

**MEMORANDUM**

**OFFICE OF COMMUNITY DEVELOPMENT**

**SECTION 12 SPECIAL PERMIT WITH DESIN REVIEW  
 PROPOSAL TO FOR A 55-SPACE PARKING LOT AT 233 EASTERN BOULEVARD  
 MEETING DATE : JULY 21, 2020**

**PUBLIC HEARING # 3**  
 07-21-2020 AGENDA

**To:**  
 Town Plan and Zoning  
 Commission

**From:**  
 Office of Community  
 Development Staff

**Memo Date:**  
 July 17, 2020

**Zoning District:**  
 Planned Employment  
 (PE) Zone

**Applicant:**  
 Eastern Ave Holdings,  
 LLC

**Owner:**  
 233 Eastern Blvd  
 Associates, LLC

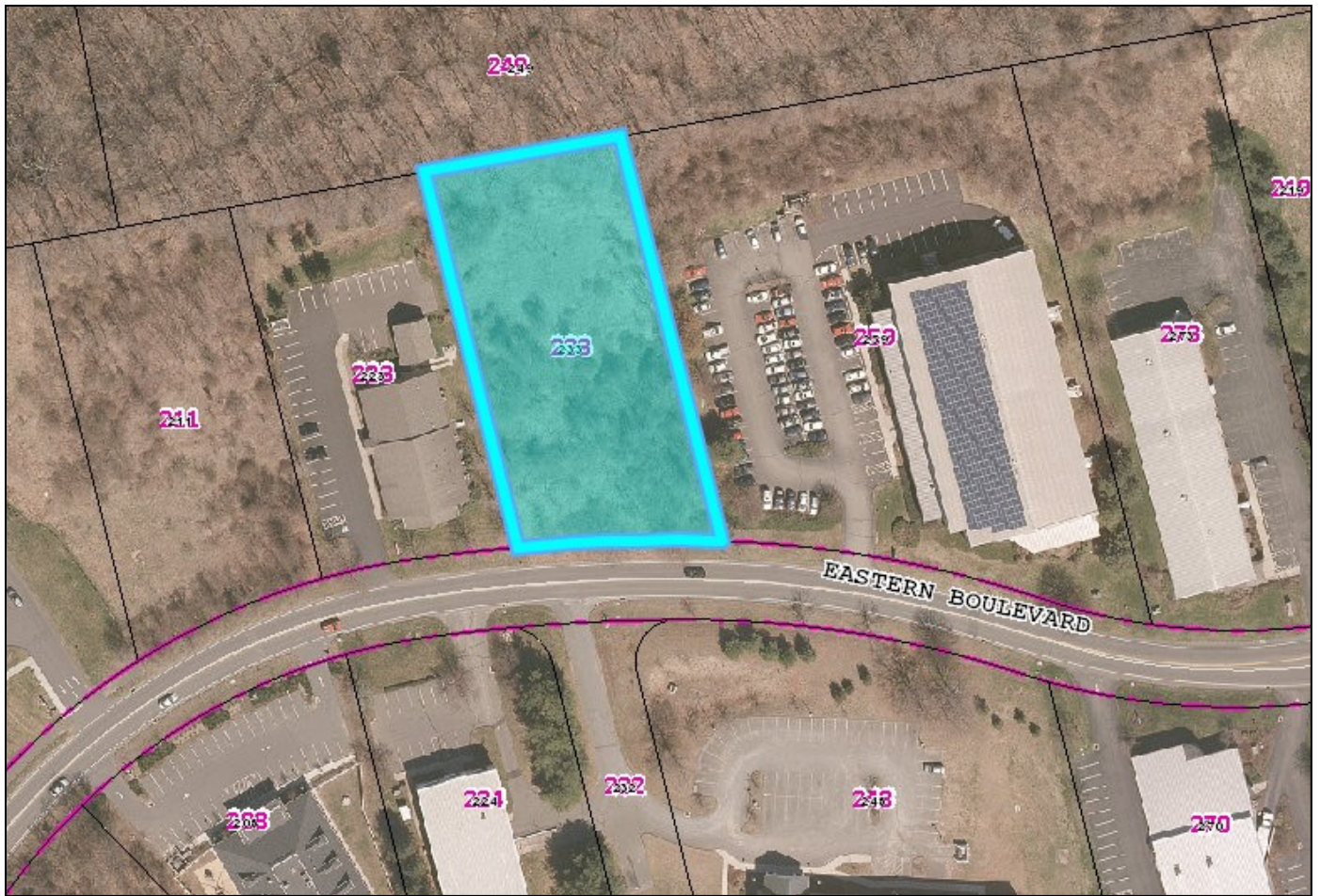
**EXECUTIVE SUMMARY**

- The applicant proposes to construct a 55-space parking lot at 233 Eastern Boulevard.
- The parking lot will used as overflow parking for Central Rock Gym located at 259 Eastern Boulevard.
- The Town Plan and Zoning Commission provided a favorable recommendation to the Zoning Board of Appeals for the variance request to allow a private parking area to be a principal use on a parcel of land in the Planned Employment Zone, where such use is not permitted, and to allow a private parking area to be located on a different lot than the associated use, at its November 19, 2019 Meeting.
- The Zoning Board of Appeals granted a use variance for the aforementioned request at their meeting of December 2, 2019.
- The Community Beautification Committee reviewed and accepted the plans with recommended changes at their meeting March 11, 2020.
- The Plans Review Subcommittee Review reviewed the plan at their May 13, 2020 meeting where they had no issues with the proposal.
- At that same meeting the Subcommittee agreed with the applicant’s position that the Town Engineer’s request for installation of a sidewalk along Eastern Boulevard would be burdensome. They also stated that should the lot be developed as anything other than a parking lot, sidewalks shall be installed.
- At the meeting of June 25, 2020 the Inland Wetlands and Watercourses Agency issued a wetlands permit for the proposal.
- At that same meeting, the Conservation Commission forwarded a favorable recommendation for the proposal to the Town Plan and Zoning Commission.

**REVIEW**

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Project Narrative
- Site Plans
- Minutes of the Community Beautification Committee meetings of March 11, 2020
- Minutes from the Plans Review Subcommittee meeting of May 13, 2020



