



# Town of Glastonbury

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

TOWN PLAN AND  
ZONING COMMISSION

REAPPROVAL OF SECTION 12  
SPECIAL PERMIT WITH DESIGN REVIEW

APPLICANT/

OWNER: JOHN ALAN SAKON  
C/O SAKON, LLC  
74 NEW LONDON TPKE  
GLASTONBURY, CT 06033

FOR: 131 GRISWOLD STREET,  
ASSESSORS LOT 8E MAIN  
STREET (REAR), 2960/2980 MAIN  
STREET & ASSESSORS LOT  
N2B GRISWOLD STREET (REAR)

MOVED, that the Town Plan and Zoning Commission reapprove the application of John Alan Sakon for a Special Permit with Design Review – The Shoppes at Avalon retail development – 56,090± square feet of new construction & renovation of an existing 11,600 square feet building for a total of 67,690± square feet – north of Griswold Street & east of Main Street at 131 Griswold Street, Assessors Lot 8E Main Street (rear), 2960/2980 Main Street & Assessors Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with the following plans:

“THE SHOPPES AT AVALON COVER SHEET SITE DEVELOPMENT PLANS MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT DATE: 07.07.07 REVISED: 08.10.10 PROPERTY OWNER: JOHN ALAN SAKON 74 NEW LONDON TURNPIKE GLASTONBURY, CT 06033 T(860)675-4000 F(860)675-4600 APPLICANT: JOHN ALAN SAKON C/O SAKON LLC 74 NEW LONDON TURNPIKE GLASTONBURY, CT 06033 T(860)675-4000 F(860)675-4600 CIVIL ENGINEERS/SURVEYORS: DUTTON & JOHNSTON 67 EASTERN BOULEVARD GLASTONBURY, CT 06033 T(860) 633-9401 F(860) 633-8851 KRATZERT, JONES & ASSOCIATES, INC. 1755 MERIDEN WATERBURY TURNPIKE SOUTHWINGTON, CT 06467-0337 T(860) 621-3638 F(860) 621-9609 [WWW.KRATZERTJONES.COM](http://WWW.KRATZERTJONES.COM) ARCHITECT: PHASE ZERO DESIGN, INC. ONE PHELPS LANE SIMSBURY, CT 06070 T(860) 264-1624 F(860) 264-1628 TRAFFIC CONSULTANT: TIGHE & BOND 1000 BRIDGEPORT AVENUE, STE. 320 SHELTON, CONNECTICUT 06484 T(203) 712-1100 REVISION NO. 1 REVISION DATE 08.10.10 REVISION MODIFICATIONS TO PLAN BY MG”

“THE SHOPPES AT AVALON PLAN OF DEVELOPMENT MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT DATE: 07/07/07 REVISED 08/10/10 GRAPHIC SCALE 1 INCH = 60 FT. PHASE ZERO DESIGN SHEET 1 OF 23”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079BND01.DWG PROJECT NO.

# 7.1

051079BRE SCALE 1"=40' SHEET TITLE: PROPERTY BOUNDARY SURVEY  
APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10  
PHASE ZERO DESIGN 2 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED  
PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW PLAN PROVIDED BY:  
DUTTON & JOHNSTON, LLC LAND SURVEYORS & CIVIL ENGINEERS 67 EASTERN  
BOULEVARD, GLASTONBURY, CONNECTICUT 06033 PHONE: (860)-633-9401 FAX:  
(860)-633-8851"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS  
GLASTONBURY, CONNECTICUT FILE NO. 051079BND01.DWG PROJECT NO.  
051079BRE SCALE 1"=40' SHEET TITLE: PROPERTY BOUNDARY SURVEY  
APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10  
PHASE ZERO DESIGN 3 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED  
PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW PLAN PROVIDED BY:  
DUTTON & JOHNSTON, LLC LAND SURVEYORS & CIVIL ENGINEERS 67 EASTERN  
BOULEVARD, GLASTONBURY, CONNECTICUT 06033 PHONE: (860)-633-9401 FAX:  
(860)-633-8851"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS  
GLASTONBURY, CONNECTICUT FILE NO. 051079EX01.DWG PROJECT NO.  
051079BRE SCALE 1"=40' SHEET TITLE: EXISTING CONDITIONS PLAN APPROVED  
BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO  
DESIGN 4 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF  
DEVELOPMENT MADE BY MSG CHECKED BY MDW PLAN PROVIDED BY: DUTTON  
& JOHNSTON, LLC LAND SURVEYORS & CIVIL ENGINEERS 67 EASTERN  
BOULEVARD, GLASTONBURY, CONNECTICUT 06033 PHONE: (860)-633-9401 FAX:  
(860)-633-8851"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS  
GLASTONBURY, CONNECTICUT FILE NO. 051079EX01.DWG PROJECT NO.  
051079BRE SCALE 1"=40' SHEET TITLE: EXISTING CONDITIONS PLAN APPROVED  
BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO  
DESIGN 5 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF  
DEVELOPMENT MADE BY MSG CHECKED BY MDW PLAN PROVIDED BY: DUTTON  
& JOHNSTON, LLC LAND SURVEYORS & CIVIL ENGINEERS 67 EASTERN  
BOULEVARD, GLASTONBURY, CONNECTICUT 06033 PHONE: (860)-633-9401 FAX:  
(860)-633-8851"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS  
GLASTONBURY, CONNECTICUT FILE NO. 051079LZ01.DWG PROJECT NO.  
051079BRE SCALE 1"=40' SHEET TITLE: LAYOUT & ZONING PLAN APPROVED BY  
MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO  
DESIGN 6 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF  
DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS  
GLASTONBURY, CONNECTICUT FILE NO. 051079LZ01.DWG PROJECT NO.  
051079BRE SCALE 1"=40' SHEET TITLE: LAYOUT & ZONING PLAN APPROVED BY

