

Jonathan E. Mullen, AICP

Planner

Town of Glastonbury, CT 06033

860 652.7513

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### 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**

General Map or Charts (1)

Other Documentation (1)

Site Plan (1)

Architect's Rendering (1)

TITLE/ADDRESS OF APPLICATION: THE BARN, LLC 119 GRIEWOLD STREET

APPLICANT'S NAME: JAMES KASK

APPLICANT'S ADDRESS: 11 CARDINAL DRIVE, GLASTONBURY, CT

PHONE #S: 860-836-8877

EMAIL: KASKS@COX.NET



OTHER REPRESENTATIVE(S): JOSEPH TOMKIEVICH - OWNER

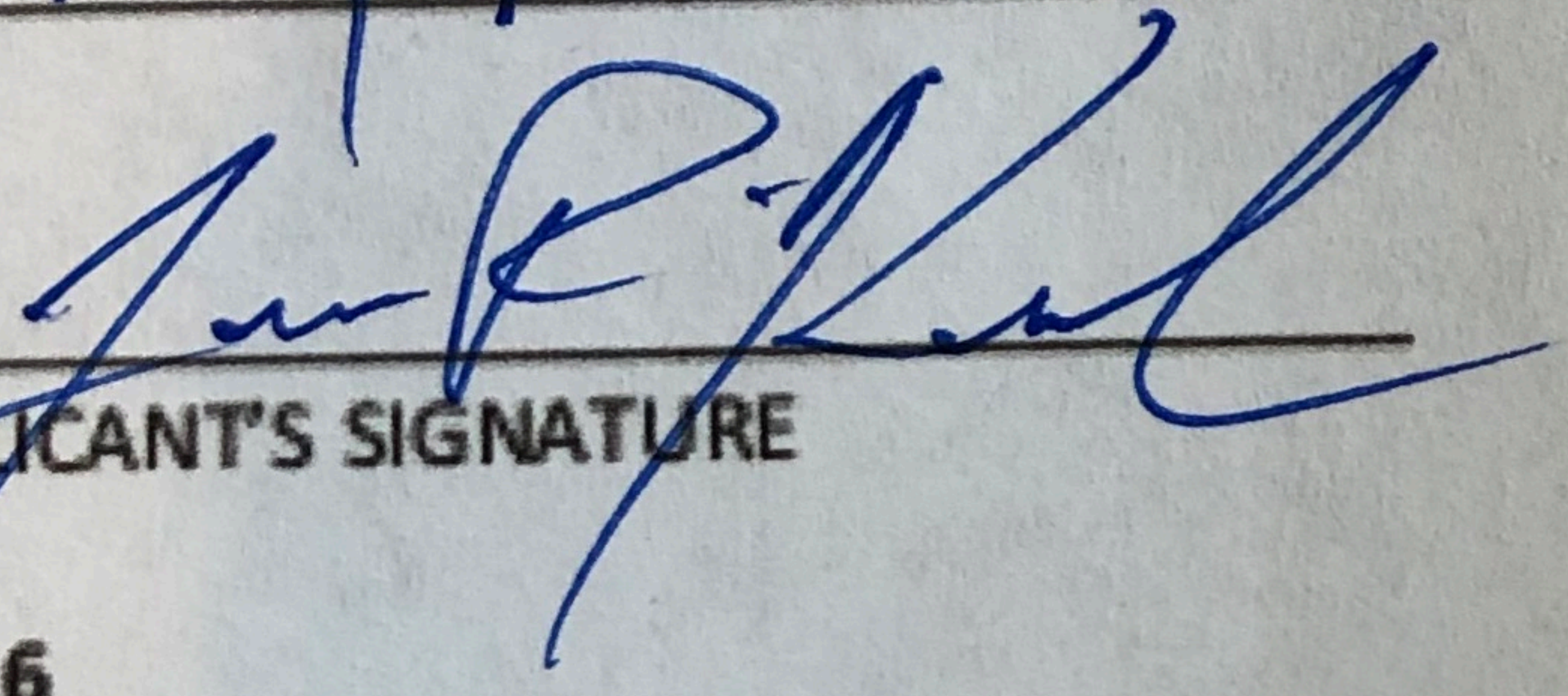
PETER ALTER - COUNSEL

CHERYL NEWTON - ARCHITECT

STATEMENT OF INTENT: HIGHLIGHT LANDSCAPE - LANDSCAPE

TO CONVERT EXISTING STRUCTURE

FROM RETAIL SPACE TO MODERN OFFICE SPACE



APPLICANT'S SIGNATURE

MAY 14, 2020  
DATE

10/16



**PARKING CALCULATIONS**

PROVIDED BY CHERYL NEWTON ARCHITECTS LLC

BARN RENOVATION  
 BUSINESS USE, OFFICES AND SMALL COFFEE SERVICE - 5,190 S.F. / 200 S.F. PER SPACE = 26 SPACES REQUIRED  
 PROPOSED OUTDOOR PATIO - 24 SEATS AT TABLES / 3 SEATS PER SPACE = 8 SPACES REQUIRED  
 EXISTING BUILDINGS  
 MERMAID POOLS BUILDING  
 WHOLESALE RETAIL - 2,544 S.F. / 2,500 S.F. PER SPACE = 1 SPACE REQUIRED  
 ANTIQUES BUILDING - 1,920 S.F. STORAGE PLUS 800 S.F. RETAIL = 800 S.F. / 150 S.F. PER SPACE = 6 SPACES REQUIRED  
 HAIRDRESSER - 432 S.F. / 150 S.F. PER SPACE = 3 SPACES REQUIRED  
 TOTAL PARKING REQUIRED = 44 SPACES  
 TOTAL PARKING PROVIDED = 67 SPACES  
 ACCESSIBLE SPACES = 1 PER 25  
 PROVIDED ACCESSIBLE SPACES = 2  
 VAN ACCESSIBLE = 1 PER 6 ACCESSIBLE  
 VAN ACCESSIBLE PROVIDED = 1

**ZONING CHART**

**ZONE PT**

	REQUIRED	EXISTING
MINIMUM LOT AREA	10 ACRES	2,049 A.C.
MINIMUM REQUIRED LOT FRONTAGE	400'	275.04'
MAXIMUM LOT COVERAGE	20%	12.5%
FRONT YARD SETBACK	75'	22.9'
SIDE YARD SETBACK	50'	40.7'
REAR YARD SETBACK	50'	28.9'

