

TO: Conservation Commission

FROM: Alter & Pearson, LLC

DATE: June 8, 2020

RE: Narrative for 109-117 New London Turnpike – Recommendation by the Conservation Commission to TPZ for §12 Special Permit with Design Review for Proposed Chase Bank

The Site is 0.94± acres (40,950± s.f.) and located at the northeast corner of Hebron Avenue and New London Turnpike within the Town Center Zone. There are no upland review areas or wetlands on the Site. The Applicant is the contract purchaser of the Site, and is proposing to raze the two (2) existing office structures and replace them with a one-story 3,511± s.f. Chase Bank along the Hebron Avenue frontage of the Site. The proposed building will be slab on grade. A bank is a permitted use in the zone following the approval of a §12 Special Permit with Design Review. The existing access point at New London Turnpike will remain, and a right-in-only, right-out-only access point is proposed along Hebron Avenue. Twenty-Eight (28) parking spaces are proposed to the rear of the building, together with a single ATM structure with canopy located within the parking lot.

Since this project was reviewed before the Commission informally on November 14, 2019, the Plans Review Subcommittee requested that the Applicant revise the Site Plan to provide additional green space along New London Turnpike and Hebron Avenue. Green space was increased along New London Turnpike by an additional 6 feet and along Hebron Avenue by an additional 12 feet to 12.8 feet.

A detailed landscape plan is included in the plan set (*See Sheet C-601*), eight (8) existing street trees recently planted as part of the roundabout improvements would remain and be protected during construction, together with a tree along the eastern property line - a tree protection narrative can be found on *Sheet C-602*. The plan includes the installation of eight (8) new shade trees to the Site, including two (2) Armstrong Maples, (2) Columnar Gingkos, (1) Honeylocust and (3) American Lindens. The previously proposed Capital pear tree was replaced with an Okame Cherry tree.

At the request of the Commission at its Informal Meeting, the mounting height of the dark-sky compliant parking lot lighting was reduced from 18 feet to 12 feet. The open space for the Site totals 29.2% (11,932 s.f.), which exceeds the requirement of the Zone of 15% of the lot area. The existing impervious of the Site is 66.7% (27,225 s.f.), and the proposed impervious of the Site is 71.1% (29,018 s.f.)

Town Staff was provided copies of the revised Drainage Report prepared by Bohler Engineering dated June 5, 2020. A site-specific Erosion and Sedimentation Control Narrative has been added to be plan on *Sheet C-402*. Following the Informal Meeting, the Applicant dug an additional test pit in the southeast corner of the Site and monitored the groundwater through the wet period. The

readings indicated that no groundwater was present, which confirms the readings taken elsewhere on the Site.

“Green” Building and Site Design Elements, include the following:

- Redevelopment of existing site
- LED site, building and sign lighting
- Pollution preventative measures during construction including dust control and drainage
- Water efficient landscaping
- Use of high efficiency plumbing fixtures
- The building envelope is designed for maximum energy performance and thermal comfort (i.e. sensors for interior and exterior LED lights, ventilation by mechanical means, etc.)
- Use of low-emitting materials
- Providing daylighting and use of light-admitting materials

Consistency with the Town of Glastonbury 2018-2028 Plan of Conservation & Development:

- The stormwater management plan adheres to the Town’s policy regarding the MS4 General Permit, consistent with *Town Wide Policies: 5. Stormwater Management (b) (Pg. 23)*.
- The plan minimizes light pollution through the use of dark sky compliant/full cutoff fixtures, consistent with *Town Wide Policies: 6. Commercial Development (a) (Pg. 23)*.
- The redevelopment of this previously developed Site, continues to support redevelopment to enhance the character of the Town Center. *Town Wide Policies: 11. Town Center(a) (Pg. 24)*.
- This Site implements the strategies of the Glastonbury Center 2020 Shared Vision Plan. *Town Wide Policies: 11. Town Center(e) (Pg. 24)*. The Site is located in the Central Core Area and the proposed plan incorporates:
 - Proposed trees in front of properties/ along roadways and within parking areas (*Glastonbury Center 2020 Shared Vision Plan, Page 50*).
 - Proposed shrubs and seasonal plantings in front of properties (*Glastonbury Center 2020 Shared Vision Plan, Page 51*).
- This project continues efforts to enhance the streetscapes along Hebron Avenue through landscaping and architectural improvements by locating the building along Hebron Avenue. *Planning Area 4, Town Center, Policies, Economics, (3) (Pg. 43)*.
- The proposed drainage plan treats the stormwater runoff from impervious services, consistent with *Planning Area 4, Town Center, Policies, Stormwater Management (2) (Pg. 43)*.