# 7.2

MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 7 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079GD01.DWG PROJECT NO. 051079BRE SCALE 1"= 60' SHEET TITLE: GRADING & DRAINAGE PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 8 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079GD01.DWG PROJECT NO. 051079BRE SCALE 1"= 60' SHEET TITLE: GRADING & DRAINAGE PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 9 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079EX01.DWG PROJECT NO. 051079 SCALE 1"=40' SHEET TITLE: UTILITY PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 10 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079UT01.DWG PROJECT NO. 051079 SCALE 1"=40' SHEET TITLE: UTILITY PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 11 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079LZ01.DWG PROJECT NO. 051079BRE SCALE 1"=40' SHEET TITLE: LANDSCAPE PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 12 OF 23 REVISIONS NO 2 DATE 08.10.10 REVISED PLANTING MADE BY MSG CHECKED BY MDW"

"PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079LZ01.DWG PROJECT NO. 051079BRE SCALE 1"=40' SHEET TITLE: LANDSCAPE PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 13 OF 23 REVISIONS NO 2 DATE 08.10.10 REVISED PLANTING MADE BY MSG CHECKED BY MDW"

# 7.3

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01.DWG PROJECT NO. 051079BRE SCALE AS NOTED SHEET TITLE: LIGHTING PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 14 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079EC01.DWG PROJECT NO. 051079BRE SCALE 1”=60’ SHEET TITLE: EROSION AND SEDIMENTATION CONTROL PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 15 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01.DWG PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET & NOTES APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 16 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01.DWG PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET & NOTES APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 17 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01.DWG PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 18 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079SSM01.DWG PROJECT NO. 051079BRE SCALE 1”=60’ SHEET TITLE: STORM SEWER MAINTENANCE PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 19 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079AP01 PROJECT NO. 051079 SCALE N.T.S. SHEET TITLE: APPROVALS APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 07.07.07 CUBELLIS ARCHITECTS INTERIOR DESIGNERS ENGINEERS 97 LIBBEY INDUSTRIAL PARKWAY WEYMOUTH, MA 02189 1 781 803 9100 1 781 337 0827 WWW.CUBELLIS.COM 20 OF 23”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FIGURE TITLE: LANDSCAPING PLAN FOR PROPOSED DETENTION BASINS 1, 2, AND 3 SHOWING APPROXIMATE LOCATIONS FOR PROPOSED PLANTS JOB NO: 01540GLA2 SCALE: 1" = ± 25' (AT 11' BY 17" FORMAT) REMA ECOLOGICAL SERVICES, LLC 164 EAST CENTER STREET, SUITE 8 MANCHESTER, CONNECTICUT (860) 649-7362 FIGURE 1 DATE: APRIL 4, 2002 REVISED 4/14/06 RES SHEET 21 OF 23”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. RW12362701.DWG PROJECT NO. 051079BRE SCALE 1"= 40' SHEET TITLE: ROADWAY IMPROVEMENT PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 22 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT TITLE: THE SHOPPES AT AVALON GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. RW12362701.DWG PROJECT NO.051079BRE SCALE 1"= 40' SHEET TITLE: ROADWAY IMPROVEMENT PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 07.07.07 08.10.10 PHASE ZERO DESIGN 23 OF 23 REVISIONS NO 1 DATE 08.10.10 REVS PER UPDATED PLAN OF DEVELOPMENT MADE BY MSG CHECKED BY MDW”