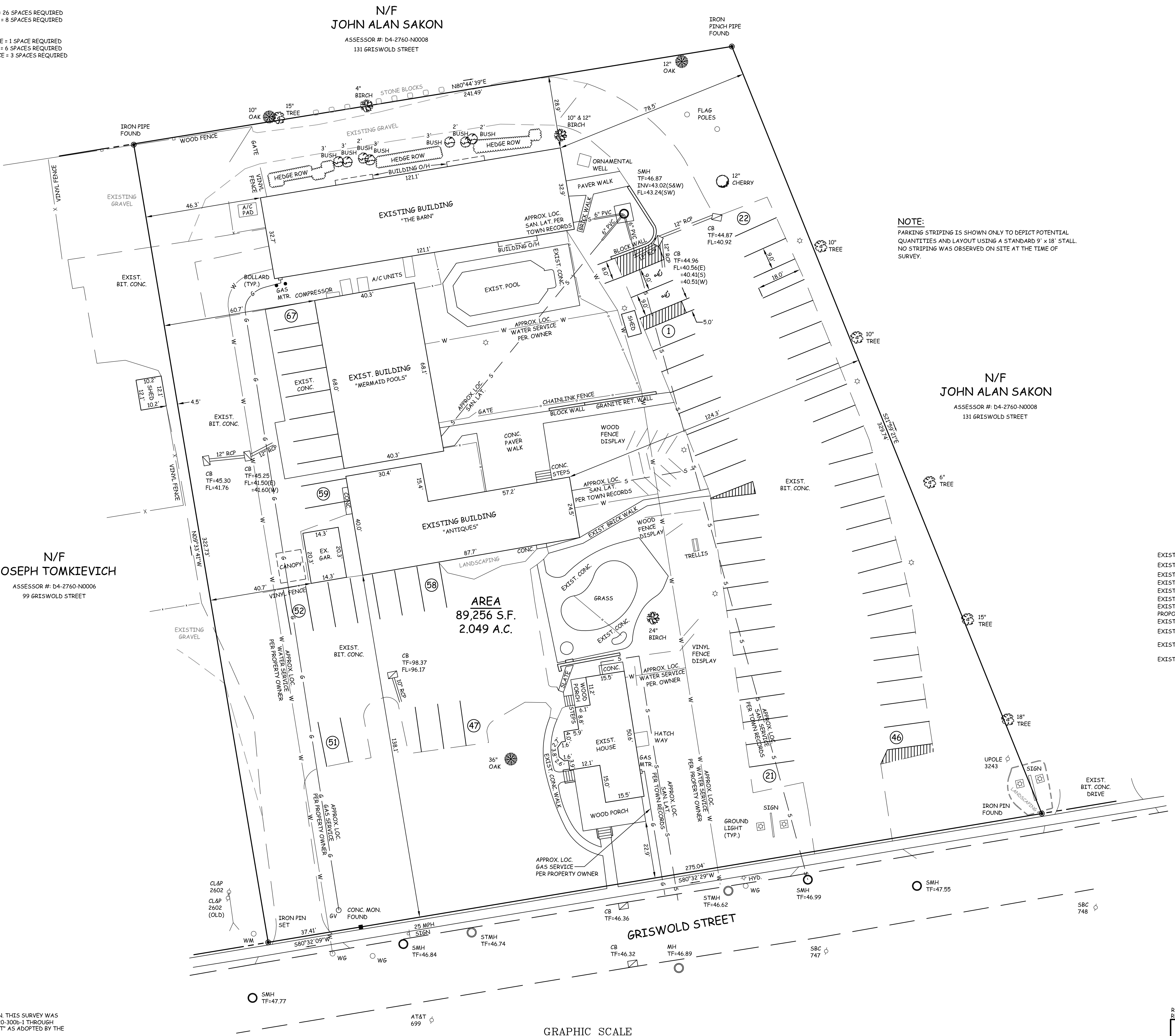
**N/F JOHN ALAN SAKON**

ASSESSOR #: D4-2760-N0008  
 131 GRISWOLD STREET

**N/F JOSEPH TOMKIEVICH**

ASSESSOR #: D4-2760-N0006  
 99 GRISWOLD STREET

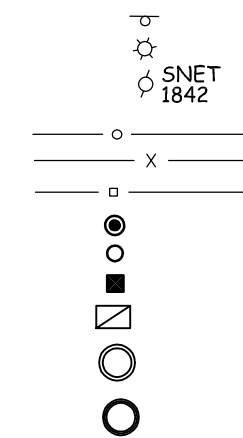
**AREA**  
 89,256 S.F.  
 2,049 A.C.



**NOTE:**  
 PARKING STRIPING IS SHOWN ONLY TO DEPICT POTENTIAL QUANTITIES AND LAYOUT USING A STANDARD 9' x 18' STALL. NO STRIPING WAS OBSERVED ON SITE AT THE TIME OF SURVEY.

**LEGEND**

- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CHAIN LINK FENCE
- EXISTING VINYL FENCE
- EXISTING STOCKADE FENCE
- EXISTING IRON PIN
- PROPOSED IRON PIN
- EXISTING MONUMENT
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE



NOTE: VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO START OF ANY WORK (SEE NOTE BELOW).

WARNING: THESE PLANS NOT TO BE USED FOR LOCATION OF UNDERGROUND UTILITIES - CALL BEFORE YOU DIG 1-800-922-4455 OR 811 TWO WORKING DAYS BEFORE YOU DIG.

VERTICAL DATUM: NAVD 88  
 HORIZONTAL DATUM: NAD 83  
 TOWN OF GLASTONBURY STATION PK HO-12 (632)

REFERENCE MADE TO MAP TITLED:

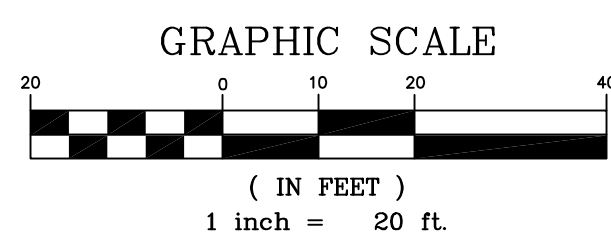
- "PROPERTY OF RICHARD H. & EDWARD F. FINK GLASTONBURY, CONN. MESSON & HYPPA CIVIL ENGINEERS GLASTONBURY, CONN." SCALE: 1"=40' DATE: 3-5-83 MAP NO. 292-82-2.
- "PROPERTY BOUNDARY SURVEY THE SHOPS AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONN. PLAN PROVIDED BY DUTTON & JOHNSTON, LLC GLASTONBURY, CONN. PREPARED BY PHASE ZERO DESIGN" SHEET 3 OF 24 SCALE: 1"=40' DATE: 7-7-07 REV. 8-10-10 REVS PER UPDATED PLAN OF DEVELOPMENT PROJECT NO. 0510798RE.

