

Parking Lot Expansion for Central Rock Gym 233 Eastern Boulevard



Applicant:

EASTERN AVE HOLDINGS LLC

Owner:

233 EASTERN BLVD ASSOCIATES, LLC

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

Meetings Before Town of Glastonbury to Date

- **11/19/2019** – TPZ Recommendation to Zoning Board of Appeals for Use Variance
- **12/02/2019** – Zoning Board of Appeals
- **12/18/2019** – Administrative Review
- **02/13/2020** – Informal Meeting Conservation Commission (Inland Wetlands & Watercourses Agency)
- **03/11/2020** – Community Beautification Committee
- **05/13/2020** – TPZ Plans Review Subcommittee
- **06/25/2020** – Formal Meeting Conservation Commission (Inland Wetlands & Watercourses Agency)
- **07/21/2020** – TPZ Public Hearing

Aerial View



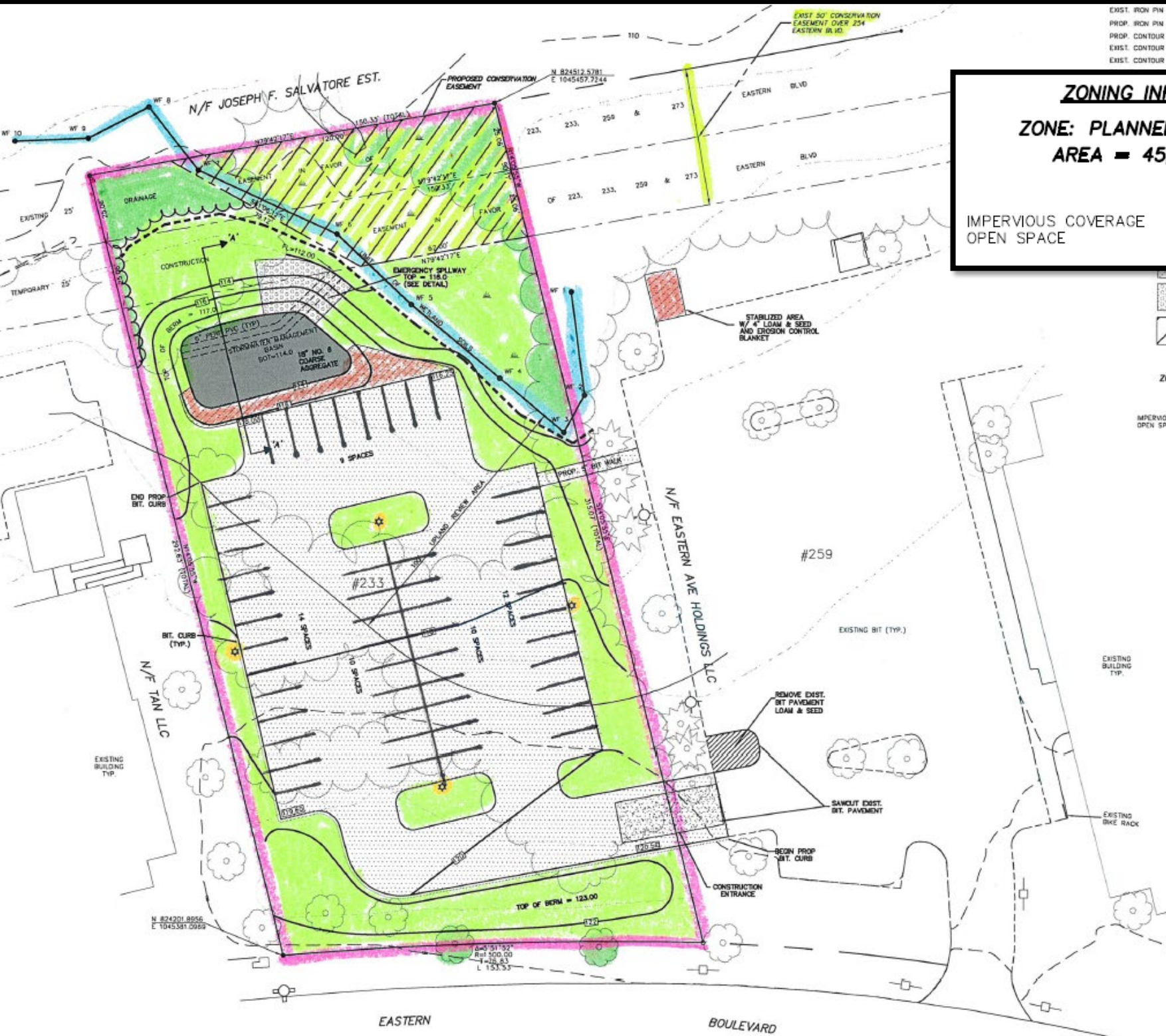
Site Plan

EXIST. IRON PIN
 PROP. IRON PIN
 PROP. CONTOUR
 EXIST. CONTOUR
 EXIST. CONTOUR

ZONING INFORMATION

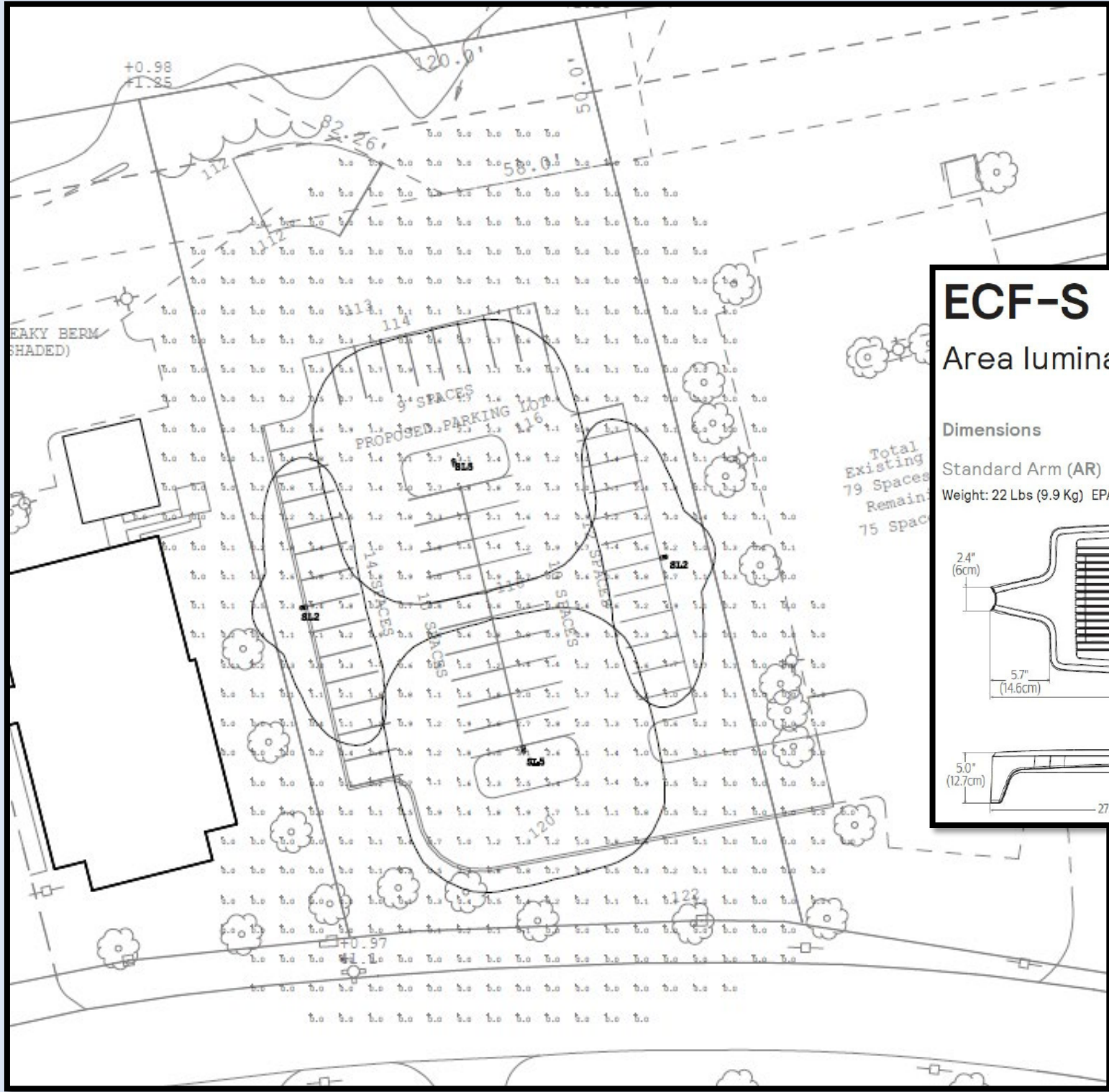
ZONE: PLANNED EMPLOYMENT
AREA = 45,376 S.F.