**Aerial view of 233 Eastern Boulevard looking north**

**SITE DESCRIPTION**

The site is a 1.04-acre, undeveloped and wooded lot located on the north side of Eastern Boulevard in the Planned Employment Zone. The lot slopes slightly to the north away from Eastern Boulevard. There are wetlands located in the northeast corner of the lot. There is a 25-foot wide construction easement and a 25-foot drainage easement.

**ADJACENT USES**

- North— Undeveloped land, Residence A Zone
- East—An indoor, rock climbing gym, Planned Employment Zone
- West—An office building, Planned Employment Zone
- South—A gymnastics facility, Planned Employment Zone

**PROPOSAL [See Plans set sheet entitled “Site Plan/ Erosion & Sediment Control Plan” and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

The applicant, who is also the owner of Central Rock Gym located at 259 Eastern Boulevard, has entered into a 10-year lease with the owner of 233 Eastern Boulevard with an option for a 10-year renewal. The applicant intends to construct a 55-space parking lot that will serve as overflow parking for the gym.



View of proposed parking area looking west from 253 Eastern Boulevard

**VEHICULAR AND PEDESTRIAN CIRCULATION [See Plans set sheet entitled “Site Plan/ Erosion & Sediment Control Plan” and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

There will be no direct access to the parking lot off Eastern Boulevard. Vehicles access the site through a curb cut for 259 Eastern Boulevard and access the parking area over an easement through an entrance located at the southeast corner of the site. There will a 5-foot wide bituminous walkway connecting the proposed parking area with the parking area for 259 Eastern Boulevard.

**DRAINAGE [See Plans set sheet entitled “Site Plan/ Erosion & Sediment Control Plan” & sheet entitled “Notes & Details”; and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

The parking lot will be pitched to the north so that stormwater will sheet flow to a management basin at the northwest corner of the property. The water will be treated through a coarse aggregate layer and drain into an underbasin. From there the water will be discharged into the wetlands to the north.

**WETLANDS [See Plans set sheet entitled “Site Plan/ Erosion & Sediment Control Plan” and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

There are wetlands located at the northeast corner of the lot. The Inland Wetlands Commission at their June 25, 2020 meeting issued a wetlands permit for the disturbance caused by the parking lot development. The applicant is also proposing a conservation easement for the northeast corner of the site where the wetlands are located.