TYPE OF SURVEY: ZONING LOCATION  
 BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY  
 CLASS OF ACCURACY: A-2

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. THIS SURVEY WAS PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.

*Sandra E. Aeschliman*  
 SANDS E. AESCHLIMAN L.S. #14201

NOT VALID WITHOUT EMBOSSED SEAL



**EXISTING CONDITIONS**  
**#119 GRISWOLD STREET**  
 PREPARED FOR  
**JOSEPH TOMKIEVICH**  
 GLASTONBURY, CONN.

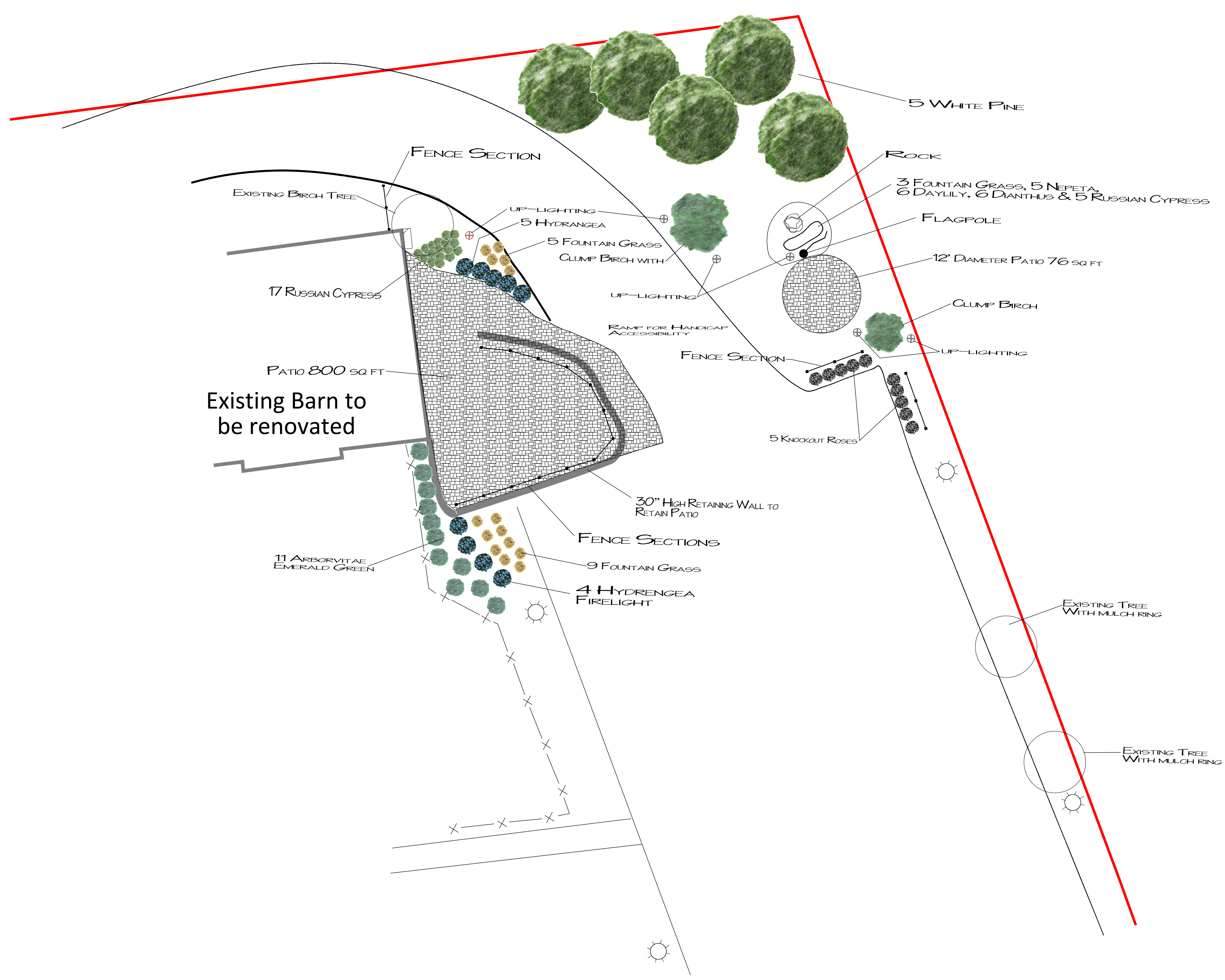
REV. 6-4-2020 STAFF COMMENTS  
 REV. 5-7-2020 ADD UTILITIES

**AESCHLIMAN LAND SURVEYING, PC**

1379 MAIN STREET  
 EAST HARTFORD, CONN. 06108  
 (860)-528-4881

OWNER OF RECORD: JOSEPH TOMKIEVICH  
 119 GRISWOLD STREET  
 GLASTONBURY, CT 06033  
 ASSESSOR #: D4-2760-N0007  
 ZONE: PT

DATE: 2-25-2020 SCALE: 1" = 20' MAP NO. 220006-1



### LEGEND

COMMON NAME	QTY
ARBORVITAE, EMERALD GREEN	11
BIRCH, CLUMP	2
CYPRESS, RUSSIAN	17
EASTERN WHITE PINE	5
GRASS, DWARF FOUNTAIN	14
HYDRANGEA, FIRELIGHT	9
ROSE, KNOCKOUT	10
3 FOUNTAIN GRASS, 5 NEPETA, 6 DAYLILY, 6 DIANTHUS & 5 RUSSIAN CYPRESS	

Revision #:  
Date: 2/5/2020

Scale:  
1" = 10'

