welles-Turner Library Site Plan Submission May 1st 2020” & “Welles-Turner Memorial Library Main Street Update May 28th 2020”)

The architecture of the proposed addition will be a combination of the modern style of the existing building and the rustic style of many of the historic barns found along Main Street. The addition will have a gabled, standing seam, metal roof with cement fiberboard fascia trim and aluminum roof leaders. The first floor will have brick veneer siding, and storefront windows on the north, south and west facades. There will be an egress only door located on the south façade of the first floor. The second floor will have clapboard style, fiber cement siding and fascia trim. There will be a three bay curtain window on the north façade of the addition facing the courtyard. The western wall will have floor to ceiling curtain wall windows and a fiber cement sunscreen. There will also be storefront windows on the north and south walls of the second floor where the addition connects to the existing building.

TOWN PLAN AND ZONING COMMISSION

SECTION 12

SPECIAL PERMIT WITH
DESIGN REVIEW

APPLICANT/OWNER: TOWN OF
GLASTONBURY
C/O DAVE SACCHITELLA
AND BARBARA BAILEY
WELLES-TURNER
MEMORIAL LIBRARY
P.O. BOX 6523
GLASTONBURY CT
06033

FOR: 2407 MAIN STREET

MOVED, that the Town Plan & Zoning Commission approve the application of the Town of Glastonbury for a Section 12 Special Permit with Design Review – construction of a 2-story, 1,300 ± square foot addition with associated site and utility upgrades– 2407 Main Street Welles Turner Memorial Library – Town Center Zone, in accordance with the following plans:

To Be Quoted

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission and in the Wetlands Permit issued by the Inland Wetlands and Watercourses Agency at their regular meeting of May 28, 2020.
 - b. The recommendations as contained in the minutes of the February 12 & April 23, 2020 Community Beautification Committee meetings.
 - c. The comments from the Fire Marshal, dated 05-26-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated May 28, 2020.
 - b. The Police Chief's memorandum dated May 26, 2020.
3. The applicant shall revise the landscape plan to incorporate the Community Beautification Committee recommendations.
4. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
JUNE 2, 2020

ROBERT J. ZANLUNGO JR, CHAIRMAN

The applicant has described the architectural renovations to the front entrance as follows:

“The project includes a revision to the Main Street entry doors, which currently do not meet accessibility requirements. To make the entrance accessible, we’ve proposed relocating the doors such that the exterior entry door is at the building face and the second door is further within effectively increasing travel distance between the doors in conformance with accessibility requirements. We propose keeping the existing balcony above as a canopy for the entrance. The canopy protects the entry doors from the intrusion of wind driven rain and creates a covered space near the door to take shelter from the rain.

The existing pair of doors and vestibule are not original to the building and are the result of modifications in the 1960s. Our design looks back to the original entry door design from 1951, see photos and drawings in the attached. The original design included architectural details, such as the pilasters on the Main Street side of the vestibule, which we have reproduced in the columns which support the balcony at the corners. The original design was a single door with transom lites above, and we have proposed a single door with sidelites.”

PLANNING & ZONING ANALYSIS (See document entitled “POCD Summary Glastonbury Welles Turner Library”

The proposed development meets all the requirements for the Town Center Zone. The applicant has submitted a narrative detailing the proposals compliance with the Town of Glastonbury 2018—2028 Plan of Conservation and Development.

Pertinent staff correspondence and draft motions are attached.

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner *TM*

Date: May 29, 2020

Re: Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – Glastonbury Welles-Turner Memorial Library Additions and Renovations project – 2407 Main Street and Assessor's Lot W-46A Main Street – Reserved Land Zone and Flood Zone – TSKP Studio, LLC, Architect – Langan, Site & Civil Engineer

During its Regular Meeting of May 28, 2020, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of Section 12 Special Permit with Design Review – Glastonbury Welles-Turner Memorial Library Additions and Renovations project – 2407 Main Street and Assessor's Lot W-46A Main Street – Reserved Land Zone and Flood Zone. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
TSKP Studio
Langan Engineering

**APPROVED RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning the Town of Glastonbury's proposed additions and renovations at the Welles-Turner Memorial Library located at 2407 Main Street, in accordance with plans and other submitted materials on file in the Office of Community Development, and in compliance with the following conditions:

1. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
2. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
3. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
4. Once the Community Beautification Committee and the Town Plan & Zoning Commission have approved the landscape plans, then the Environmental Planner shall review said approved landscape plans and be authorized to require any plant species substitutions that are consistent with the Conservation Commission and Inland Wetlands and Watercourses Agency's policies regarding invasive species and native species.

