

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
CONSTRUCTION OF A 3,911± SQUARE CHASE BANK BRANCH BUILDING
109—117 NEW LONDON TURNPIKE
MEETING DATE : JULY 21, 2020**

PUBLIC HEARING #4
07-21-2020 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
July 17, 2020

Zoning District:
Town Center (TC) Zone

Applicant:
FERFELDT INVEST-
MENTS LLC

Owner:
James E. Schulz, S&R
Ventures, LLC and SIX
FS II, LLC

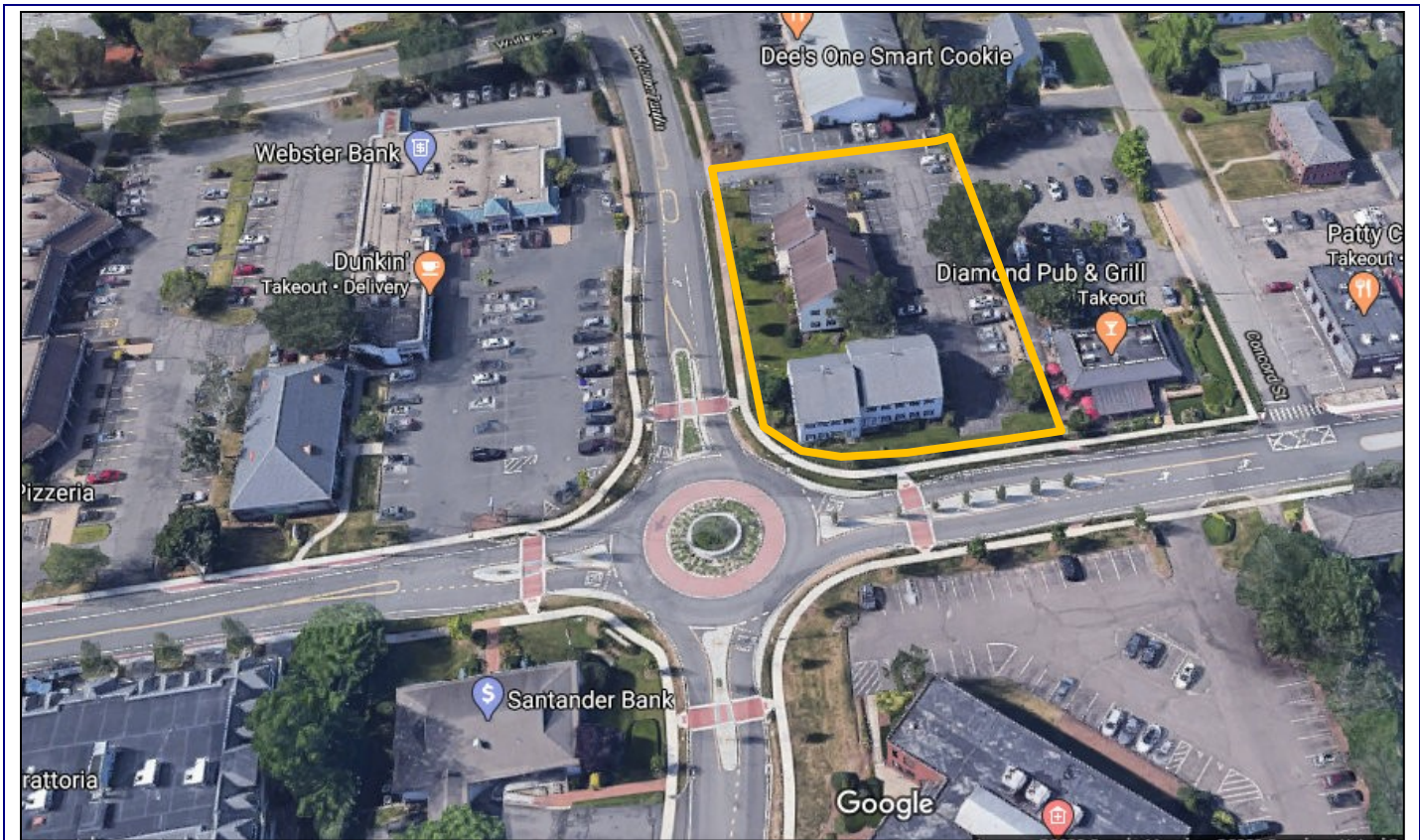
EXECUTIVE SUMMARY

- The applicant is proposing to demolish the two existing office buildings and construct a 1-story, 3,911± square foot Chase Bank Branch building with 28 parking spaces and a drive-up ATM, at 109—117 New London Turnpike.
- The Plans Review Subcommittee reviewed the proposed project at their December 4, 2019, March 11th and June 10th, 2020 meetings.
- At the December 4, 2019 meeting the Subcommittee expressed concern about the design of the building. Areas of concern expressed by the Subcommittee were the building’s color, materials, and roofline. They also stated that the proposed design was not contextual to the surrounding area.
- At the March 11, 2020 meeting the Subcommittee was in support of the design changes made by the applicant. However, concerns were expressed regarding the proximity of the building to the street, placement of the HVAC units, green-space at the Hebron Avenue entrance and dumpster location.
- At the June 10, 2020 meeting, the applicant presented the revisions made to the plan in response to the March 11th meeting. The Subcommittee members had no issue with the revised design presented by the applicant.
- The Community Beautification Committee reviewed the proposal at its meetings of June 10th and July 8th, 2020.
- At the July 8, 2020 meeting the Committee accepted the plans with recommended changes.
- At its meeting of June 25, 2020, 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 Narratives
- Site Plans/Architectural elevations
- Minutes of the Community Beautification Committee meetings of June 10 and July 8, 2020.
- Minutes from the Plans Review Subcommittee meetings of December 4, 2019 and March 11th and June 10th, 2020.



Aerial View of 109– 117 New London Turnpike looking north

SITE DESCRIPTION [See Plan Set Sheets entitled “ALTA/NSPS Land Title Survey Sheet 1 of 2 and 2 of 2”]