IMPERVIOUS COVERAGE	=19,232 S.F.	42.4%
OPEN SPACE	=26,144 S.F.	57.6%
	45,376 S.F.	100.0%



Lighting Plan

12 ft. pole on 2 ft. base
Full Cutoff Fixture



ECF-S EcoForm small

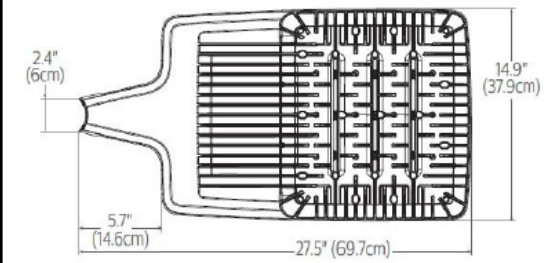
Area luminaire

*MOUNTED @ 14.0 FT.
STRAIGHT SQUARE STEEL LIGHT POLE
GARDCO SSS-12-4-11

Dimensions

Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



Landscape Plan

PLANT LIST

KEY	QTY	BOTANIC NAME COMMON NAME	SIZE	REMARKS
AC	2	<i>Amelanchier canadensis</i> SHADBLOW SERVICEBERRY	6'-7' ht.	MULTI-STEM
ACC	1	<i>Abies concolor</i> WHITE FIR	6'-7' ht.	UNSHEARED
AV	5	<i>Rhododendron visosum</i> SWAMP AZALEA	24"-30"	
EP	18	<i>Echinacea purpurea</i> PURPLE CONEFLOWER	2 gal	
IV	5	<i>Ilex verticillata</i> WINTERBERRY	24"-30"	
LB	3	<i>Lindera benzoin</i> NORTHERN SPICEBUSH	36" ht.	
NS	4	<i>Nyssa sylvatica</i> BLACK GUM	2½" cal.	B&B MATCHED SHAPE
PO	2	<i>Picea omorika</i> SERBIAN SPRUCE	5' / 7' ht.	UNSHEARED
SS	20	<i>Schizachyrium scoparium</i> 'Carousel' CAROUSEL LITTLE BLUESTEM	2 gal	30"-36" O.C.
SSO	35	<i>Schizachyrium scoparium</i> 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	2 gal	30"-36" O.C.
VD	5	<i>Viburnum dentatum</i> ARROW WOOD VIBURNUM	4' ht.	
VT	3	<i>Viburnum trilobum</i> CRANFERRY BUSH VIBURNUM	4' ht.	
UP	1	<i>Ulmus parvifolia</i> 'Alee' ALLEE ELM	3" cal.	



Sidewalk Aerial View – Condition of Approval 2.a

Memo from Stephen M. Braun, P.E., Assistant Town Engineer dated 7/15/2020

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.

Memo from Office of Community Development Staff dated 7/17/2020

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.