May 29, 2020

CONSERVATION COMMISSION AND INLAND
WETLANDS & WATERCOURSES AGENCY

Mr. Richard J. Johnson, Town Manager
Town of Glastonbury
2155 Main Street
Post Office Box 6523
Glastonbury, Connecticut 06033-6523

Re: Application of the Town of Glastonbury for an inland wetlands and watercourses permit concerning a Section 12 Special Permit with Design Review – Glastonbury Welles-Turner Memorial Library Additions and Renovations project – 2407 Main Street and Assessor’s Lot W-46A Main Street – Reserved Land Zone and Flood Zone – TSKP Studio, LLC, Architect – Langan, Site & Civil Engineer

Dear Mr. Johnson:

At its Regular Meeting of May 28, 2020, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on May 28, 2025; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko
Environmental Planner

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

TM:gfm
Attachment

APPROVED WETLANDS PERMIT MOTION

MOVED, that the Inland Wetlands and Watercourses Agency grants to the Town of Glastonbury an inland wetlands and watercourses permit allowing for numerous activities within the wetlands' upland review area associated with the proposed additions and renovations at the Welles-Turner Memorial Library at 2407 Main Street, in accordance with plans and application materials on file in the Office of Community Development, and in compliance with the following conditions:

1. Installation of soil erosion and sedimentation control and stabilization measures shall be the Permittee's responsibility. Once installed these measures shall then be inspected by the Environmental Planner prior to land disturbance activities. Afterwards it then shall be the Permittee's responsibility to inspect these control measures during, and immediately following, substantial storm events and maintain and/or replace the control measures, when needed, on a regular basis until the site is vegetatively stabilized. The Environmental Planner is hereby authorized to require additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
2. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
3. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
4. Once the Community Beautification Committee and the Town Plan & Zoning Commission have approved the landscape plans, then the Environmental Planner shall review said approved landscape plans and be authorized to require any plant species substitutions that are consistent with the Conservation Commission and Inland Wetlands and Watercourses Agency's policies regarding invasive species and native species.

May 28, 2020

MEMORANDUM

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

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



Re: 2407 Main Street Welles-Turner Memorial Library Expansion
Section 12 Special Permit with Design Review

The Engineering Division has reviewed the plans for the proposed expansion to the Welles-Turner Memorial Library located at 2407 Main Street prepared by Langan Engineering LLC, dated May 1, 2020 and offers the following comments:

1. The proposed improvements will reduce the amount of impervious cover on the project site and therefore will also reduce stormwater run-off.
2. Please verify the location of the sanitary sewer easement on Sheet VB-101 versus the recorded easement map and add appropriate map references, bearings, dimensions, etc. The typo on the word "sanitary" on the easement label should also be corrected.
3. Underground utility labeled "UNK" is a town fiber optic cable running from the library to the community center on Welles Street. This should be properly identified on the plans with notes regarding protection of this facility.
4. Protection of existing trees to remain should include the installation of orange construction fence at the limits of the tree canopy to preserve root structure. The feasibility of preserving existing trees in the area of the patio should be reviewed based on limits of proposed excavation in the root zone of these trees.
5. The Physical Services Division has experienced significant problems with the durability of concrete curb and replacement is difficult where this curb directly abuts concrete sidewalk. As such it is recommended that granite curb be used at the locations where concrete curb is proposed on the plans.
6. Provide spot grades for top and bottom of proposed sidewalk ramps to ensure ADA required grades are met. Provide spot grades within the proposed ADA parking spaces to clarify proposed grading.
7. Notes and/or details should be added to the plans depicting proposed construction and expansion joints for the portions of the concrete sidewalk and entryway that exceed the typical dimensions for the Town standard concrete sidewalk.
8. References to the City of Middletown Water and Sewer Department on sheet CG-101 should be replaced with the Town of Glastonbury Engineering Division for sanitary sewer and the Metropolitan District Commission for public water.

May 28, 2020

9. Installation of a sewer manhole is recommended at the point where the proposed sewer lateral connects to the existing sewer lateral. The town standard detail for manhole inverts should be added to the plans.
10. A detail for silt sack inlet protection should be added to the erosion and sediment control plan.
11. The Community Development approval block should be added to all sheets. A separate sheet should also be included in the plan set for conditions of approval from the various town boards and commissions.
12. The parking lot and access drive pavement structure is nearing the end of its useful life. It is recommended that these paved surfaces be milled and repaved as part of the project scope if budget allows.
13. PDF copies of final approved plans should be submitted to the Engineering Division for our records.