The site is a .94-acre lot located on the northeast corner of the intersection of Hebron Avenue and New London Turnpike in the Town Center Zone. There are two office structures located at 109-117 New London Turnpike. Access to the site is through a curb cut that is shared with the property the north, off New London Turnpike at the northeast corner of the site, which leads to customer and employee parking behind the office buildings.

ADJACENT USES

Commercial and offices uses abut the property on all sides.

PROPOSAL [Please refer to Plan Set Sheet C-301 entitled “Site Layout Plan” & memorandum entitled “Narrative for 109-117 New London Turnpike – §12 Special Permit with Design Review for Proposed Chase Bank”]

The applicant is proposing to demolish all existing structures on the site and construct a 1-story 3,511± square foot bank. The proposed building has 3,470 square feet of useable office space, which results in a Floor Area Ratio (FAR) of .085, that is below the maximum of .5 for the Town Center Zone. The proposal also calls for a reconfigured parking area and a drive-up ATM.



View of site for the proposed building site from the roundabout at Hebron Avenue and New London Turnpike looking north-east

PARKING, SITE CIRCULATION, DUMPSTER & MECHANICAL LOCATION [Please refer to Plan Set Sheet C-301 entitled “Site Layout Plan”, Sheet C-902 entitled “Detail Sheet”, Sheet C-601 entitled “Landscape Plan” & memorandum entitled “Narrative for 109-117 New London Turnpike – §12 Special Permit with Design Review for Proposed Chase Bank”]

The existing landscape islands and curbing will be demolished and replaced with new islands with concrete curbing in a reconfigured layout. The proposed bank building will have 28 parking spaces (including two handicapped-accessible spaces) located to the north of the building. An additional two-way curb cut will be located at the southeast corner of the site off Hebron Avenue. The new curb cut will be a right-turn-only exit directing traffic west toward the roundabout. Patrons using this curb cut to enter the site can access the drive-up ATM to the north or the parking area to the west. There will also be a bypass lane for the drive-up ATM for patrons looking to exit the site to at the northwest curb cut to New London Turnpike.

