

**TOWN PLAN AND ZONING COMMISSION
PROPOSALS FOR PLANS REVIEW SUBCOMMITTEE**

Proposals which are to be reviewed by the Plans Review Subcommittee to determine if they are to be considered Minor or Insignificant Changes and need action/approval by the Town Plan and Zoning Commission, must initiate with the completion of this form to be submitted with one (1) **FOLDED** set of appropriate materials. Once a Subcommittee meeting date is set, you will be notified by email with an agenda. You or your representative must attend the meeting and bring relevant materials. At the meeting it will be determined whether your proposal is a Minor (Section 12.9) or Insignificant (Section 12.10) Change. A Minor Change will require submittal of a Special Permit Application, an application fee and additional sets of plans and will move forward for approval by the full Commission. An Insignificant Change will be handled internally with the Chairman's signature and requires no application or fee.

Please return this form and any enclosures to the Community Development Office, 2155 Main Street Post Office Box 6523, Glastonbury, CT 06033-6523.

- CHECK LIST**
- | | | | |
|-------------------------------------|--------------------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | General Map or Charts (1) | <input checked="" type="checkbox"/> | Other Documentation (1) |
| <input checked="" type="checkbox"/> | Site Plan Set (1) - Comparison | <input checked="" type="checkbox"/> | Architect's Rendering (1) |

TITLE/ADDRESS OF APPLICATION: Chase Bank at 109-117 New London Turnpike (Town Center Zone)

APPLICANT'S NAME: FERFELDT INVESTMENTS LLC, c/o the Ferber Company, Inc.

APPLICANT'S ADDRESS: 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, FL 32082

PHONE #S: 904-285-7600 (Janet R. Coulther, Coordinator – Retail)

EMAIL: jcoulther@ferbercompany.com

OTHER REPRESENTATIVE(S): Alter & Pearson, LLC – mhope@alterpearson.com; Bohler Engineering – jbord@bohlereng.com

STATEMENT OF INTENT: Application for a §12 SPDR for a 1-story, 3,511± s.f. Chase Bank to be located on the northeast corner of the intersection of Hebron Avenue and New London Turnpike. The Site is 0.94± acres (40,950± s.f.) and located in the Town Center Zone. Based on the comments received from the PRSC on March 11, 2020, the Applicant revised the Site Plan to provide for additional green space along both New London Turnpike and Hebron Avenue. The sidewalk on the east side of the building was eliminated and the driveway was skewed more towards to east in order to provide additional screening area on the east side of the building for utilities and to relocate the condenser unit. Finally, a rendering of the south side of the building from the roundabout is included in your materials.