From: [Michael Giantonio](#)
To: [jonathan.mullen](#)
Subject: Library expansion site plan review
Date: Tuesday, May 26, 2020 3:44:00 PM

1. An exit door is shown on the south side of the building addition. Need to confirm the door opens to a paved surface that brings the person to the public way, the entire area is illuminated and has emergency lighting.
2. The stairway at the first floor level has a door opening into a room called the "vault". Is this a room that will be normally occupied? If not, you cannot have that door opening into this stair.

Michael Giantonio
Deputy Fire Marshal, Town of Glastonbury
2155 Main Street, PO Box 6523
Glastonbury, CT 06033 USA
860-652-7528 Desk
860-368-9650 Cell
860-652-7539 Dispatch
861 Radio
michael.giantonio@glastonbury-ct.gov

*Achieving Life Safety
through
Inspection - Education - Perseverance*

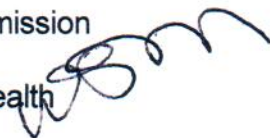
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Town of Glastonbury
Health Department

Memo

May 29, 2020

To: Town Plan and Zoning Commission
Fr: Wendy S. Mis, Director of Health 
Re: 2407 Main Street
Welles Turner Library Additions and Renovations

This office has reviewed a plan set from Langan dated May 1, 2020 for additions and renovations to the Welles Turner Memorial library at 2407 Main Street.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.



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: Marshall S. Porter; Chief of Police

Date: May 26, 2020

Subject: 2407 Main Street- Sec 12 with Design Review- Library Expansion

Members of the Police Department have reviewed the application of the Town of Glastonbury for a Section 12 Special Permit with Design Review – Renovation and addition to the Welles Turner Library with associated site and utility upgrades. Town Center Zone- Dave Sacchitella and Barbara Bailey, applicants.

The police department has no objection to this proposal provided that:

1. Contact name and phone number for issues that arise onsite during construction (24/7)



Marshall S. Porter
Chief of Police

JPH:jph

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of 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 then 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.

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, February 12, 2020

1. Roll Call

Present: Robert Shipman, Chairman
Della Winans, Vice Chairman
Jarrod Sansoucy, Secretary
Candice Mark

Excused: Linda DeGross
Debra DeVries – Dalton
Kate Morgan

5. 2407 MAIN STREET – landscaping 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

Greg was asked if he had any concerns with the amount of maintenance the plan required for his limited staff. He said the plan is beautiful and everyone agreed. Everyone loved the plants but would like to see less perennials that require more maintenance and more low maintenance shrubs to help lessen the work load.

Bob asked about the two beech trees impacted by the addition and would like to have them replanted on the property. He would also like to see the two beech trees on the north side to remain as is.

No motion was made. Bob asked that the applicants return with an alternative plan either at the next meeting or bring a revised plan to the Office of Community Development for Committee members to review as quick as possible to keep the project moving forward and on schedule.

Town of Glastonbury
Community Beautification Committee
Portion of Special Meeting (via conference call) Minutes of Thursday, April 23, 2020,
4:30pm

1. Roll Call

Present: Robert Shipman, Chairman
 Della Winans, Vice Chairman
 Jarrod Sansoucy, Secretary
 Debra DeVries-Dalton
 Candice Mark
 Kate Morgan

Absent: Linda DeGroff

2. 2407 MAIN STREET – landscaping 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

Bob liked the changes to the plan; it seemed they kept the same concept as the original plan. He also liked the idea of the two beech trees being saved so long as the time and project allow. He did have concern that the trees need to be dug very soon and the new location for them is not nearly ready, and will take a lot of work to get it to that point.

All members agreed on less roses being used in the plan as they collect too many leaves. Debra mentioned maybe more evergreen grasses such as *carex* or *Ilex ‘Gembox*. Kate and Candice thought that a larger public space could be incorporated to allow for more people to use it.

Much discussion was had and all members thought that Candice and Debra could come up with some additional thoughts to get back to the LA.

Bob made motion to approve the design/concept and space with a small subcommittee (Candice and Debra) to work on some minor plant variety alternatives; the project can move forward with the understanding the subcommittee might request some changes. Jarrod seconded the motion; all in favor 6-0.