Landscape Plan: 012220  
**The Barn - 119 Griswold St.**

Landscape Design by: Skip  
**Highlight Landscape & Design**





# Cheryl Newton Architects LLC

February 25, 2020

**119 Griswold Street Barn Renovation**

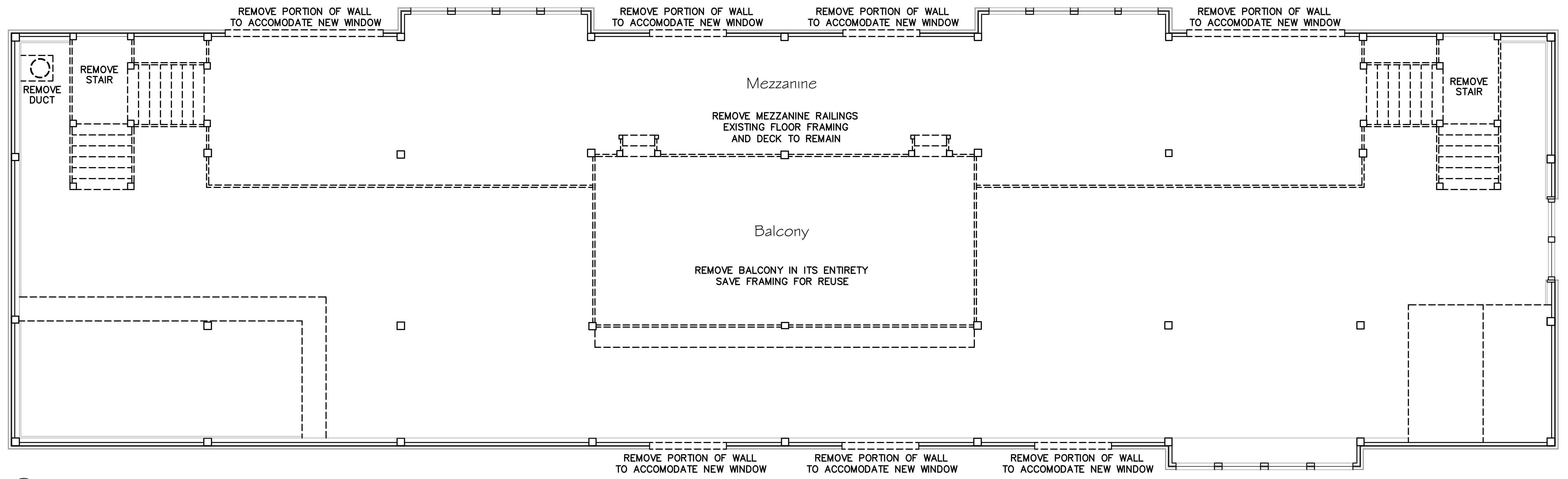


**SOUTHEAST ELEVATION (FRONT ENTRY SIDE)**

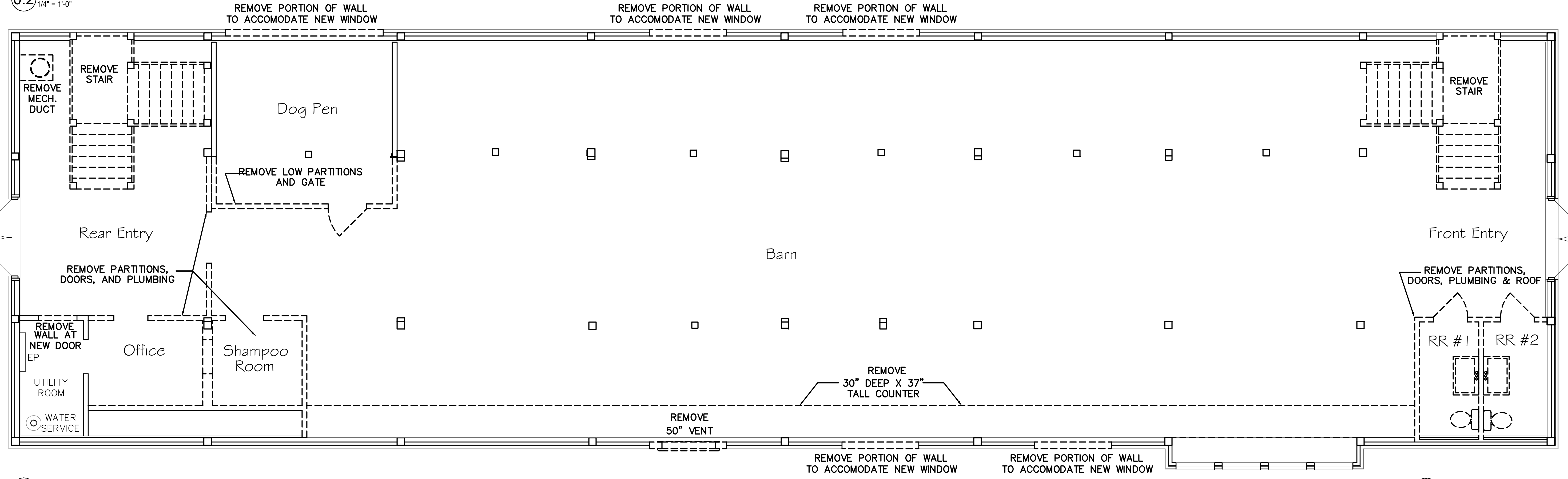


**NORTHWEST ELEVATION (BACK EXIT SIDE)**





0.2 MEZZANINE DEMOLITION PLAN  
1/4" = 1'-0"



0.1 FIRST FLOOR DEMOLITION PLAN  
1/4" = 1'-0"



Cheryl Newton  
Architects LLC  
1917 Main Street,  
Glastonbury, CT 06033  
(860)633-2477