**LIGHTING [See Plans set sheet SL-1.D entitled “Site Lighting Photometric Calculation” and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

The proposed parking lot will have four, 12-foot tall, pole-mounted, dark sky compliant lights. The lights will be located on the eastern and western edges of the lot and in the landscape islands located on at northern and southern sides of the lot.

**LANDSCAPING [See Plans set sheet entitled “Landscape Plan” and Memorandum entitled “Narrative for Application of Eastern Ave Holdings, LLC for a §12 Special Permit with Design Review for Proposed Parking Lot at 233 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1”]**

The applicant is proposing to construct a 3-foot tall landscape berm along the southern edge of the lot to screen it from Eastern Boulevard. The landscape plan also includes shade trees in the landscaped islands, ornamental trees at the southwest corner of the site and shrubs and bushes around the perimeter of the lot. The Community Beautification Committee reviewed and accepted the landscape plan with changes at their March 11, 2020 meeting.

**ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT**

The Zoning Board of Appeals granted a use variance from the following sections of the Glastonbury Building-Zone Regulations: Section 2.36—Definition of a Private Parking Area; and Section 4.14.2—Permitted Accessory Uses in the Planned Employment Zone. The proposed project meets all the bulk requirements of the Planned Employment Zone.

The Town of Glastonbury Future Land Use Map designates this parcel as part of the Employment Planning Area. The Planned Employment Zone is home to many of the Town’s light industrial, warehousing, and medical office uses. Other permitted uses in this zone include office, professional and personal service uses.

The following is a list provided by the applicant in their project narrative that names the sections of the Plan of Conservation to which this project complies.

**Consistency with Town of Glastonbury 2018-2028 Plan of Conservation and Development:**

*Please note that the Site is within the Employment Area (Planning Area 6).*

1. 1. Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity. When feasible, apply these techniques to improve existing conditions and incorporate a Town-wide inspection, maintenance and improvement program. Page 23—Town Wide Policies, 5. Stormwater Management, a.
2. 2. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. Page 23—Town Wide Policies, 6. Commercial Development, a.
3. 3. Support innovative stormwater management techniques and Low Impact Development (LID) standards for commercial construction. Page 23—Town Wide Policies, 6. Commercial Development, c.
4. 4. Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites. Page 49—Planning Area Six, Policies, Land Use and Development, 8.
5. 5. Storm drainage systems to be upgraded. Page 50 - Planning Area Six, Policies, Stormwater Management, 1.

The Town Engineer has stated in his memorandum that sidewalks should be installed in front of the proposed parking lot in anticipation of the Town's multi-use trail that will be constructed through the corporate park in the upcoming years. The Town would prefer to have a developer incur the cost of infrastructure construction as part of their development rather than the Glastonbury taxpayer as part of the Town sidewalk construction program.

Pertinent staff correspondence is attached.

TOWN PLAN AND  
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT  
DESIGN REVIEW

APPLICANT: EASTERN AVE HOLDINGS LLC  
C/O ED HARDY, MEMBER  
299 BARBER AVENUE  
WORCESTER, MA 01606-2437

OWNER: 233 EASTERN BLVD ASSOCIATES  
LLC  
C/O TAMMY VILLAMIZAR  
810 NEIPSIC ROAD  
GLASTONBURY, CT 06033

FOR: 233 EASTERN BOULEVARD

MOVED, that the Town Plan & Zoning Commission approve the application of EASTERN AVE HOLDINGS LLC for a Section 12 Special Permit with Design Review – 55-space parking lot to accommodate patrons at Central Rock Gym at 259 Eastern Boulevard – 233 Eastern Boulevard – Planned Employment Zone and Groundwater Protection Zone 1, in accordance with the following plans:

**To Be Quoted**

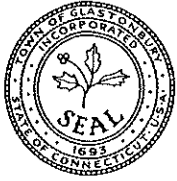
And

1. In compliance with:
  - a. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of June 25, 2020.
  - b. The recommendations as contained in the minutes of the February 12, 2019 Community Beautification Committee meeting.
2. In adherence to:
  - a. The Town Engineer's memorandum dated July 15, 2020.
  - b. The Police Chief's memorandum dated July 10, 2020.
  - c. The Health Director's memorandum dated July 15, 2020.
3. 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  
JULY 21, 2020