“PROJECT: THE SHOPPES AT AVALON MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT PHASE ZERO DESIGN ONE PHELPS LANE SIMSBURY, CONNECTICUT T 860.264.4624 F 860.264.1628 DRAWING SCALE: AS NOTED DATE ISSUED: AUGUST 24, 2009 BUILDING 300 REVISIONS: 2/16/10 TOWN STAFF COMMENTS 8/10/10 TP&Z SUBMISSION”

“PROJECT: THE SHOPPES AT AVALON MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT PHASE ZERO DESIGN ONE PHELPS LANE SIMSBURY, CONNECTICUT T 860.264.4624 F 860.264.1628 DRAWING SCALE: AS NOTED DATE ISSUED: AUGUST 24, 2009 BUILDING 400 REVISIONS: 2/16/10 TOWN STAFF COMMENTS 8/10/10 TP&Z SUBMISSION”

“PROJECT: THE SHOPPES AT AVALON MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT PHASE ZERO DESIGN ONE PHELPS LANE SIMSBURY, CONNECTICUT T 860.264.4624 F 860.264.1628 DRAWING SCALE: AS NOTED DATE ISSUED: AUGUST 24, 2009 BUILDING 500A REVISIONS: 2/16/10 TOWN STAFF COMMENTS 8/10/10 TP&Z SUBMISSION”

“PROJECT: THE SHOPPES AT AVALON MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT PHASE ZERO DESIGN ONE PHELPS LANE SIMSBURY, CONNECTICUT T 860.264.4624 F 860.264.1628 DRAWING SCALE: AS NOTED DATE ISSUED: AUGUST 24, 2009 BUILDING 500B REVISIONS: 2/16/10 TOWN STAFF COMMENTS 8/10/10 TP&Z SUBMISSION”

A 7.5

“BUILDING ‘600’ THE SHOPPES AT AVALON GLASTONBURY, CT SAKON DEVELOPMENT, LLC CUBELLIS ASSOCIATES, INC. ARCHITECTURE INTERIORS ENGINEERING 711 ATLANTIC AVENUE BOSTON, MA 02111 TEL: 617-338-0009 FAX: 617-338-0088 WWW.CUBELLIS.COM DATE: 08.04.06 SCALE: 1/8” = 1’0””

and in compliance with the following conditions:

1. Compliance with standards contained in a report from the Fire Marshal, file #10-082, plans reviewed 10-29-10, **revised file #12-097, plans reviewed 11-27-12.**
2. Compliance with comments 1-8 contained in a memorandum dated October 25, 2010 from the Police Department and the Town Engineer. Additionally, traffic signal improvements shall include time clock based coordination between existing signals at the House, Harris and Griswold Street intersection and the Route 2 off-ramp and Griswold Street intersection.
3. The final design for any ground signs/entryway signs, and lighting for buildings signs, shall be subject to Section 12.9 minor change approval. Building sign illumination shall be consistent throughout the development.
4. Prior to issuance to a Certificate of Occupancy, certification from a professional engineer shall be required to confirm that all aspects of the stormwater management system were installed/constructed in accordance with the approved design.
5. Prior to the issuance of a Certificate of Occupancy, certification from a professional landscape architect shall be required to confirm compliance with the approved landscape design. Upon written agreement from the Brewster Condominium Association, landscaping shall be provided upon their property in accordance with the plan submitted at the November 3, 2010 public hearing. Said landscaping shall be installed in conjunction with landscaping on the project site prior to issuance of a Certificate of Occupancy.
6. Subject to consultation with, and approval by the Police Department, a portion of the site’s lighting shall be operated by timers, shutting off after business hours.
7. Details for outdoor site amenities (i.e. benches, chairs, trash receptacles, etc.) shall be subject to Section 12.9 minor change approval.
8. Expansion of restaurant use within the approved retail space shall be permitted contingent upon a supportive parking scenario.
9. Details relative to lighting, dumpster enclosures and planting specifications shall be included on final plans for filing. The construction of refuse disposal/dumpster stations in locations other than as depicted on approved plans, shall be subject to Section 12.9 minor change approval.