# Barn Renovation Project

119 Griswold Street  
Griswold, CT 06033

Drawing Name:  
**Demolition Plan**

Issued for Design Review  
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

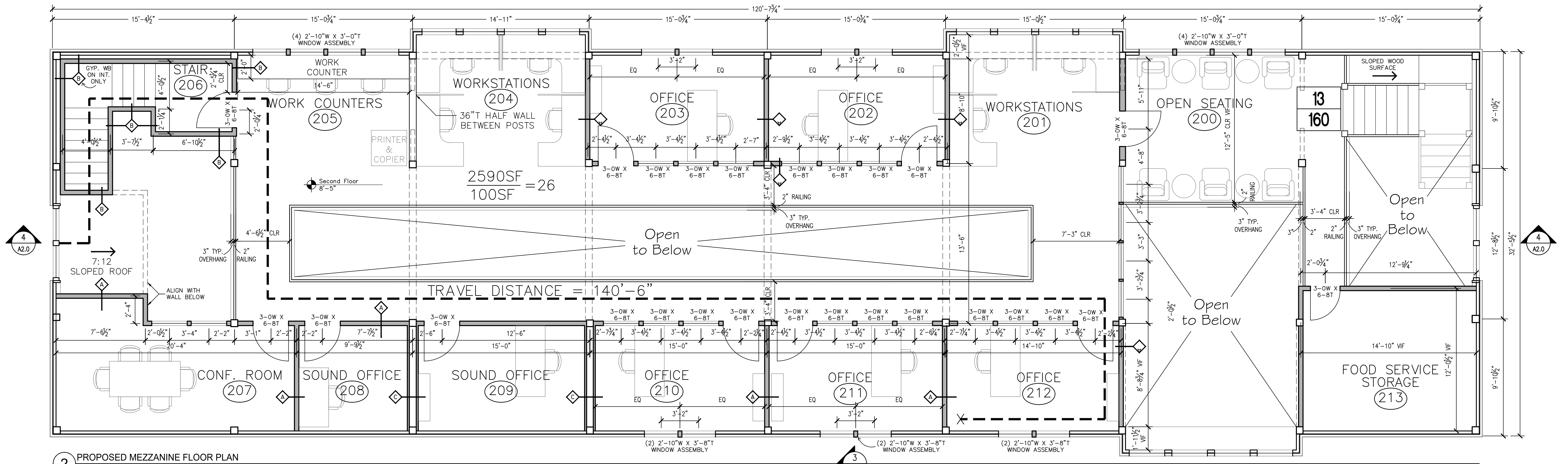
Drawn By: CN / PS

Date: May 4, 2020

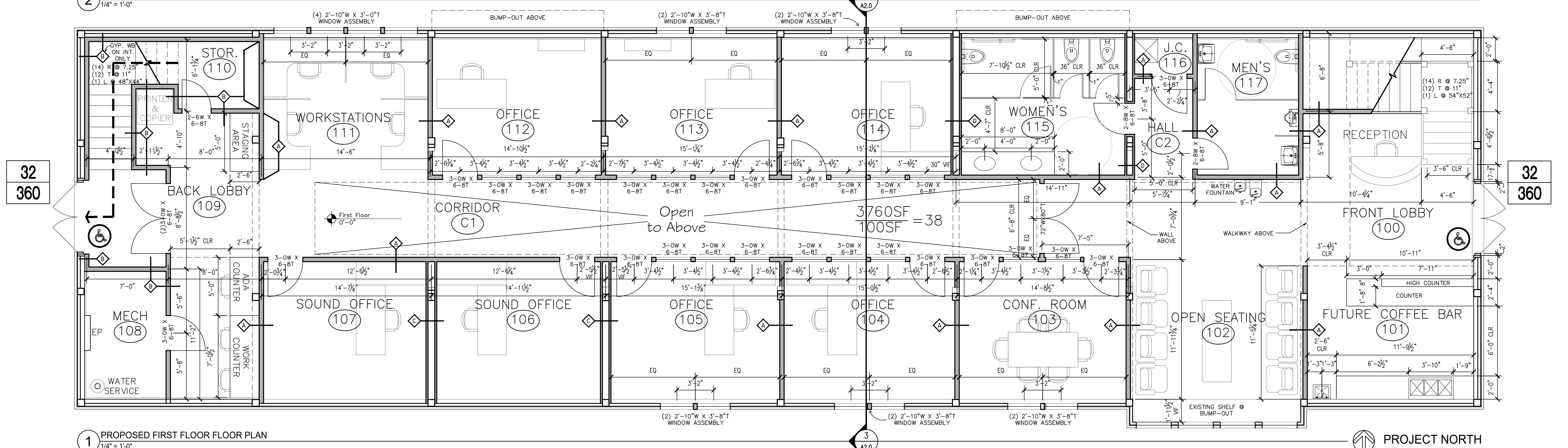
Drawing Number:

# A1.0





2 PROPOSED MEZZANINE FLOOR PLAN  
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR FLOOR PLAN  
1/4" = 1'-0"



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# Barn Renovation Project

119 Griswold Street  
Griswold, CT 06033

Drawing Name:  
**Proposed  
Floor Plan**

Issued for Design Review  
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

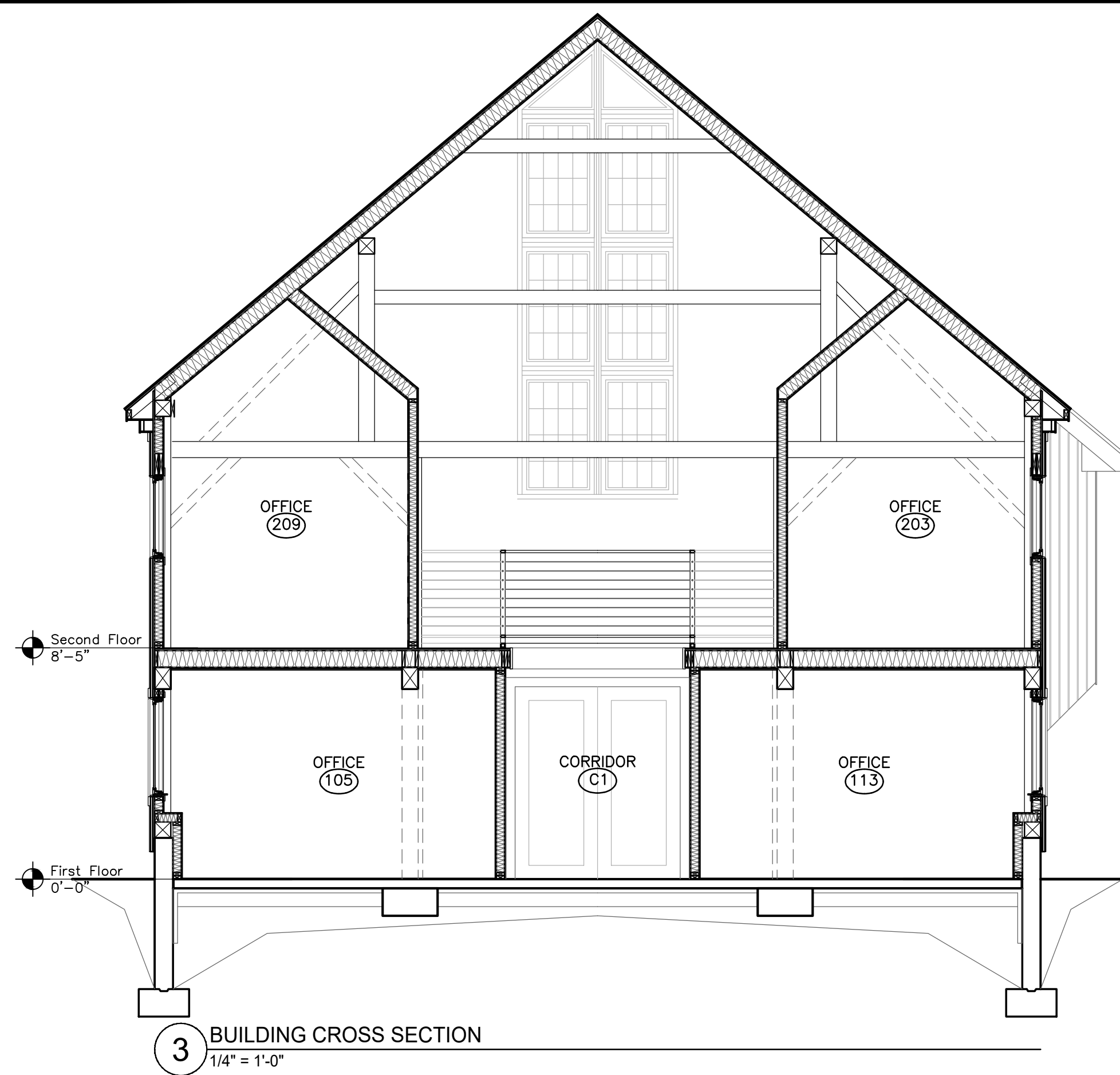
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Date: May 4, 2020

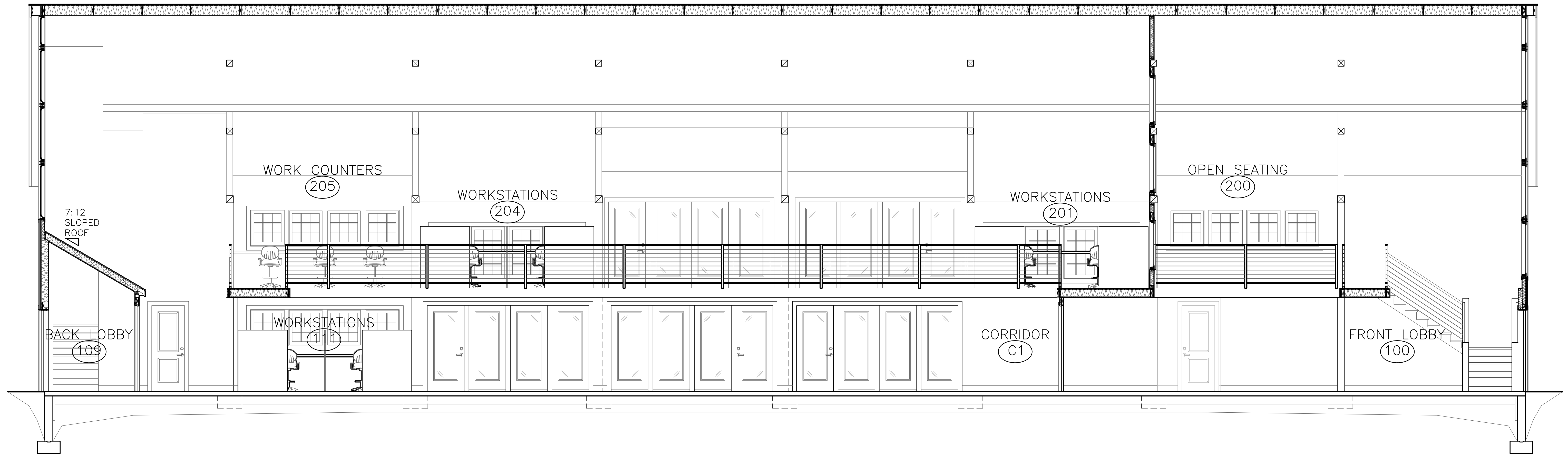
Drawing Number:

# A1.1





3 BUILDING CROSS SECTION  
1/4" = 1'-0"



4 BUILDING SECTION - LONGITUDINAL  
1/4" = 1'-0"



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# Barn Renovation Project

119 Griswold Street  
Griswold, CT 06033

Drawing Name:  
Building Sections

Issued for Design Review  
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

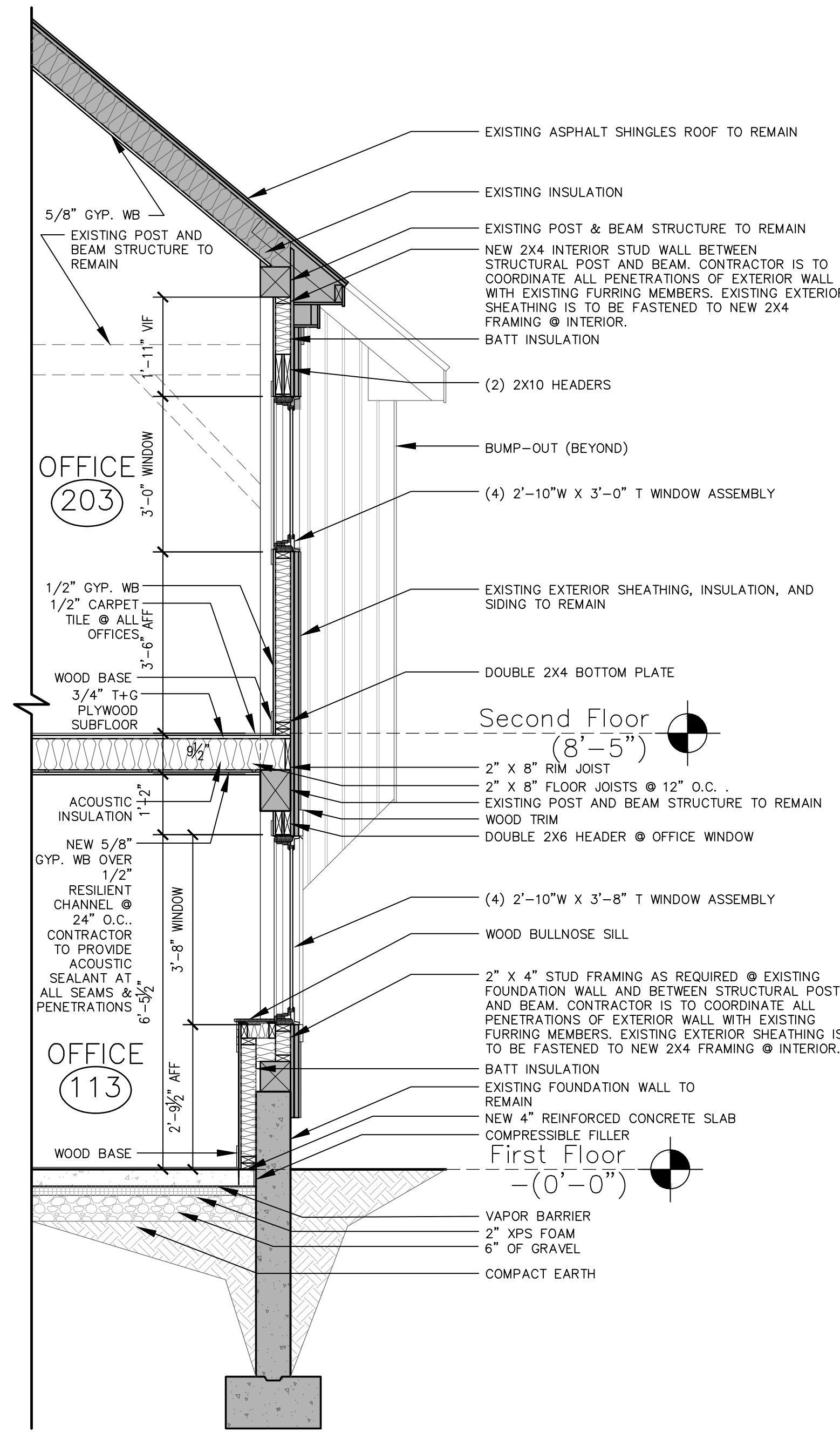
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Date: May 4, 2020

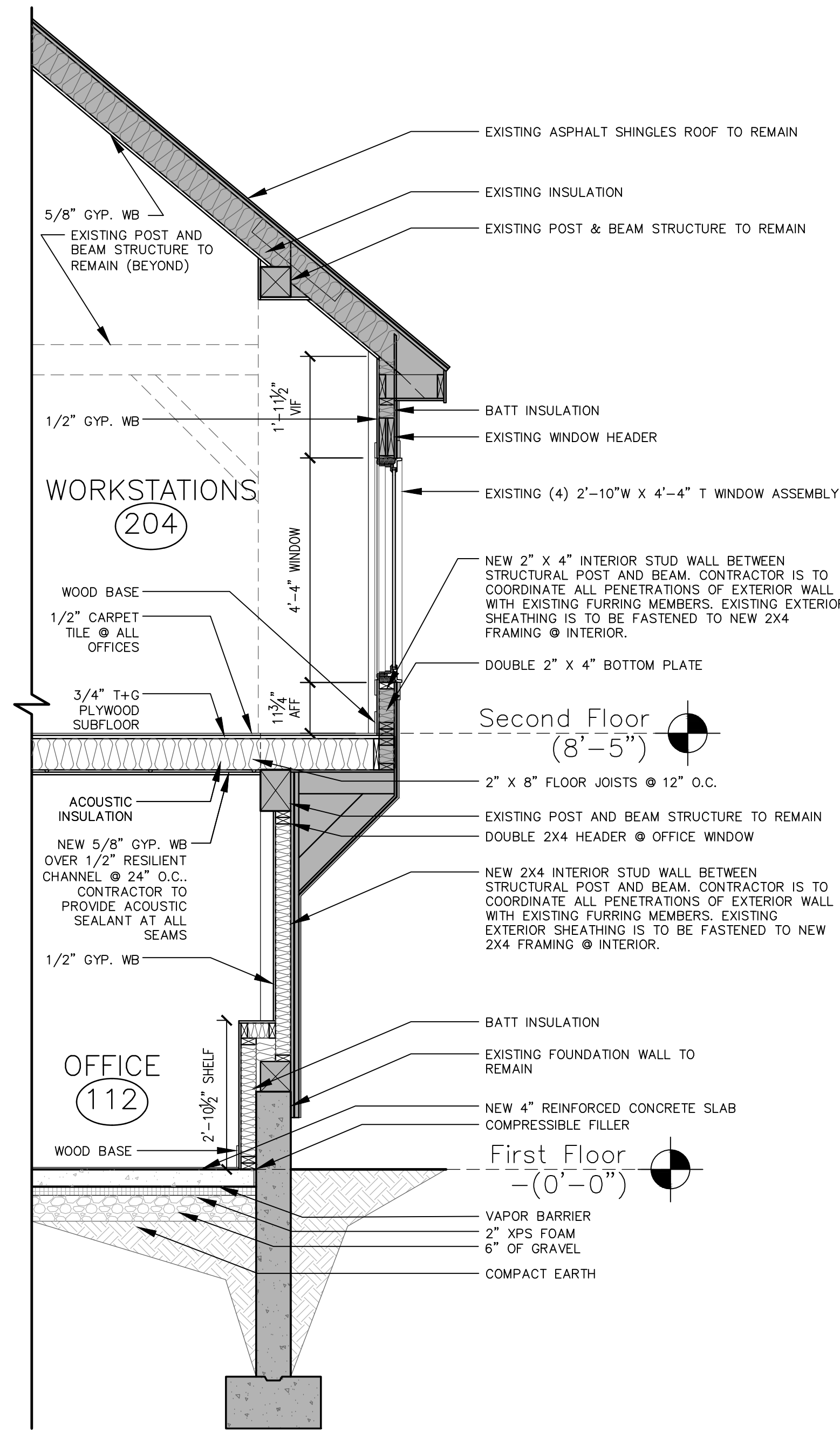
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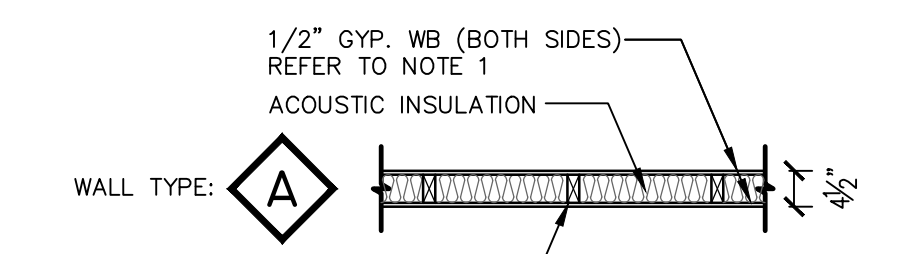