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ROBERT J. ZANLUNGO JR., CHAIRMAN



# Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

June 26, 2020

## CONSERVATION COMMISSION AND INLAND WETLANDS & WATERCOURSES AGENCY

Ed Hardy  
Eastern Avenue Holdings LLC  
299 Barber Avenue  
Worcester, Massachusetts 01606-2437

Re: Application of Eastern Ave Holdings, LLC (Ed Hardy, owner, Central Rock Gym) for an inland wetlands and watercourses permit concerning the proposed 55-space parking lot, its stormwater drainage system, outdoor lighting and landscaping within the wetlands' upland review area at 233 Eastern Boulevard (to benefit the neighboring Central Rock Gym at #259) – Planned Employment Zone and Groundwater (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC, counsel – Tammy Villamizar, landowner of #233

Dear Mr. Hardy:

At its Regular Meeting of June 25, 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 June 25, 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: Megson, Heagle & Friend, C.E. & L.S., LLC  
Alter & Pearson, LLC, counsel

TM:gfm  
Attachment

## APPROVED MOTION FOR A WETLANDS PERMIT

MOVED, that the Inland Wetlands and Watercourses Agency issues an inland wetlands and watercourses permit to the Eastern Ave Holdings, LLC (c/o Ed Harney) for their proposed 55-space parking lot and its related infrastructure at 233 Eastern Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the comments contained within the Town Engineer's memorandum dated June 22, 2020 **except** for comment number 2 (two).
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deed to the individual residential property.
4. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
5. 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. Hay bales shall be replaced every 60 days. 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.

6. Tree stumps shall not be buried at the site.
7. Earthen material shall not be stockpiled in the wetlands regulated areas.
8. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
9. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
10. 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.
11. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.

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## MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner 

Date: June 26, 2020

Re: Recommendation to the Town Plan & Zoning Commission concerning a Section 12 Special Permit with Design Review – proposed 55-space parking lot, its stormwater drainage system, outdoor lighting and landscaping within the wetlands' upland review area at 233 Eastern Boulevard (to benefit the neighboring Central Rock Gym at #259) – Planned Employment Zone and Groundwater (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC, counsel – Tammy Villamizar, landowner of #233 - Eastern Ave Holdings, LLC (Ed Hardy, owner, Central Rock Gym)

During its Regular Meeting of June 25, 2020, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of a Section 12 Special Permit with Design Review concerning a proposed 55-space parking lot, its stormwater drainage system, outdoor lighting and landscaping within the wetlands' upland review area at 233 Eastern Boulevard (to benefit the neighboring Central Rock Gym at #259), within the Planned Employment Zone and Groundwater (overlay) Zone 1. 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  
Megson, Heagle & Friend, C.E. & L.S., LLC  
Alter & Pearson, LLC, counsel

**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 for the proposed 55-space parking lot and its related infrastructure at 233 Eastern Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to the Town Engineer's memorandum dated June 22, 2020.
2. A private conservation easement shall be established as generally depicted on the site plans and this area shall henceforth not be disturbed from its present condition until the conservation easement is in force. The precise delineation shall be recorded by bearings and distances. The easement shall be recorded on the land records. The conservation easement shall be marked with oak stakes labeled "Conservation Easement" with waterproof ink and tied with red flags. These stakes are to be located at each change of boundary direction and at every 100 foot interval on straightaways. All conservation easement corners shall be permanently marked with iron pins. In addition, numbered "Glastonbury Conservation Easement" signs, available from the Town's Office of Community Development, shall be nailed to trees that are within two feet of the easement area's boundary line, at approximately 100 foot intervals. The sign shall be installed facing outwards at about 7 feet above grade, using two 3 inch or greater aluminum or galvanized nails, with the nails left protruding from tree trunks about 1-1/2". Where no trees are suitable 7 foot metal or long-lived wood posts with easement signs attached shall be used. Such placement of signs shall be performed under the supervision of a Licensed Land Surveyor prior to land-clearing or earth-moving activities and notice shall be provided to the Town's Office of Community Development upon its completion.
3. In order to protect the physical, chemical and biological characteristics of the wetlands and watercourses and water quality, the following conditions shall apply:
  - a. Pesticides and herbicides shall not be disposed of within the designated conservation easement areas;
  - b. Pesticides and herbicides shall only be applied utilizing best management practices for integrated pest management; and
  - c. The developer agrees to recite these conditions in the deed to the individual residential property.
4. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
5. 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. Hay bales shall be replaced every 60 days.