#7.6

10. Internal signage shall be installed in a manner acceptable to the Town Engineer, directing truck traffic to exit the site via Main Street.
11. The most westerly 33 parking spaces shall be deferred. The 38 parking spaces to the north of buildings 300/400 shall be constructed. Final plans for the filing shall reflect this modification. All deferred spaces within the site shall be grassed/landscaped. Parking lot lighting associated with deferred spaces just north of the Brewster Condominiums shall also be deferred.
12. Future construction of deferred parking spaces shall be subject to Section 12.9 minor change approval contingent upon a supportive parking analysis.
13. Final site plans for filing shall indicate: that the proposed catch basins feeding into detention pond #7 be hooded structures with at least 3-foot sumps; that the proposed outlet pipe from pond #7 be redesigned to reduce water conflicts into the existing 33-inch pipe and to provide more head; and that the methods/treatment for permanent stabilization of the stormwater detention structures may be modified in consultation with the Town's Environmental Planner during construction based upon the actual conditions experienced.
14. Prior to holding a pre-construction meeting and the start of construction a caveat, acceptable to the Town's Environmental Planner, shall be placed on the land records relative to the subject parcel(s) that explains the importance and necessity of adherence to the operations, inspection and maintenance plan for the water quality mitigation and stormwater detention structures and that non-adherence to said plan shall constitute a zoning violation with the Town.
15. Qualified individuals, acceptable to the Town's Environmental Planner, shall, at the expense of the Permittee, provide on-site consultations to the site contractor(s) to ensure adherence to the plans during construction of the water quality mitigation and stormwater detention structures and other wetlands mitigation measures, including the planting plans. Such qualified individuals shall certify (providing as-built drawings and statements as requested by the Town's Environmental Planner) that performance has met all designed aspects and goals upon completion.
16. A pre-construction meeting shall be held with the Permittee, his qualified consulting individuals and site contractor(s), and appropriate Town staff in attendance in order to discuss the numerous issues surrounding the construction of this project.
17. 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

#7.7

additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

18. Tree stumps and blasted rock material shall not be buried at the site.
19. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
20. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
21. Certain drainage-related structures and final grades critical to water quality mitigation and stormwater management, as determined by the Town's Environmental Planner, shall have "as-built" drawings and/or statements provided to the Town prior to the issuance of any certificate of occupancy.
22. After activation of the project's drainage system, all maintenance items, inspections, and observations relevant to the maintenance plan for the project's drainage system shall be documented by written reports prepared by the appropriate professional (engineer, environmental consultant, property manager) and maintained by Applicant or its successor in interest. At least semiannually the Applicant or its successor in interest shall provide to the Environmental Planner copies of any or all of the written reports required to be maintained by the above maintenance program. Where such reports, or observations made by the Environmental Planner, indicate that additional maintenance or measures are required in order to meet the design specifications and Statement of Purpose set forth above, the Environmental Planner may specify the deficiency observed, such additional maintenance or measures required, and a reasonable time frame for the completion thereof. Any such additional maintenance or measures shall be deemed to form a condition of the Inland Wetlands and Watercourses Permit and shall be enforceable as such. For the purpose of enforcing this Permit, the Environmental Planner shall have reasonable access to the permit premises.
23. There shall be no increase in the wattage of the lighting fixtures proposed for the property until the wildlife impacts of such increase have been evaluated in a written report by a qualified professional and such increase has been approved by the Environmental Planner. There shall be no spotlights aimed at or toward the wetlands or watercourses on the site.
24. Prior to issuance of a Certificate of Occupancy (Certificate of Zoning Compliance) for the use of any building or portion thereof, the Applicant shall submit to the Environmental Planner a list of Hazardous Substances which are to be generated or stored on the subject premises, the method(s) of containment, and the emergency spill response protocol to be employed. No such Hazardous Substances shall be stored outside of a building or covered area. As used in this paragraph, the term "Hazardous Substances" shall be as defined in Conn. Gen. Stats. § 22a-134p, "Regulations re storage of hazardous substances near a watercourse," which defines "Hazardous Substances" by reference to Section 302 of the Emergency Planning and Community Right-to-Know Act,



42 U.S.C. § 11002. No change in the storage or production of Hazardous Substances shall be made for any premises without the filing of a revised document with the Environmental Planner.