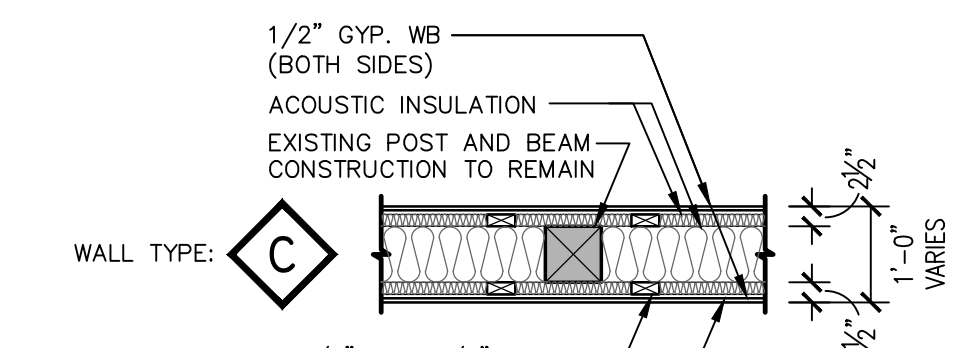
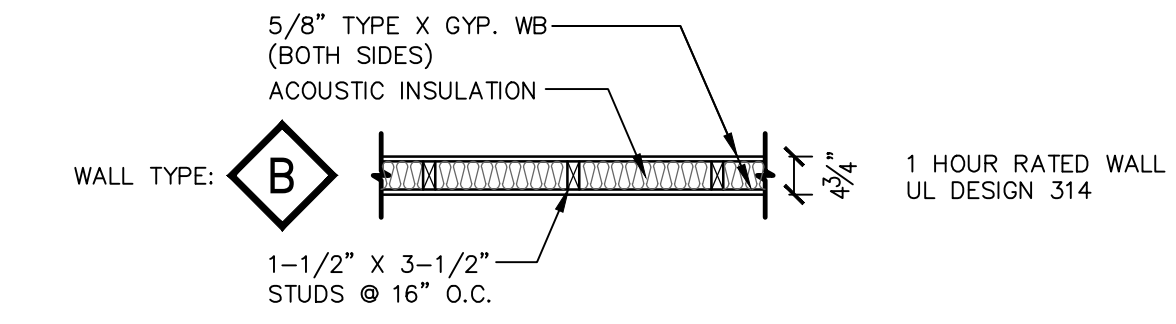
5 TYPICAL WALL SECTION  
1/2" = 1'-0"



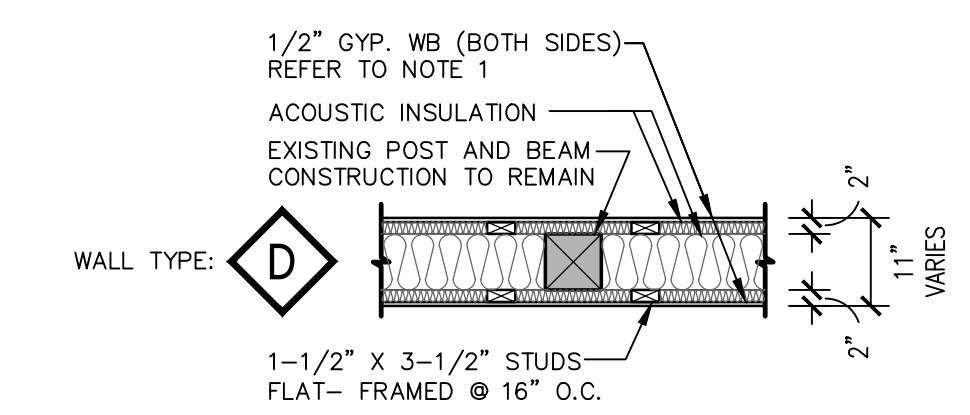
6 TYPICAL WALL SECTION @ DORMER  
1/2" = 1'-0"



NOTE 1: CONTRACTOR IS TO PROVIDE MOLD RESISTANT GYP. WB FOR THE INTERIOR OF ALL WET ROOMS (WOMEN'S 117, JC 116, & MEN'S 117)



NOTE 2: CONTRACTOR IS TO PROVIDE ACOUSTIC SEALANT AT ALL OFFICE AND SOUND OFFICE SEAMS THROUGHOUT. (INTERIOR AND EXTERIOR)



NOTE 3: WHERE PARTITIONS ARE LOCATED BETWEEN EXISTING STRUCTURE, GYP. WB IS TO BE TRIMMED AS REQUIRED TO ACCOMMODATE EXISTING POST AND BEAM CONSTRUCTION. AT LOCATIONS WHERE THE WALL IS SHOWN FLUSH WITH EXISTING POST AND BEAM CONSTRUCTION, FRAMING SHALL BE FLUSH SUCH THAT GYP. WB. SHALL BE USED TO COVER THE EXISTING EXPOSED TIMBERS AT WALL LOCATION. WALL TYPE C IS EXEMPT FROM THIS NOTE AS EXISTING STRUCTURE IS INTENDED TO BE COMPLETELY OBSCURED.

7 WALL TYPES  
1/2" = 1'-0"



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# Barn Renovation Project

119 Griswold Street  
Griswold, CT 06033

Drawing Name:  
Typical Wall  
Sections & Wall  
Types

Issued for Design Review  
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'-0"

Drawn By: CN / PS

Date: May 4, 2020

Drawing Number:

# A2.1