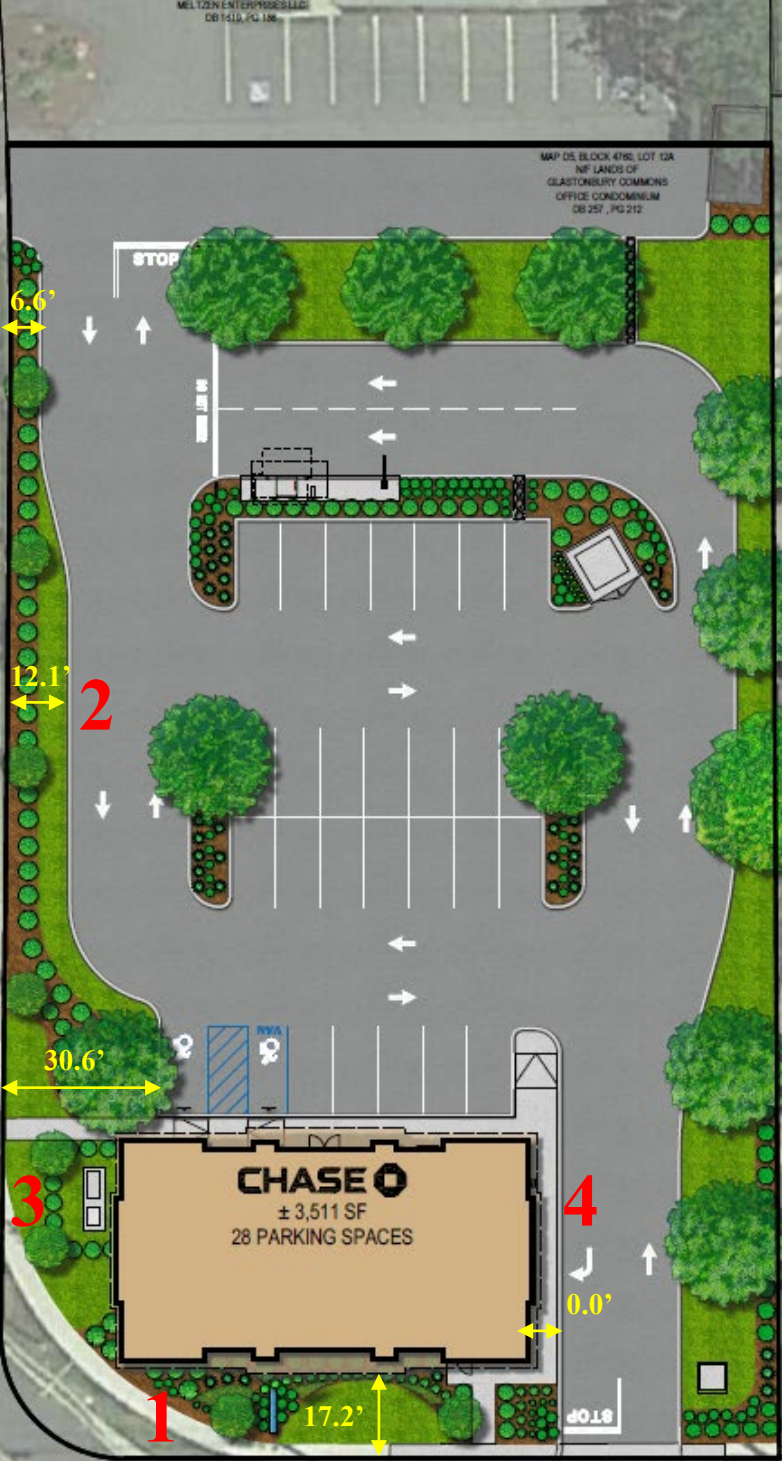
APPLICANT'S SIGNATURE
FERFELDT INVESTMENTS LLC
By: Meghan A. Hope, its Attorney

6/1/2020

DATE

3/11/20 Plans Review Subcommittee Meeting Comments

- 1. Create more greenspace along Hebron Avenue
- 2. Create more greenspace along New London Turnpike
- 3. Relocate mechanical units
- 4. Create additional room to screen utility meters on east side of building
- 5. Provide building rendering