25. Active solar and other alternative energy sources shall be further explored and considered for the design of the buildings.
26. A comprehensive snow removal plan shall be devised and submitted for review and approval by the Office of Community Development. Said approved snow removal plan shall be filed on the land records for any approval of the project.
27. Written verification shall be provided to the Office of Community Development confirming the legal rights of the Permittee to use the easement along the southerly side of Friendly's for the purpose of an access drive to the project site. Said verification shall be provided prior to start of construction and issuance of a building permit.
28. Conditions of all tenant leases shall include the requirement that Griswold Street shall not be used by delivery trucks except for those trucks exiting Route 2 Eastbound on to Griswold Street and immediately turning right into the site. Delivery trucks shall not be allowed to travel easterly on Griswold Street from Main Street. Signed copies of the lease confirming this requirement shall be provided to the Office of Community Development. Lease agreements shall also indicate that delivery trucks shall be prohibited from leaving the site from the Griswold Street exit.
29. It is recommended to the State Traffic Commission that directional signage identifying westbound access to Route 2 from Maple Street be installed on Main Street in East Hartford.
30. The second floor of building '600' shall remain unfinished and unoccupied. Conversion of the second floor to provide for occupancy shall be subject to Section 12 Special Permit with Design Review (SPDR) approval. Exterior finishes for building '600' shall be consistent with those specified for the remaining buildings in the 11/29/10 Section 12 SPDR approval.
31. Truck traffic routes and hours of restrictions related to site preparation work shall be subject to approval by the Office of Community Development and the Police Department (Legal Traffic Authority).

and based upon the fact that no plans changes have been made and no new development activity has occurred, the following findings remain germane:

1. The professional testimonies of the Town Engineer, Police Department and the applicants Traffic Engineer have concluded that the Town's roadway system will not be overburdened by this development.

H.7.9

2. Proposed restrictions on automobile and truck traffic on Griswold Street will allow for an acceptable level of service during peak hours based upon testimony, evidence and reports provided to the Commission.
3. The proposed site drives function satisfactorily as private roadways.
4. Overall site layout, architectural details, landscaping and site lighting are acceptable and meet the standards of Section 12 of the Building Zone Regulations.
5. All necessary environmental permits have been approved for the project as proposed.
6. The project conforms to policy recommendations of the adopted 2007-2017 Plan of Conservation and Development and is supported by the public hearing record.

APPROVED: TOWN PLAN AND ZONING COMMISSION  
FEBRUARY 5, 2013



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ERIC W. SCHAEFER, ACTING CHAIRMAN

# 7.10

November 29, 2012

MEMORANDUM

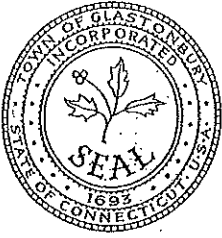
To: Town Plan and Zoning Commission  
Kenith E. Leslie, Community Development Director

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services *DAP*  
David A. Caron, Chief of Police *DC*

Re: Shoppes at Avalon – Re-approval *h. A. Caron*

This will confirm that the Engineering Division and the Police Department have no new comments relative to the above-referenced re-approval application. Previously forwarded memoranda on this proposal continue to apply in their entirety.

DAP/ce



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

PROJECT: The Shoppes at Avalon

LOCATION: Main & Griswold/Avalon Way

DEVELOPER: John Alan Sakon

NEW CONSTRUCTION     CHANGE OF USE     SUBDIVISION     COMMERCIAL

OCCUPANCY CLASSIFICATION: Group M & R    F.M.O. FILE # 12-097

PROPOSED FIRE PROTECTION: via MDC water main/Full auto fire sprinkler & GVFD

ENGINEER'S PLAN # 205186    INITIAL PLAN \_\_\_\_\_    REVISED PLAN 8-24-09 \_\_\_\_\_

ENGINEER: Phase Zero Design- Dutton Associates

DATE PLANS RECEIVED: 9-09-10    DATE PLANS REVIEWED: 10-29-10-Revised 11-27-12

COMMENTS: The location of hydrants within the complex will need to be at intervals not to exceed five hundred feet and spaced such that the distance from a fire hydrant to any fire department connection that services the automatic sprinkler system(s) does not exceed 50 feet.

Fire lanes will need to be established at locations determined by this office. Fire lane locations will need to be designated on the permanent drawings of record ( mylars ) submitted to the Town of Glastonbury.

Traffic signalization will be required to meet the emergency pre-emption standards of the Town of Glastonbury.

The buildings will require rapid entry vaults.

