

Proposed Chase Bank 109-117 New London Turnpike



Applicant:

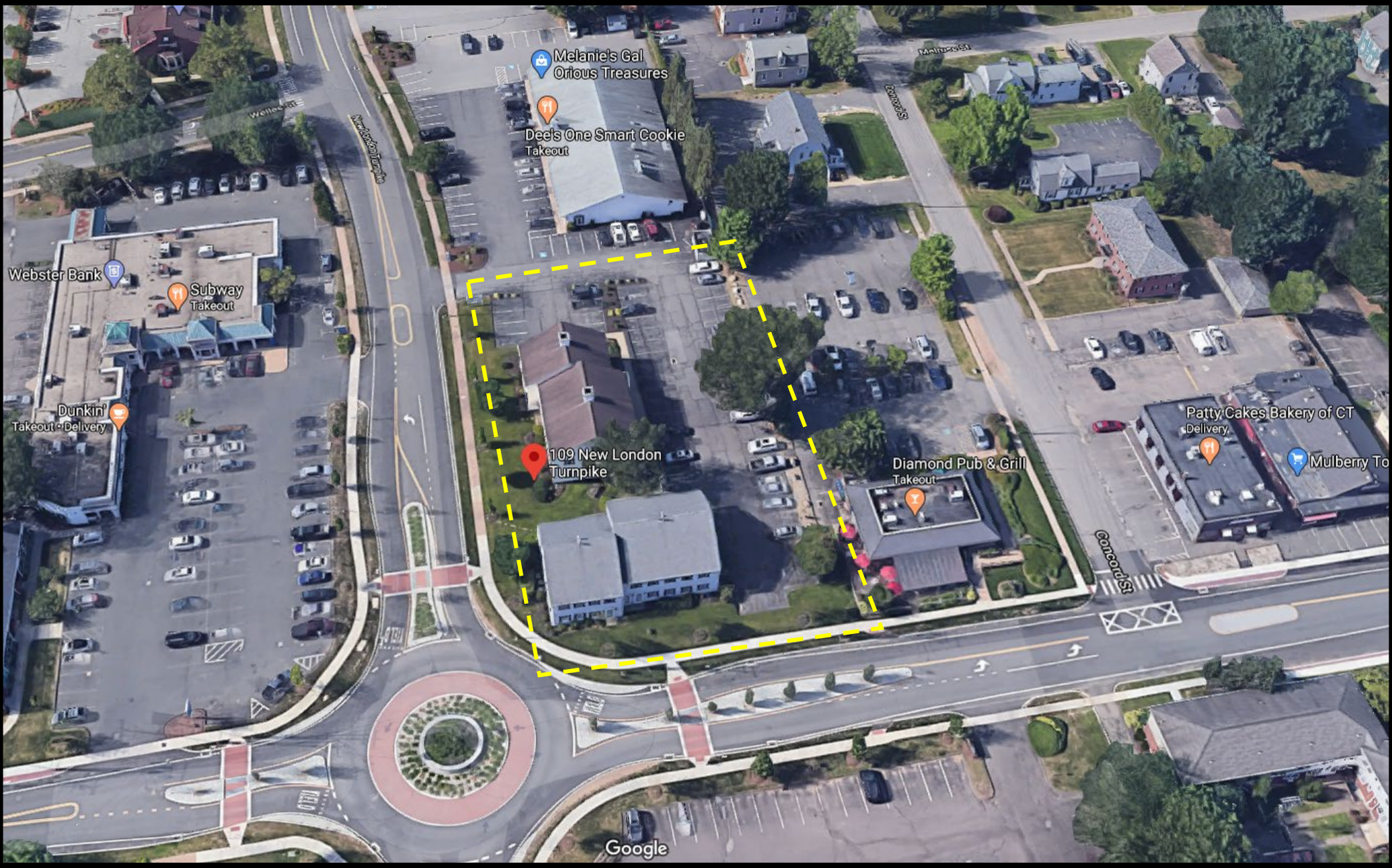
FERFELDT INVESTMENTS LLC

**Town Plan and Zoning Commission – Public Hearing for §12 Special Permit with Design Review
July 21, 2020 – 7:00 PM**

Meetings Before Town of Glastonbury to Date

- **10/23/2019** – Administrative Review
- **11/13/2019** – Water Pollution Control Authority
- **11/13/2019** – Community Beautification Committee
- **11/14/2020** – Informal Meeting Conservation Commission
- **12/04/2019** – TPZ Plans Review Subcommittee
- **03/11/2020** – TPZ Plans Review Subcommittee
- **06/10/2020** – TPZ Plans Review Subcommittee
- **06/10/2020** – Community Beautification Committee
- **06/25/2020** – Formal Meeting Conservation Commission
- **07/08/2020** – Community Beautification Committee
- **07/21/2020** – TPZ Public Hearing