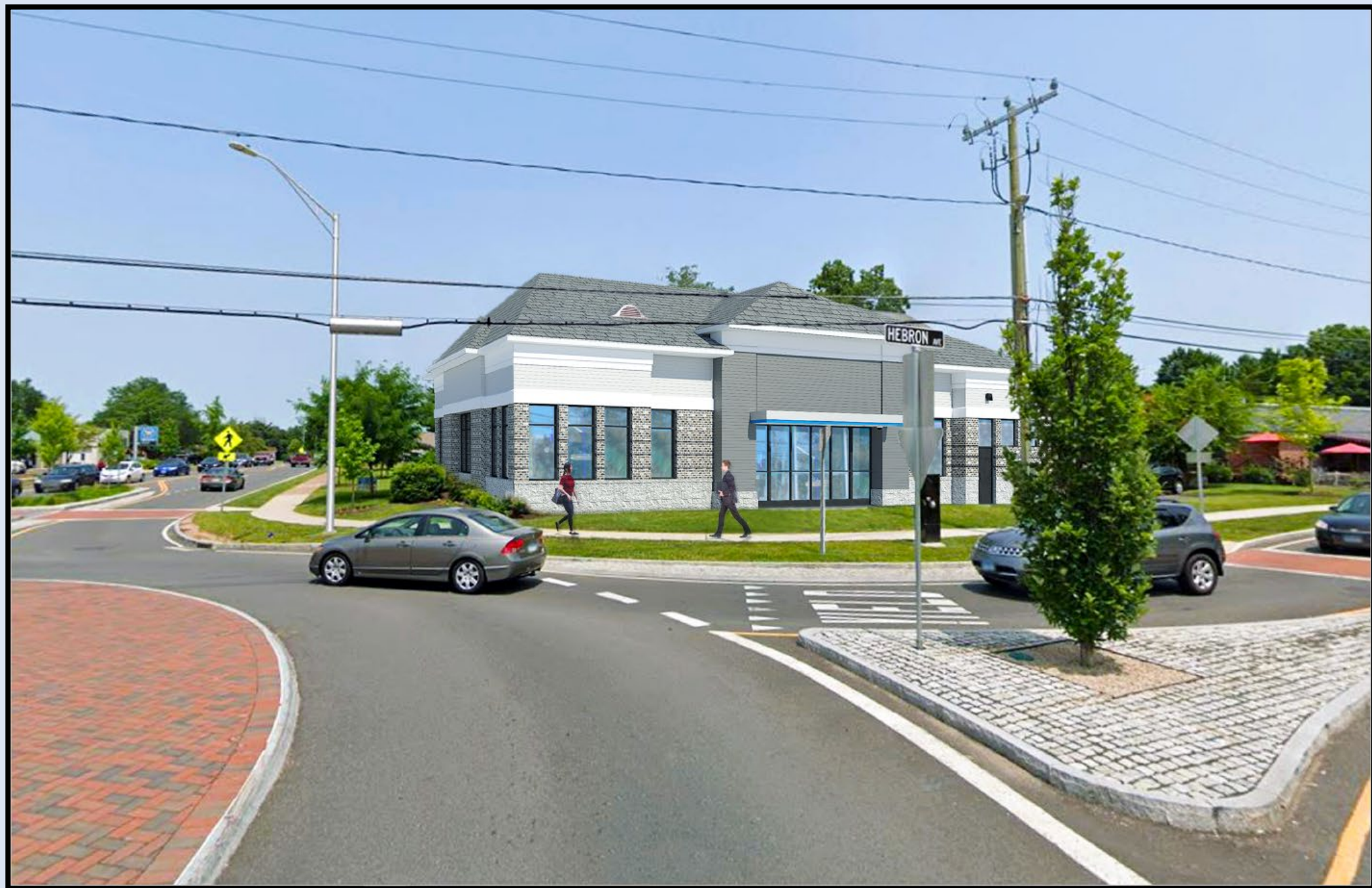


5/26/20 Revised Plan

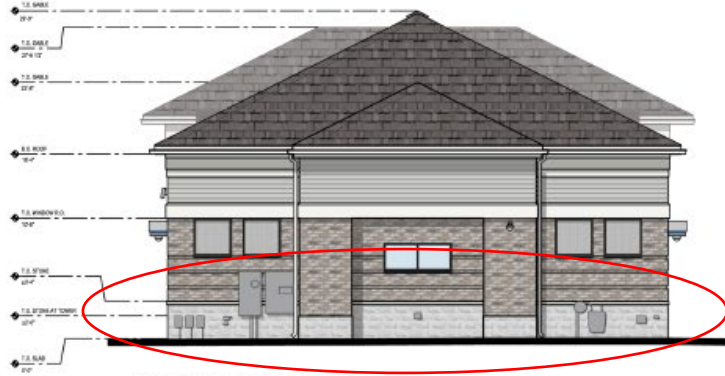
- 1. Increase greenspace along Hebron Avenue by an additional 6'
- 2. Increase greenspace along New London Turnpike by an additional 12' -12.8"
- 3. Mechanical units relocated to east side of building with other utility meters
- 4. Eliminate sidewalk and increase greenspace to screen mechanicals by an additional 6.6'-17'
- 5. Building rendering provided on next slide



Proposed Building Rendering



Proposed Building Elevations



EAST ELEVATION (PARKING)



NORTH ELEVATION (PARKING AND DRIVE-UP ATM)



WEST ELEVATION (NEW LONDON TURNPIKE)



SOUTH ELEVATION (HEBRON AVENUE)

						
ROOF SHINGLES (WEATHERED WOOD)	MULLIONS (BLACK ALUMINUM)	BRICK (CAPE COD)	HARDIEPLANK (GRAY SLATE)	HARDIEPLANK (LIGHT MIST)	HARDIEPLANK (ARCTIC WHITE)	STONE (LIGHT GREY)