An exterior mounted flashing device will be required on each building with a fire alarm.

Rear doors of the retail tenant spaces will need to be marked with the address numerals and tenant name.

REVIEWED BY:  PAGE 1 OF 1    File

October 25, 2010

H 7.12

PLANNING DEPARTMENT  
FILE COPY

MEMORANDUM

To: Town Plan and Zoning Commission  
Kenith E. Leslie, Community Development Director

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Captain David Caron, Glastonbury Police Department



Re: Shoppes at Avalon

The Engineering Division and Police Department have reviewed plans and pertinent reports submitted with the above-referenced application and offer the following comments for consideration:

1. The proposed Griswold Street/Site Drive intersection calls for left-turn prohibitions for both entering and exiting traffic. In order to best encourage motorist compliance with this restriction, a raised, flared island is recommended. The geometry and specific configuration of the raised island should be one that maximizes the angle of entrance/exit while simultaneously allowing delivery trucks to access/exit safely. The plans as currently proposed do not sufficiently address this issue. A condition requiring the applicant to submit a revised plan to the described effect is suggested. Said plan is to be subject to approval by the Town Engineer and the Police Department.
2. The existing traffic conditions on Griswold Street during peak hour periods have been well documented by the Police Department. Assuming adequate resolution of items described in Item #1 above, the right in/right out Griswold Street access/exit condition will not be expected to exacerbate existing congestion problems.
3. On-site signage informing motorists of the Griswold Street left-turn prohibition will require supplemental installation beyond that proposed. The applicant should be required to submit such a plan for approval by the Town Engineer and the Police Department.
4. The storm drainage scheme remains unchanged from prior applications of much greater developmental intensity. The Engineering Division has no objection to retaining the previous scheme. It is noted, however, that any desire to correspondingly reduce the scope of storm drainage installation due to reduced development scope will require a plan/report revision and subsequent review by the Engineering Division.
5. The proposed traffic signal at the Main Street (north) entrance must be incorporated into the future closed-loop traffic signal coordination scheme to be implemented for the Main Street corridor. Emergency vehicle pre-emption, signal battery back-up, and video detection technology are to be incorporated as directed by the Town Engineer. Approval of the traffic signal installation by the State Traffic Commission will be required. The applicant shall be responsible for obtaining said approval.
6. Plan Sheet #23 depicts signage installation. The corresponding legend does identify the type of sign associated with the letter "H" as shown on the plan. Clarification is required.



# 7.13

7. Comments offered on past applications of a similar nature have noted concerns associated with the size and configuration of the Main Street north entrance/exit condition. The design of this intersection remains essentially unchanged. However, the manner of vehicular utilization has been revised. The Main Street north drive was formerly proposed as one that would be owned and maintained as a private drive. In practice, however, it was clear that due to the then proposed major reconfiguration of the Route 2 off ramp, the drive would function as a public roadway that did not meet public roadway standards. The current application proposes the drive as one that truly functions as a private drive to a privately-owned development. As such, it is not reasonable to impose public roadway design standards to the northerly Main Street drive. The designed configuration remains less than ideal in terms of lane widths, general geometry, and other aspects, but can be considered acceptable as a private driveway. The drive as proposed can operate safely. Although it is recognized that a sidewalk link to Main Street is proposed along the southerly (Friendly's) Main Street access drive, it is strongly recommended that an additional connection be made adjacent to the northerly Main Street access drive should expanded right-of-way become available in the future.
8. A condition of approval requiring delivery trucks to exit via the northerly Main Street driveway is recommended. Delivery truck entrance via the right turn in on Griswold Street is permissible provided that an acceptable design is submitted in response to Item #1 of this memorandum.

DAP/DC/ce

# 7.14



# Town of Glastonbury

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

TOWN PLAN AND  
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT WITH  
DESIGN REVIEW

APPLICANT/

OWNER: JOHN ALAN SAKON  
C/O SAKON, LLC  
74 NEW LONDON TPKE  
GLASTONBURY, CT 06033

FOR: **THE SHOPPES AT AVALON PHASE II**  
131 GRISWOLD STREET, ASSESSORS  
LOT 8E MAIN STREET (REAR),  
2960/2980 MAIN STREET &  
ASSESSORS LOT N2B GRISWOLD  
STREET (REAR)