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.

6. Tree stumps shall not be buried at the site.
7. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
8. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
9. 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.

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***Town of Glastonbury***  
***Health Department***

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## **Memo**

July 15, 2020

**To:** Jonathan E. Mullen, Planner

**Fr:** Wendy S. Mis, Director of Health

**Re:** Eastern Ave Holdings LLC  
55-space parking lot

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This office has received and reviewed the plan by Megson, Heagle and Friend, dated 2/20/20, for a 55-space parking lot at 233 Eastern Boulevard.

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

July 15, 2020

**MEMORANDUM**

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

From: Stephen M. Braun P.E., Assistant Town Engineer 

Re: Section 12 Special Permit with Design Review  
Central Rock Gym Parking Lot  
233 / 259 Eastern Boulevard

The Engineering Division has reviewed the construction plans for the proposed Central Rock Gym parking lot on property located at 233 Eastern Boulevard prepared by Megson, Heagle and Friend, Civil Engineers and Land Surveyors LLC dated February 20, 2020 and offers the following comments:

1. Construction of 4 foot wide concrete sidewalks along the frontage of the subject parcel is recommended as part of this application and should be depicted on the final plans. The Town standard sidewalk detail should also be added to the plans along with the Engineering Division standard inspection note.
2. Label trees to be removed and protected within the project limits. Trees along the frontage will likely be impacted by proposed sidewalk and may require removal or installation of tree root barrier.
3. Provide parking lot layout information including curve radii, access aisle width and parking space dimensions. A detail for the proposed parking lot pavement cross section should be added to the plans. Clarify curbing and surface treatment for parking lot islands. Additional spot grades should be added to the plans for constructability as well as a project benchmark with elevation.
4. Label inverts for the underdrain within the pond on the site plan. A riprap apron is recommended below the outlet of the underdrains.
5. The Stormwater Maintenance Program should include a reference to maintenance of the stormwater management basin. References to "Rain Gardens" on the detail sheet should be changed to "Stormwater Management Basin" for consistency with the site plan.
6. A project specific Erosion and Sedimentation Control narrative should be included that describes the proposed construction sequence and includes an estimate of disturbed area.
7. An additional plan sheet should be added to the set to include the approval motions with conditions of approval from each town commission.
8. Applicant shall submit PDF copies of final signed and sealed plans and drainage computations to the Engineering Division for our records.



# GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

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## MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: July 10, 2020

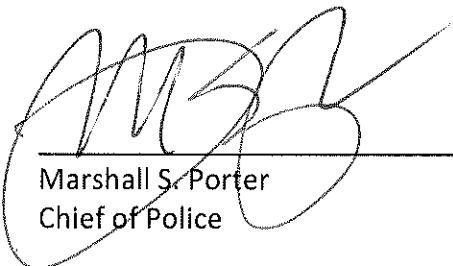
Subject: 233 Eastern Blvd- Sec 12 with Design Review- 55-space parking lot

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Members of the Police Department have reviewed the application of Eastern Ave Holdings LLC for a Section 12 Special Permit with Design Review – 55 space parking lot to accommodate patrons at Central Rock Gym at 259 Eastern Blvd- 233 Eastern Blvd- Planned Employment Zone and Groundwater Protection Zone 1.

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)



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Marshall S. Porter  
Chief of Police

JPH:jph



TOWN OF GLASTONBURY  
**FIRE MARSHAL'S OFFICE**  
SITE PLAN/SUBDIVISION REVIEW

PROJECT: Central Rock **parking lot expansion** LOCATION: **233/259 Eastern Blvd.**

\_\_\_NEW CONSTRUCTION CHANGE OF USE \_SUBDIVISION \_COMMERCIAL

OCCUPANCY CLASSIFICATION: FILE #

PROPOSED FIRE PROTECTION:  
ENGINEER'S PLAN: INITIAL PLAN REVISED PLAN\_\_\_

ENGINEER:

ADDRESS: PHONE:

DATE PLANS RECEIVED: DATE PLANS REVIEWED:

COMMENTS: **No comments for this parking lot expansion**

REVIEWED BY: \_\_\_\_\_  
**Deputy Chief Chris Siwy –Fire Marshal**

PAGE 1 OF 1

cc: Applicant  
File



TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
*Portion of* MINUTES OF MAY 13, 2020 SPECIAL MEETING

*The meeting commenced at 8:00 AM through Zoom Video Conferencing*

**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

**233 EASTERN BOULEVARD– proposal for a parking lot to serve Eastern Rock Gym at 259 Eastern Boulevard – Planned Employment Zone & Groundwater Protection Zone 1 – Attorney Meghan Hope, Alter & Pearson, LLC - Eastern Ave Holdings, LLC, applicant**

Attorney Meghan Hope presented the proposal, which is to create a 55-space parking lot at 233 Eastern Boulevard. The parking lot will serve as overflow parking for Eastern Rock Gym located at 259 Eastern Boulevard. On December 2, 2019, the Zoning Board of Appeals granted a use variance to allow a parking lot as a principal use for this property. The TPZ provided a favorable recommendation for the use variance as well. Attorney Hope then explained that the owner of Eastern Rock Gym has entered into a 10-year lease with an option for a 10-year lease extension.

Mark Friend of Megson, Heagle & Friend went over the site plan. He explained that the proposed 55-space overflow parking lot would mirror the layout of the parking lot at 259 Eastern Boulevard. He then stated that the lot, which is currently undeveloped, was part of a subdivision in 1988. Mr. Friend explained that stormwater would sheet flow to the north toward a rain garden that would then discharge into the wetlands to the north of the lot. He then explained that access to the parking lot would be through 259 Eastern Boulevard and that the new parking lot would not have its own curb cut. Mr. Friend described how the parking lot would be screened by a landscaped berm at the southern end. Pedestrian connection between the two lots will be through a walkway at the northeast corner 233 Eastern Boulevard. Mr. Friend stated that lighting for the new parking lot will be four, 12-foot tall light poles with night sky compliant LED lights.

Next, Attorney Hope went over the plant species types for the landscaped berm. She further stated that the Community Beautification Committee had reviewed the proposal and accepted the landscape plan as presented.

Attorney Peter Alter explained to the Subcommittee that the Engineering Department has recommended that the applicant install sidewalks along the frontages of both 233 and 259 Eastern Boulevard, in anticipation of connection to the multi-modal trail proposed by the Town. Attorney Alter stated that currently there are no sidewalks on this section of Eastern Boulevard and there is no plan from the Town to install sidewalks along this section of Eastern Boulevard in the near future. He stated that the applicant has budgeted \$100,000 for the entire project and installation of the sidewalks along the frontages would cost between \$25,000 and \$30,000. Attorney Alter stated that the request from the Engineering Department would be financially burdensome and could jeopardize the entire project. He was seeking the reaction of the

Subcommittee so that he could advise his client on their course of action.

Vice Chairman Purtill stated that this issue should go to the full Commission for review. She suggested that a condition of approval could be added that sidewalks should be installed if the lot is ever developed to anything besides a parking lot. Chairman Zanlungo stated that he did not agree with the Engineering Department's recommendation for sidewalks if the lot is going to be a parking lot. He concurred with Vice Chairman Purtill that if the lot is ever anything beyond a parking lot then sidewalks could be installed at that point. Vice Chairman Purtill advised the applicant to show the pedestrian connection between the two parking areas on the map for the TPZ meeting.

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**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

Absent:         Linda DeGross  
                  Debra DeVries-Dalton  
                  Kate Morgan

**233 EASTERN BOULEVARD – landscaping at a 55-space parking lot for Central Rock Gym, located at 259 Eastern Boulevard – Planned Employment Zone & Groundwater Protection (overlay) Zone 1 – Alter & Pearson, LLC – Thomas Graceffa, Landscape Architect - Eastern Ave Holdings, LLC, applicant/landowner – Tammy Villamizar, landowner**

The Committee requested a change from the white pines to a mix of evergreens, as suggested for 103 House Street project, to Serbian spruce and color mix. Bob suggested changing out the maple trees as the neighborhood already has many; he suggested changing the 4 on the plan to *Nyssa Sylvatica*. It was also suggested to install mulch in the two parking lot islands and no plant material as these areas have heavy foot traffic and plants will not survive.

Candice made motion to accept the plan as shown. Della seconded; all in favor 4-0.

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