There will be two concrete walkways on the site. The first walkway will be located along the northern side of the building and will lead patrons to the bank entrance. The other walkway will be located on the southern side of the building at the emergency exit. Both will connect to the existing town sidewalk that runs from Hebron Avenue to New London Turnpike.

The dumpster will be located in a 12-foot long by 12-foot wide enclosure at the northeast corner of the lot in the same landscape island where the drive-up ATM is located. The HVAC units will be located at the northeast corner of the building and will be screened with evergreen shrubs.

LIGHTING [Please Refer to Plan Set Sheet C-701 entitled “Lighting Plan”]

There will be 7, night-sky compliant, pole-mounted lights on the site. The two poles located along on the western side of the property line will be 15 feet tall while the five remaining lights will be 12 feet tall and located along the northern and eastern sides of the parking area.

DRAINAGE and UTILITIES [Please Refer to Plan Set Sheet C-401 entitled “Grading and Drainage Plan”]

Stormwater will be handled on this site by a subsurface water treatment and infiltration system located under the parking lot at the southeast side of the site. The parking areas will be graded to drain runoff to one of two catch basins located on the east side of the parking area with the ultimate discharge to a catch basin on Hebron Avenue. Roof-generated runoff will be piped directly to the infiltration system. There will also be a 2-foot wide infiltration trench filled with crushed stone located at the northeast corner of the site. The site will be serviced by MDC water and town sanitary sewer. The applicant has provided a stormwater maintenance schedule to ensure proper function of the water treatment and infiltration systems.

ARCHITECTURE AND SIGNAGE [Please Refer to Architectural Set Sheets SK-001, A.100, A-200, A-300, & memorandum entitled “Narrative for 109-117 New London Turnpike – §12 Special Permit with Design Review for Proposed Chase Bank” and Sign Package sheets DRC Page 6—12]

The applicant has worked with the Plans Review Subcommittee to develop a building design that reflects the scale and character of the Glastonbury Town Center Area. Building materials for the bank include the following as described in the applicant’s narrative:

- Architectural asphalt shingles (color: weathered wood) for the roof material;
- Black Aluminum for the window mullions;
- Brick (color: Cape Cod) for the main building material;
- Hardieplank (color: gray slate) for the north and south bump outs of the building;
- Hardieplank (color: light mist) for the upper portions of the building;
- Hardieplank (color: arctic white) for the banding of the building; and
- Stone (color light grey) for the water table of the building.

At the request of the Plans Review Subcommittee, the applicant also moved the building to the north to avoid overwhelming that corner of Hebron Avenue and New London Turnpike.

There will be a 25 square foot, internally illuminated, double-faced monument sign mounted on a 3-foot, 1 ¼-inch tall by 9-foot, 6-inch wide concrete base with stone veneer located at southwest corner of the lot. There will also be two, 1-foot tall by 7-foot, ½ -inch wide, internally illuminated channel letter wall signs located on the north and west building elevations. On the south elevation there will be 1-foot, 8-inch tall by 11-foot, 8 ½-inch wide, internally illuminated, channel letter wall sign. The number, location, maximum single sign size and overall signage size of the proposed signage is in excess of what Section 10.3c of the Building-Zone Regulations permits for a single building, but the Regulation states that the Town Plan and Zoning Commission, as part of the approval of a Section 12 Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs; this allows for the excess.

LANDSCAPING [Please Refer to Plan Set Sheet C-601 entitled “Landscape Plan” & C-602 entitled “Landscape Notes and Details” and “Narrative for 109-117 New London Turnpike – §12 Special Permit with Design Review for Proposed Chase Bank”]

As stated in the Executive Summary, the Community Beautification Committee reviewed the proposal at its June 10th and July 8th, 2020 meetings. The Committee accepted the landscape plan with recommended changes at the July 8, 2020 meeting.