MOVED, that the Town Plan and Zoning Commission approve the application of John Alan Sakon for a Special Permit with Design Review – The Shoppes at Avalon Phase II retail development – 26,950 square feet of new construction – north of Griswold Street & east of Main Street at 131 Griswold Street, Assessors Lot 8E Main Street (rear), 2960/2980 Main Street & Assessors Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with the following plans:

COVER SHEET “THE SHOPPES AT AVALON PHASE II DEVELOPMENT PROPOSAL SITE DEVELOPMENT PLANS MAIN STREET & GRISWOLD STREET GLASTONBURY, CONNECTICUT DATE: 01.14.13 OWNER/DEVELOPER: SAKON DEVELOPMENT, LLC 74 NEW LONDON TURNPIKE GLASTONBURY, CONNECTICUT 06033 T (860) 675-4000 F (860) 675-4600”

“PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 1-051079-LAYOUT PROJECT NO. 051079 SCALE 1”=60’ SHEET TITLE: PLAN OF DEVELOPMENT APPROVED BY MDW DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 1 OF 17”

“PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079LZ01 PROJECT NO. 051079 SCALE 1”=40’ SHEET TITLE: LAYOUT & ZONING PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY LPM DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 4 OF 17”

# 7.15

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079GD02 PROJECT NO. 051079 SCALE 1"=40' SHEET TITLE: GRADING & DRAINAGE PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY NCG DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 6 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079UT01 PROJECT NO. 051079 SCALE 1"=40' SHEET TITLE: UTILITY PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 7 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079LS01 PROJECT NO. 051079 SCALE 1"=40' SHEET TITLE: UTILITY PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 8 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 1109001 PROJECT NO. 1109001 SCALE 1"=40' SHEET TITLE: PLANT SCHEDULE AND DETAILS APPROVED BY MW CHECKED BY MW DRAWN BY LH DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 9 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 14-051079-LT01 PROJECT NO. 051079 SCALE 1"=60' SHEET TITLE: LIGHTING PLAN APPROVED BY MDW DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 10 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079EC01 PROJECT NO. 051079 SCALE 1"=60' SHEET TITLE: EROSION & SEDIMENTATION CONTROL PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 11 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01 PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET & NOTES APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 12 OF 17"

#7.16

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01 PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET & NOTES APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 13 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079DS01 PROJECT NO. 051079BRE SCALE N.T.S. SHEET TITLE: DETAIL SHEET APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 14 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079SSM01 PROJECT NO. 051079 SCALE 1"=60' SHEET TITLE: STORM SEWER MAINTENANCE PLAN APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 15 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. 051079AP01 PROJECT NO. 051079 SCALE N.T.S. SHEET TITLE: APPROVALS APPROVED BY DLS CHECKED BY ZLB DRAWN BY CA DATE 01.14.13 PHASE ZERO DESIGN 8 WILCOX STREET, SUITE 2 – SIMSBURY, CT 06070 P 860-264-1624 F 860-264-1628 [WWW.PHASEZERODESIGN.COM](http://WWW.PHASEZERODESIGN.COM) 16 OF 17"

"PROJECT TITLE: THE SHOPPES AT AVALON PHASE II PROPOSAL GRISWOLD AND MAIN STREETS GLASTONBURY, CONNECTICUT FILE NO. RW12362701.DWG PROJECT NO. 051079BRE SCALE 1"=40' SHEET TITLE: ROADWAY IMPROVEMENT PLAN APPROVED BY MDW CHECKED BY JRK DRAWN BY MSG DATE 01.14.13 PHASE ZERO DESIGN 17 OF 17"

"BUILDING '100' THE SHOPPES AT AVALON GLASTONBURY, CT DATE: 08.04.06 SCALE: 1/8"= 1'0" SAKON DEVELOPMENT, LLC CUBELLIS ASSOCIATES INC. ARCHITECTURE INTERIORS ENGINEERING 711 ATLANTIC AVENUE BOSTON, MA 02111 TEL: 617-338-0009 FAX: 617-338-0088 [WWW.CUBELLIS.COM](http://WWW.CUBELLIS.COM)"

"BUILDING '700' THE SHOPPES AT AVALON GLASTONBURY, CT DATE: 08.04.06 SCALE: 1/8"= 1'0" SAKON DEVELOPMENT, LLC CUBELLIS ASSOCIATES INC. ARCHITECTURE INTERIORS ENGINEERING 711 ATLANTIC AVENUE BOSTON, MA 02111 TEL: 617-338-0009 FAX: 617-338-0088 [WWW.CUBELLIS.COM](http://WWW.CUBELLIS.COM)"