Aerial View of Site



Google

Aerial View of Site with Location of Proposed Building



Previous
Site Plan



Revised Site Plan with Landscaping



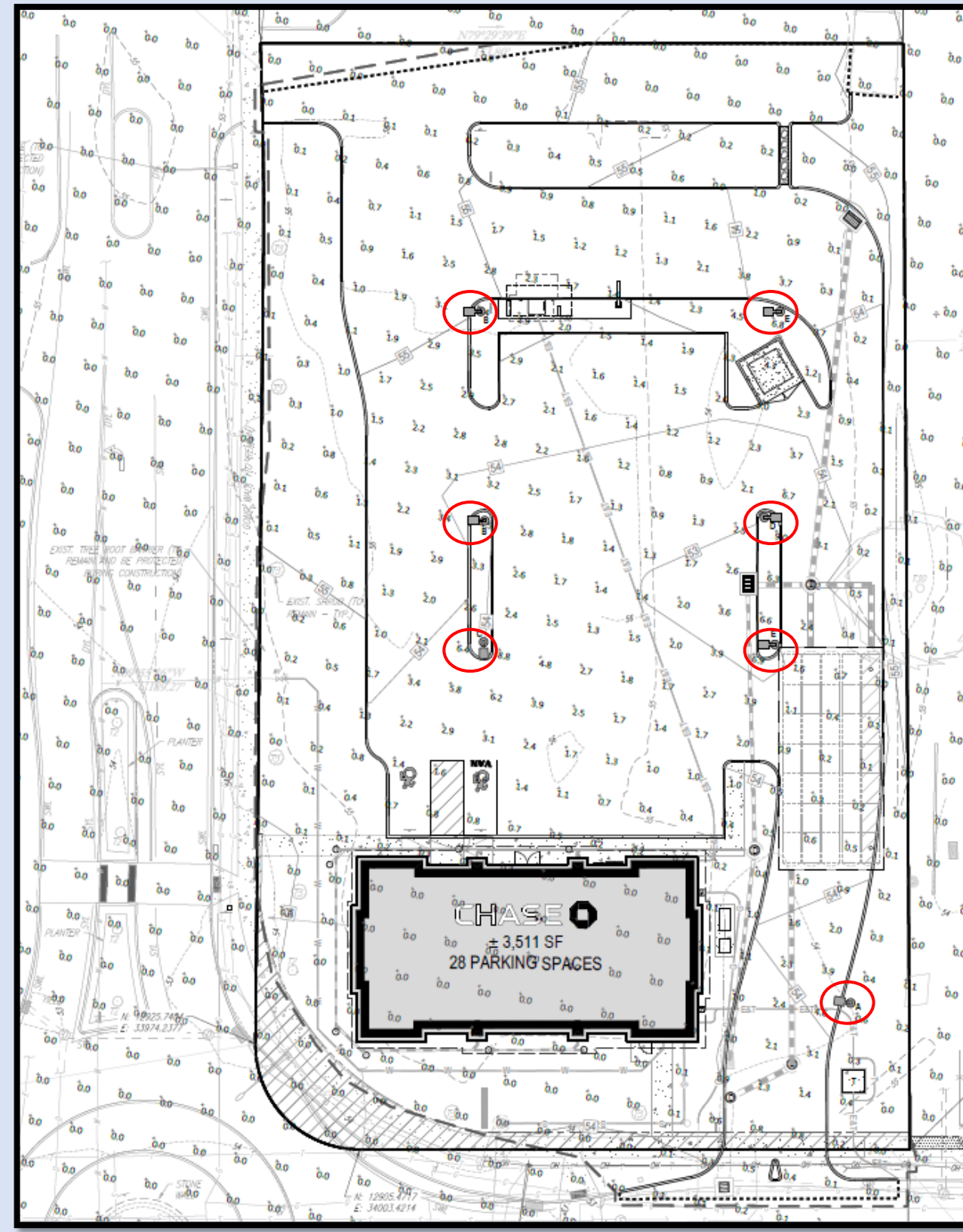
ZONING ANALYSIS TABLE

ZONING DISTRICT	TOWN CENTER (TC)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	±40,950 SF	NO CHANGE
MINIMUM LOT FRONTAGE	100'	156.2'	NO CHANGE
MAX. LOT COVERAGE	FAR 0.5	7,296 / 40,830 = 0.178	3,470 / 40,830 = 0.085
MIN. FRONT SETBACK	20'	25.0'	21.8'
MIN. SIDE SETBACK	8'	25.4'	23.0'
MIN. REAR SETBACK	20'	50.6'	47.5'
MAX. BUILDING HEIGHT	3 STORIES (38')	2 STORIES (31.7')	29'
REQUIRED OPEN SPACE	15% OF LOT AREA	13,725 / 40,830 = 33.6%	11,932 / 40,830 = 29.2%
IMPERVIOUS COVERAGE	N/A	27,225 / 40,830 = 66.7%	29,018 / 40,830 = 71.1%
PARKING SPACES	18	±50	28
PARKING CRITERIA	ONE (1) SPACE FOR EVERY TWO-HUNDRED (200) SQUARE FEET OF GROSS BUILDING FLOOR AREA (BUSINESS/FINANCE SERVICE) 3,470 SF / 200 = 17.35 ~ 18 SPACES REQ.		
ACCESSIBLE PARKING SPACES	2	2	2
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 26 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

Lighting Plan



12' Mounting Height



Proposed Building Rendering



Proposed Building Elevations



EAST ELEVATION (PARKING)



NORTH ELEVATION (PARKING AND DRIVE-UP ATM)