PLANNING AND ZONING ANALYSIS & COMPLIANCE WITH THE PLAN OF CONSERVATION AND DEVELOPMENT [Please refer to memorandum entitled “Narrative for 109-117 New London Turnpike – §12 Special Permit with Design Review for Proposed Chase Bank”]

The proposed development meets all the requirements for the Town Center Zone. The project is also in accordance with the following sections of the 2018—2028 Plan of Conservation & Development:

- **Town-wide Policies:**
 - **Transportation**
 - When feasible, use plan and design tools to promote and develop bicycle and pedestrian friendly facilities. Bicycle facilities could include, but are not necessarily limited to, bike lanes, bikeways, multi-use trails, bike racks and “share the road” signs.
 - **Stormwater Management**
 - Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
 - Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)
 - **Commercial Development**
 - 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.
 - **Sustainability**
 - Encourage Sustainable Development projects that minimize impacts on the natural environment, i.e. land, water, air, through use of renewable energy, waste reduction and recycling practices.
- **Town Center**
 - Continue to support redevelopment to enhance the character of the Town Center.
 - Work with property owners and developers to revitalize aging and underused properties.

PLANNING AND ZONING ANALYSIS & COMPLIANCE WITH THE PLAN OF CONSERVATION

AND DEVELOPMENT continued

- **Planning Area 4—Town Center**
 - **Transportation**
 - Continue to include pedestrian and bicycle-friendly access and amenities on properties within the Town Center that are subject to Special Permit action by the Town Plan and Zoning Commission. Completion of a unified sidewalk system is strongly encouraged. Install additional bike racks in sensible locations.
 - **Economics**
 - Continue efforts to enhance the streetscapes along Main Street and Hebron Avenue through landscaping and architectural improvements. Continue to support outdoor dining proposals where appropriate.
 - Support the continued redevelopment of the Town Center in a manner that encourages congregation of its residents for community gathering spots.
 - **Stormwater Management**
 - Encourage treatment of stormwater runoff from both pervious and impervious surfaces to protect the Salmon and Hubbard Brook stratified drift aquifers, which underlie much of the Town Center.

Pertinent staff correspondence is attached.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT WITH
DESIGN REVIEW

APPLICANT: FERFELDT INVESTMENTS LLC
C/O THE FERBER COMPANY INC.
151 SAWGRASS CORNERS DRIVE
SUITE 202
PONTE VERDA BEACH, FL 32082

OWNER: JAMES E. SHULZ, S&R VENTURES
AND SIX FS II, LLC
C/O JOHN C. RUEBER
126 TARAMAC DRIVE
GLASTONBURY, CT 06033

FOR: 109 – 117 NEW LONDON
TURNPIKE

MOVED, that the Town Plan & Zoning Commission approve the application of FERFELDT INVESTMENTS LLC for a Section 12 Special Permit with Design Review – construction of a one story, 3,511± square foot Chase Bank upon the razing of 2 existing office structures – 109-117 New London Turnpike – Town Center Zone, in accordance with the following plans:

To Be Quoted

And

1. In compliance with:
 - a. The conditions set forth by the Conservation Commission, in their recommendation for approval to the Town Plan and Zoning Commission at their Regular Meeting of June 25, 2020.
 - b. The recommendations as contained in the minutes of the July 8, 2020 Community Beautification Committee meeting.
 - c. The standards contained in a report from the Fire Marshal, File 20-027, plans reviewed 06-23-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated July 16, 2020.
 - b. The Police Chief's memorandum dated July 10, 2020.
 - c. The Health Director's memorandum dated July 15, 2020.
3. The applicant shall install a bicycle rack on the site.
4. 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

ROBERT J. ZANLUNGO JR., CHAIRMAN

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner



Date: June 26, 2020

Re: Recommendations to the Town Plan & Zoning Commission for a Section 12 Special Permit with Design Review concerning a proposed Chase Bank building, parking lot and related infrastructure at 109-117 New London Turnpike – northeast corner of roundabout with Hebron Avenue – Town Center Zone – Alter & Pearson, LLC, counsel – Bohler Engineering – Glastonbury Commons Office Condominium, landowner – TPG Architecture, applicant

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 Chase Bank building, parking lot and related infrastructure at 109-117 New London Turnpike. 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
Alter & Pearson, LLC
Bohler Engineering

**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 Chase Bank facility at 109-117 New London Turnpike, 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 23, 2020.
2. 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.
3. 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.
4. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
5. 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.
6. 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.

