

TO: Town Plan & Zoning Commission  
FROM: Alter & Pearson, LLC  
DATE: June 10, 2020  
RE: 530 New London Turnpike – Change of Use from Office to Personal Services (Salon) with Reconfigured Parking Lot (Planned Commerce Zone)

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The Applicant is the owner of Andrea's Salon which has operated in Glastonbury since 1992. The salon was previously located at 402 Hebron Avenue (corner of Hebron Avenue and Sycamore Street) for more than 13 years. In 2017 that property was sold for development; when the Applicant's lease was not renewed the Applicant was forced to vacate. After a diligent search for other business locations in Town, the present location at 530 New London Turnpike was found and a lease entered into. Neither the Property Owner nor the Applicant were aware that a Change of Use approval was required from the Town, that a salon is not a permitted use in the Planned Commerce Zone and that the Health Department required information on the condition, size and location of the existing septic system to confirm it was compliant. Once the Applicant was alerted to these issues, she has worked with the Property Owner and the Town to resolve them. Below please find a timeline of the steps the Applicant has taken:

- On December 4, 2017, the Applicant secured approval from the Zoning Board of Appeals to permit the personal service use (salon).
- The Health Department requested that the Applicant gather information on the existing flows from the use for one year, because in its septic system design an Applicant can either use the flows for the proposed use published by the Health Code or actual water flow data for a period of one year multiplied by a 1.5 safety factor. A sub meter was installed on February 28, 2018, and one year of data was collected from March 1, 2018, to March 1, 2019. The data indicated that the Applicant's beauty salon used 19,395 gallons of water/year or 53.14 gallons of water/day, which is substantially lower than the flows published by the Health Code for the use.
- The Health Department requested that the Applicant provide information on the existing septic system; however, there was no information on the system including its condition, size or location. The Property Owner hired Either & Sons Septic Services to perform this investigation which determined that while the system was in excellent condition, it was undersized for the proposed use and located partially on the adjacent parcel (560 New London Turnpike).

The Health Code requires that a septic system be located entirely on the lot that it serves; therefore, the Property Owner will be replacing the existing system so that it is located entirely on the Site. The new septic system is oversized so that if the use changes in the future from Personal Services to Office, it will still comply with the Health Code. As the existing parking area will need to be excavated for the installation of the new septic system, a new ten (10) space parking area to the rear of the building is proposed. Wheel stops are proposed in the locations where the proposed parking lot meets the existing parking located on 560 New London Turnpike (Napa).

Below please find responses to the comments and questions raised by the Plans Review Subcommittee at its meeting on May 27, 2020:

| <b>Comment/Question from PRSC</b>  | <b>Response</b>   |
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| Provide a designated area for pedestrians to walk from the proposed parking lot to the entrance of the building. | A 5-foot wide striped pedestrian way has been added to the pavement on the south side of the building, as shown on the Site Plan.   |
| Confirm that there is adequate lighting on Site to illuminate the proposed parking lot.                          | A review of the Site conducted at night, indicated that there is ample existing lighting on Site, including soffit lighting on the front and rear of the building, flood lights on the sides and rear of the building together with building lighting on the Napa building to the rear of the Site. |
| Inquire with the Applicant as to a trash enclosure.  | Since 2017, the Applicant has utilized/shared the existing dumpster that is located on the Napa property to the rear.   |
| Review the proposed parking lot with Beautification Committee.   | The applicant added two 1 ½” caliper Japanese Maple trees adjacent to the parking area to soften the parking area. The selected tree is consistent with other landscaping on site.  |













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INTERIOR SPACE  
CREATIONS  
COLOR ME  
BEAUTIFUL  
BATH + SOLE  
BATH OFF  
ELITE MASSAGE