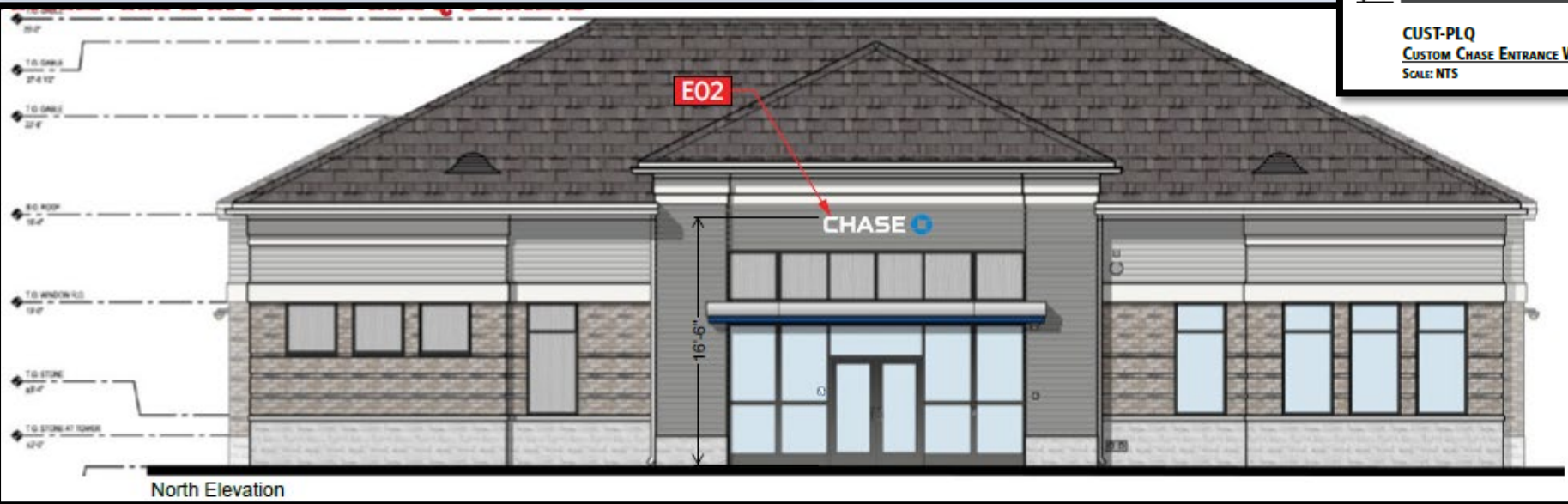
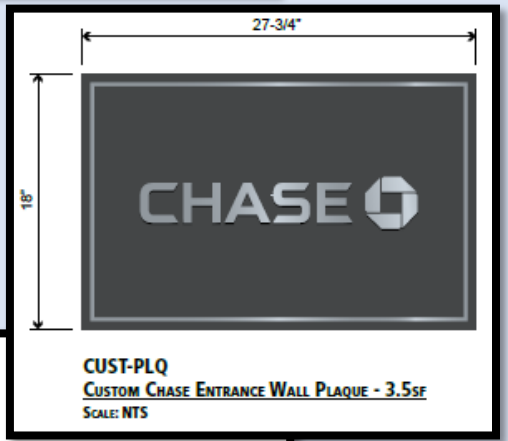