July 16, 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
Proposed Chase Bank with Drive Through
109-117 New London Turnpike

The Engineering Division has reviewed the construction plans for the proposed Chase Bank to be located at 109-117 New London Turnpike prepared by Bohler Engineering revised June 23, 2020 and the related stormwater management report revised June 5, 2020 and offers the following comments:

1. Minor discrepancies are noted for outlet structure OCS-1 flow line elevations and orifice dimensions as depicted on the construction detail Sheet C-903 and in the stormwater report. In addition, the WQV as described on the site plan and in the stormwater management report should be the volume below the lowest orifice elevation of 49.20. These items should be verified and corrected for consistency.
2. Utility connections for the new building are depicted on the plans as reconnections to the existing utility services within the property in order to limit impacts to the existing roundabout and associated hardscape elements. Any changes to proposed utility connections that would affect the Town right-of-way must be reviewed and approved by the Town Engineer.
3. Applicant should consider providing more screening along the southeast property line in the vicinity of the neighboring restaurant deck and patio area without creating a sightline hazard for exiting traffic.
4. A Waiver of Claim must be filed by the owner through the Engineering Division for the proposed connection to the Town drainage system prior to construction.
5. Applicant shall submit PDF copies of final signed and sealed plans and drainage computations to the Engineering Division for our records.



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

PROJECT: Chase Bank **LOCATION:** 177 New London Turnpike

DEVELOPER: S&R Ventures LLC & Ferfeldt Investments LLC – The Ferber Comp. Inc.

NEW CONSTRUCTION **CHANGE OF USE** **SUBDIVISION** **COMMERCIAL**

OCCUPANCY CLASSIFICATION: Group B **F.M.O. FILE #** 20-027

PROPOSED FIRE PROTECTION: via MDC water main & the GFD

ENGINEER'S PLAN # CT 191004 **INITIAL PLAN** **REVISED PLAN** 6-23-2020

ENGINEER: Jeffrey G. Bord- Bohler Engineering

ADDRESS AND PHONE: 16 Old Forge Road Rocky Hill CT 06067 860-333-8900

DATE PLANS RECEIVED: 7-06-2020

DATE PLANS REVIEWED: 7-13-2020

COMMENTS:

Address numerals shall be posted in accordance with the State Fire Safety Regulations and Local Ordinance.

Address numbers shall be a minimum of 4 in. (100 mm) high with a minimum stroke width of 1/2 in. (13 mm).

The demolition and construction site shall be fenced and secured with locking devices approved by this office.

Demolition activities shall not be conducted without appropriate dust control measures on site.

The use of and location of temporary fuel tanks utilized for construction or demolition shall be approved by this office.

Staging of materials, coordination of construction deliveries, contractor's vehicles and trade activities for this dimensionally challenged site will be required to prevent business disruption and peak traffic congestion.

A rapid entry vault is required on the building and if the premise is provided with a fire alarm an exterior mounted flashing light is required.

REVIEWED BY:

Deputy Chief Christopher N. Siwy - Fire Marshal

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cc: App/File



GLASTONBURY POLICE DEPARTMENT

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

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: July 10, 2020

Subject: 109-117 New London Tpk- Sec 12 with Design Review- Chase Bank Construction

Members of the Police Department have reviewed the application of Ferfeldt Investments, LLC for a Section 12 Special Permit with Design Review – construction of a one story, 3,511+/- square foot Chase Bank upon razing of 2 story existing office structures- 109-117 New London Tpk-Town Center Zone.