POCD Summary
Glastonbury Welles Turner Library

Town-Wide Policies

1. Open Space
 - Site is previously developed
 - Proposed project maintains limits of existing pavement
 - Proposed plantings are native and/or adaptive species
2. Housing
 - Policy does not apply to municipal library project
3. Transportation
 - Proposed project improves drop-off area behind library. Proposed project improves book drop to allow for “drive up” access.
 - Site already has sidewalk along its road frontage that is being maintained
 - Proposed project includes bike racks to encourage non-vehicular travel to the site
 - Proposed project reduces the number of parking spaces on site, but still conforms to town requirements
4. Education
 - Expansion and renovation of town library is consistent with Town’s desire to expand educational uses
 - Proposed project includes a “Maker Space” which is intended to compliment the Town’s public education programming
5. Stormwater
 - Proposed project reduces impervious coverage on the site
 - Site has an existing sediment chamber, designed in accordance with Town requirements
 - Project is consistent with the MS4 General Permit
6. Commercial Development
 - Policy does not apply to municipal library project
7. Transmission Facilities
 - Policy does not apply to municipal library project
8. Agriculture
 - Policy does not apply to municipal library project
9. Historic Preservation
 - The proposed project is not located within a designated historic district nor has the building been designated historic.
 - The proposed project extends the life-cycle of the existing building to serve its patrons into the future.
 - With deference to the original building, which was constructed on the site of the former farmhouse of the library’s original benefactor, Harriet Welles Turner Burnham, the

POCD Summary

Glastonbury Welles Turner Library

proposed additions are designed with historical and traditional elements that carefully knit the building into the existing contextual fabric of the town.

10. Sustainability

- **Building Reuse.** Renovation projects are inherently sustainable because they extend the life-cycle of buildings and conserve resources, reduce waste and reduce environmental harm. This project reuses 95% of the building based on exterior surface area.
- **Recycled Content.** The project selects materials with recycled content such that the sum of postconsumer recycled content plus ½ of the preconsumer content constitutes at least 10% of the total value of materials in the project based on cost.
- **Ultra-cool Roof.** The addition roof meets Energy Star requirements for reflectivity and emissivity to minimize impacts on micro climates and human wildlife habitats. Proposed project generally matches existing paved areas and decreases the amount of impervious coverage on the site.
- **Parking is reduced and bike racks are provided to promote non-vehicular travel to the library.**
- **Water use is reduced.** Proposed plantings are native and/or adaptive species, no irrigation is proposed.
- **Sustainably harvested wood.** 50% or more of the wood based products used in the project are certified according to the Forest Stewardship Council's principles.
- **Low-emitting materials.** Materials are selected to reduce off gassing of chemical contaminants that can damage air quality, human health, productivity and the environment. At least 75% of paints and coatings meet VOC emissions evaluation and 100% meet VOC content evaluation.
- **Increased Ventilation.** This project is providing additional outdoor air ventilation to renovation areas that are currently underserved. Fresh air improves occupant comfort, well-being, and productivity.

11. Town Center

- The addition and revitalization of the library promotes and encourages continued and potential growth of users, strengthening the town center
- Elements of the proposed project correspond to Universal Design precepts, such as making the Main Street pedestrian entrance accessible and enlarging the foyer of the Children's area to accommodate stroller parking. Also, providing age-appropriate stack heights in the children's area.

Planning Area 4 – Town Center Policies:

POCD Summary

Glastonbury Welles Turner Library

1. Residential and Mixed-Use
 - Policy does not apply to municipal library project
2. Historic Preservation
 - The proposed project is not located within a designated historic district nor has the building been designated historic.
 - The proposed project extends the life-cycle of the existing building to serve its patrons into the future.
 - With deference to the original building, which was constructed on the site of the former farmhouse of the library's original benefactor, Harriet Welles Turner Burnham, the proposed additions are designed with historical and traditional elements that carefully knit the building into the existing contextual fabric of the town.
3. Transportation
 - Proposed project improves drop-off area behind library. Proposed project improves book drop to allow for "drive up" access.
 - Site already has sidewalk along its road frontage that is being maintained
 - Proposed project includes bike racks to encourage non-vehicular travel to the site
 - Proposed project reduces the number of parking spaces on site, but still conforms to town requirements
 - Site is ADA compliant
4. Economics
 - The addition and revitalization of the library promotes and encourages continued and potential growth of users, strengthening the town center
5. Public Facilities
 - Site is currently owned by the town and a public facility
6. Streambelts, Greenways, Open Space and Natural Resources
 - The proposed project does not create new park space, but it does propose a new outdoor area adjacent to the children's section to enhance the experience and to make outdoor learning more engaging
7. Stormwater Management
 - Proposed project reduces impervious coverage on the site
 - Site has an existing sediment chamber, designed in accordance with Town requirements