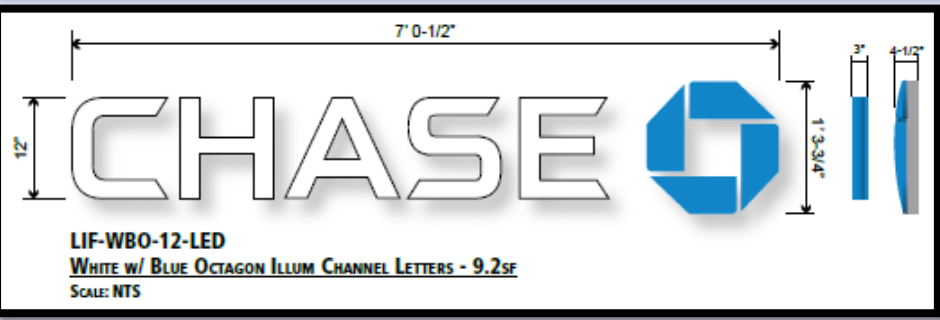
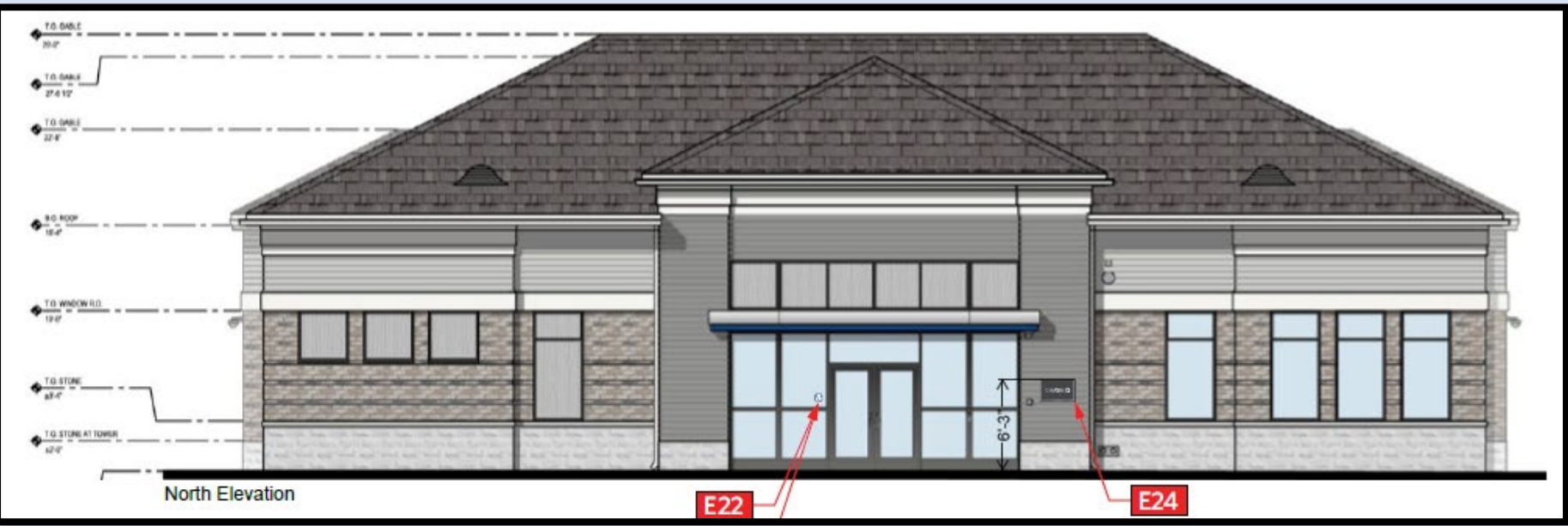
WEST ELEVATION (NEW LONDON TURNPIKE)