The police department has no objection to this proposal provided that:

- Contact name and phone number for issues that arise onsite during construction (24/7)



Marshall S. Porter
Chief of Police

JPH:jph

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF DECEMBER 4, 2019 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A. 2nd Floor, Town Hall

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

109-117 NEW LONDON TURNPIKE – proposal for a new Chase Bank branch – Attorney Meghan A. Hope – Ferfeldt Investments LLC, applicant

Attorney Meghan Hope of Alter & Pearson, LLC explained the proposal and oriented the Commissioners to the site plan. She explained that the proposal is to demolish the two existing office condominium structures at 109-117 New London Turnpike and construct a 3,470± square foot Chase Bank branch building. She stated that the proposed plan meets all the requirements for the Town Center Zone and that the applicant placed the building as close to the southwest corner of the lot as possible to create a strong street presence on New London Turnpike and Hebron Avenue. She also went over site access, parking, signage, lighting, dumpster location, sidewalk connectivity and landscaping.

Attorney Hope then presented the architectural elevations to the Subcommittee members. Both Chairman Purtill and Commissioner Zanolungo expressed concern about the design of the building. Areas of concern expressed by the Subcommittee were the buildings color, materials, and roofline. The Subcommittee members agreed that the building design was not contextual to the surrounding area. Attorney Hope stated that the applicant would incorporate the feedback received into the revised plans and come back in January 2020.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF MARCH 11, 2020 SPECIAL MEETING

The meeting commenced at 8:00 AM in Meeting Room A, 2nd Floor, Town Hall

Present: Subcommittee Members Michael Botelho, Sharon Purtill and Robert Zanlungo; Richard Johnson, Town Manager, Khara C. Dodds, AICP, Director of Planning and Land Use Services and Jonathan E. Mullen, AICP, Planner

109-117 NEW LONDON TURNPIKE – revisions to the architectural elevations for the proposed Chase Bank branch – Town Center Zone - Alter & Pearson, LLC – Bohler Engineering – TPG Architecture, LLP - Ferfeldt Investments LLC, applicant

Attorney Meghan Hope explained that the proposal was to demolish the existing office buildings at 109 – 177 New London Turnpike and construct a 1-story Chase Bank branch. Attorney Hope stated that the applicant changed the design of the building in response to the comments received from the Subcommittee at the December 4, 2019 meeting. She stated that the applicant hoped to set a high bar with the design of the building.

Attorney Hope then oriented the Subcommittee members to the site plan. She explained that access to the site would be through the existing shared curb cut on New London Turnpike and a new curb cut at the southeast corner of the lot off Hebron Avenue. The site layout allowed the applicant to retain nine street trees along Hebron Avenue. Attorney Hope also pointed out the location of the dumpster enclosure and stated that the site would have 12-foot tall light poles.

Chairman Purtill expressed concern that the proposed building would be too close to the roundabout and that it could create a tunnel effect. Jeff Bord of Bohler Engineering explained that the proposed building location in relation to the road was similar to that of surrounding buildings. Commissioner Purtill asked if there was an entrance to the building on the Hebron Avenue frontage. Attorney Hope stated that while there will be walkways with connections to town sidewalks on Hebron Avenue, the main entrance to the building will be on the north wall of the building facing the parking lot. She stated that entrance location was chosen for safety reasons.

Commissioner Botelho asked if the Engineering Department had reviewed the plans. Mr. Bohler stated that Engineering had reviewed the plan with several rounds of comments. Chairman Zanlungo asked if there was a possibility of sharing parking with property to the north. Attorney Hope stated that she would look into the easement language to see if shared parking was a possibility.

Attorney Hope then stated the air-handling units would be located at the southwestern corner of

the site and would be screened with landscaping. She explained that originally, the units were supposed to be on the roof of the building but due to the change in design of the roofline, the units had to be placed on the ground. Commissioner Purtill stated that the applicant should consider an alternate location for the units.