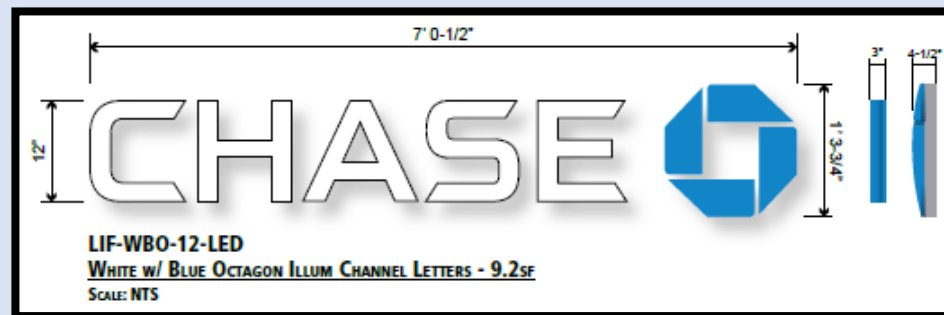
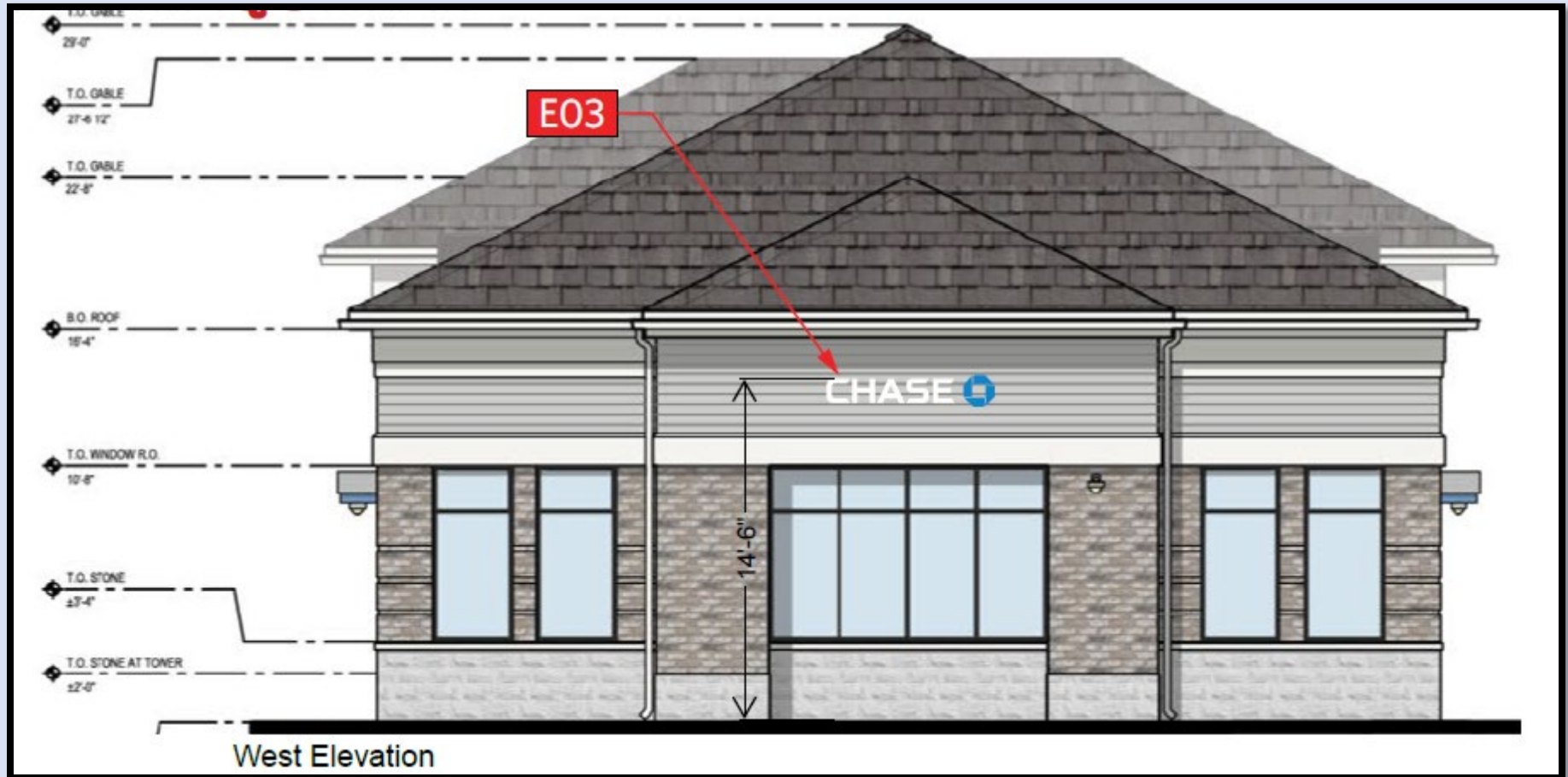
SOUTH ELEVATION (HEBRON AVENUE)

						
ROOF SHINGLES (WEATHERED WOOD)	MULLIONS (BLACK ALUMINUM)	BRICK (CAPE COD)	HARDIEPLANK (GRAY SLATE)	HARDIEPLANK (LIGHT MIST)	HARDIEPLANK (ARCTIC WHITE)	STONE (LIGHT GREY)

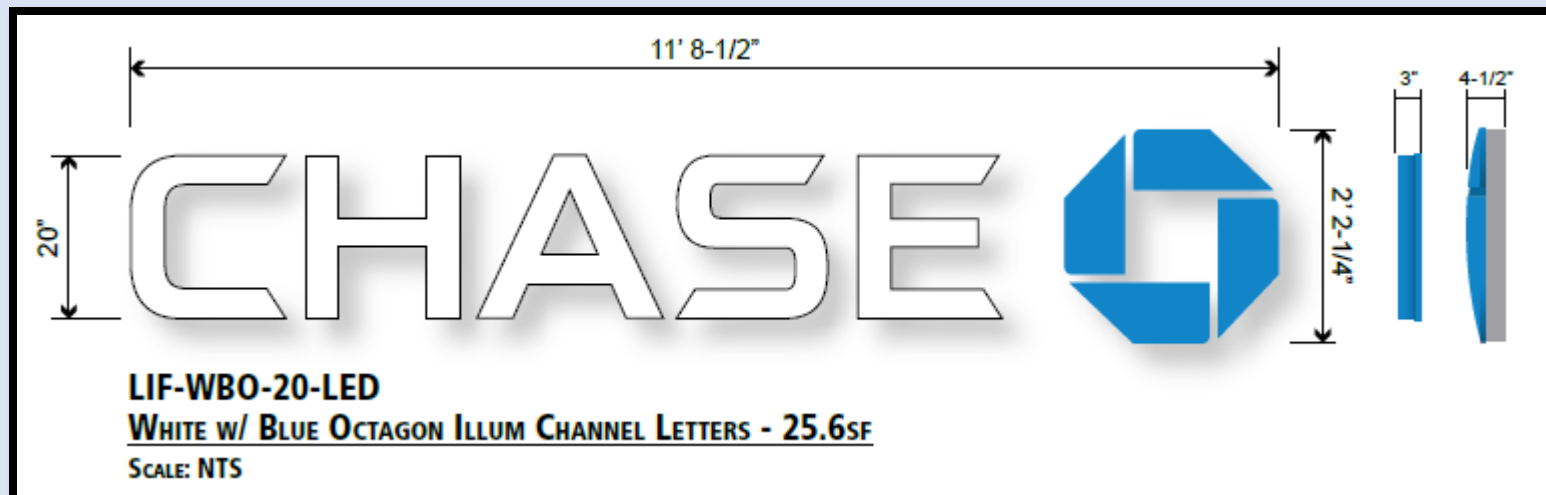
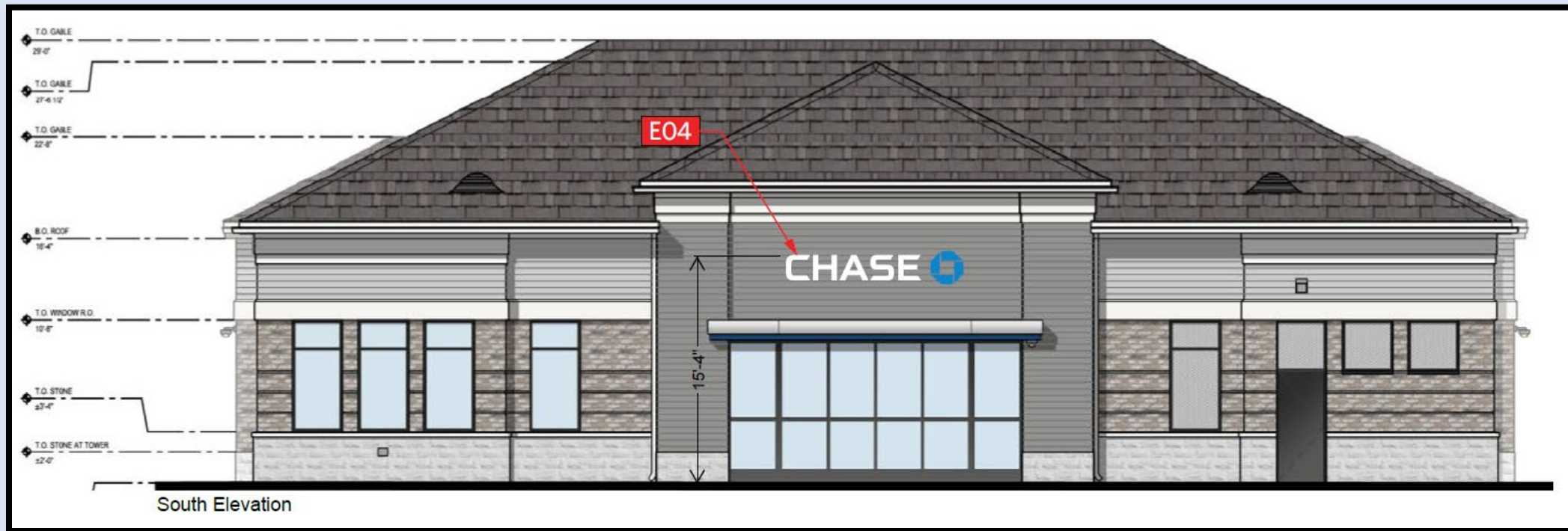
Proposed Wall Signs – North Elevation (Front)



Proposed Wall Sign – West Elevation (New London Turnpike)



Proposed Wall Sign – South Elevation (Hebron Avenue)



No Signs – East Elevation (The Diamond)



Proposed ATM with Sign