Kelly Mejia of TPG Architecture went over the architectural design of the building. She stated that materials for the building would be cement board, brick veneer and asphalt shingles. Commissioner Purtill asked if the materials would hold up over time to which Ms. Mejia replied in the affirmative. Commissioner Purtill stated that she wanted to ensure that the design of the building is timeless. Chairman Zanolungo echoed Commissioner Purtill's statement by saying the site is a focal point for the town and the building should have good design. Commissioner Purtill asked Mr. Johnson if he had any input. Mr. Johnson agreed that the site is a focal point for the downtown area and he wanted to make sure that applicant had a timeless building design. Mr. Johnson also stated that the applicant should have a plan to screen the building utility connections. Ms. Dodds stated that the TPZ has been including screening for mechanicals and utilities as a condition of approval. Attorney Hope stated that the applicant could eliminate the pedestrian walkways on the east side of the building to accommodate screening for utility connections. Attorney Hope then summarized what she understood to be the key points from the meeting:

- Utility location and screening
- Move the building location slightly to the north, away from the roundabout
- Add more greenspace along New London Turnpike and Hebron Avenue
- Consolidate the dumpster location with the building to the north

Commissioner Botelho suggested reducing the number of parking spaces on site and increasing greenspace. Commissioner Purtill recommended that the applicant supply material samples at the public hearing. Chairman Zanolungo added that the applicant should also bring renderings to the public hearing.

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF JUNE 10, 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

109-117 NEW LONDON TURNPIKE – revisions to the proposal for the Chase Bank branch – Town Center Zone - Alter & Pearson, LLC – Bohler Engineering – TPG Architecture, LLP - Ferfeldt Investments LLC, applicant

Attorney Peter Alter presented revised plans for the proposed Chase Bank at 109 – 117 New London Turnpike. He indicated that the revised plans incorporated the recommendations from the March 11, 2020 Plans Review Subcommittee meeting. The changes included more open space on the New London Turnpike and Hebron Avenue building frontages, relocation of mechanicals from the west to the east side of the building, and landscaped screening of the relocated mechanicals.

Attorney Alter then presented the proposed building elevations and went over the building materials. He also went over site elements including the parking area, dumpster location and the drive-up ATM. Vice Chairman Purtill asked if the walkway on Hebron Avenue leads to an entrance door. Attorney Alter stated that the door on Hebron Avenue was egress only. Chairman Zanolungo asked if the “Eyebrow Dormers” were on previous plans. Ki Salehi of Chase Bank stated that the dormers were functional and had always been part of the design however they were not shown on the previous plans. Chairman Zanolungo and Vice Chairman Purtill stated that they liked the design.

**Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, June 10, 2020**

1. Roll Call

Present: Robert Shipman, Chairman
 Della Winans, Vice Chairman
 Jarrod Sansoucy, Secretary
 Candice Mark
 Linda DeGross
 Kate Morgan

Absent: Debra DeVries-Dalton

109-117 NEW LONDON TURNPIKE - Second review (with added green space) of proposal for new 1-story, 3,511± square foot Chase Bank – 109-117 New London Turnpike - Attorney Meghan A. Hope – Jeff Bord & Leslie Fanger, Bohler Engineering

Jarrold brought up the idea of changing the *illex* Shamrock to *Densiformis* yew. The Committee agreed less is more, and that the site is very heavily planted. Linda suggested more groupings and a more natural hedge along New London Turnpike; maybe more groupings instead of a full hedgerow. Candice agreed.

The Committee did not vote; they asked that the proposal return with suggested changes.

**Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, July 8, 2020**

1. Roll Call

Present: Robert Shipman, Chairman
 Della Winans, Vice Chairman
 Jarrod Sansoucy, Secretary
 Candice Mark
 Linda DeGross
 Debra DeVries-Dalton

Absent: Kate Morgan

109-117 NEW LONDON TURNPIKE - additional review of proposal for new 1-story, 3,511± square foot Chase Bank – 109-117 New London Turnpike -Attorney Meghan A. Hope – Jeff Bord & Leslie Fanger, Bohler Engineering

The Committee had asked the landscape architect to return with changes the Committee had suggested; members felt she listened and did what was wanted. Candice and Jarrod had one minor change to the hedge along the west sidewalk - remove the curved hedge row to simplify the area. A rough sketch was provided and all members agreed.

Jarrold made motion to accept the plan with the one last minor change of the sketched area; Candice seconded; motion approved 6-0. It was asked that once the final changes are made that the members be emailed the final plan.