"BUILDING '800' THE SHOPPES AT AVALON GLASTONBURY, CT DATE: 08.04.06 SCALE: 1/8"= 1'0" SAKON DEVELOPMENT, LLC CUBELLIS ASSOCIATES INC. ARCHITECTURE INTERIORS ENGINEERING 711 ATLANTIC AVENUE BOSTON, MA 02111 TEL: 617-338-0009 FAX: 617-338-0088 [WWW.CUBELLIS.COM](http://WWW.CUBELLIS.COM)"

and in compliance with the following conditions:

#7.18

1. Compliance with conditions 1 – 31 (except for condition 11 regarding parking deferral) from the Shoppes at Avalon re-approval of February 5, 2013.
2. Compliance with the memorandum from the Police Department and Town Engineer dated January 28, 2013.
3. No Certificate of Occupancies shall be issued for buildings that increase the square footage of the entire development above 67,690 square feet until the House Street/Harris Street/Griswold Street intersection improvements as well as the Main Street corridor traffic signal coordination improvements between Welles Street and Putnam Boulevard are operational.
4. Lighting fixtures shall match those from the previously approved Shoppes at Avalon plan, and shall be depicted on final plans for filing.
5. Final plans for filing shall include a corrected data table for parking for Phases I and II indicating that 497 parking spaces are required and 415 spaces would be provided (a deferral of 16.5% or 82 spaces). Parking calculation for the retail and restaurant uses shall be revised to the satisfaction of the Office of Community Development.
6. Final plans for filing shall reflect a revision that does not include 4-foot wide walkway areas for the site in the open space calculations.

This approval is based upon the following findings:

1. The project adheres to the Special Permit requirements of Section 12 of the Building-Zone Regulations.
2. The traffic studies indicate findings that were supported by the Town Engineer and Chief of Police that the project would not adversely impact traffic in the area, provided the House/Harris/Griswold Streets intersection improvements, and the Main Street signalization improvements, are made.
3. Testimony was provided indicating the improvements noted in #2 above are critical to the additional construction associated with this application and justify the inclusion of condition #3 of the approval motion. Furthermore, the Town Attorney has provided an opinion indicating inclusion of said condition is acceptable.

APPROVED: TOWN PLAN AND ZONING COMMISSION  
MARCH 6, 2013

  
 \_\_\_\_\_  
 ERIC W. SCHAEFER, ACTING CHAIRMAN



47.19

January 28, 2013

MEMORANDUM

To: Town Plan and Zoning Commission  
 Kenith E. Leslie, Community Development Director

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services  
 David A. Caron, Chief of Police, Glastonbury Police Department

Re: Shoppes at Avalon, Phase II

*DAP/ce*  


The Engineering and Police Departments have reviewed the revised plans and Traffic Impact Study for the above-referenced application. The following comments are offered for consideration:

1. The previous Phase I application/approval included a number of traffic-related conditions and improvements. All of these conditions and improvements remain relevant to the current Phase II application. Items of this nature include, but are not limited to:
  - a. Installation of a new traffic signal at the northerly Main Street entrance to the development. Said signal is to be installed and integrated with the Town's Main Street signal system at the applicant's expense. The signal must include amenities such as video detection capability, battery back-up, and emergency pre-emption. State Traffic Commission approval and integration of the signal into a closed-loop system should also be the applicant's responsibility.
  - b. Construction of a dedicated left-turn lane on the southbound approach to the northerly Main Street drive entrance.
  - c. Construction of a flared raised island with appropriate signage to prohibit left turns into and out of the Griswold Street entrance. Specific design of the island is to be approved by the Town Engineer.
2. The Town has received Federal Transportation Grant funding for two significant traffic signal projects in the subject area. The first project involves replacement and coordination of all traffic signals in the Main Street corridor between the Welles Street intersection and the Putnam Boulevard intersection. This project is scheduled for bidding and construction this year. Traffic flow throughout the corridor will be greatly enhanced as a result of this improvement.

The second project involves realignment of the Griswold Street/House Street/Harris Street intersection. The Town owns the parcel located on the southwest corner of the Griswold Street/House Street intersection. Accordingly, House Street will be modified geometrically, such that it intersects Griswold Street directly opposite Harris Street. This realignment will allow left turns from both side streets to occur concurrently. This phasing is not possible with the current alignment. The resulting condition will allow more green time to be allotted to the Griswold Street through movement, thereby reducing peak-hour queues to a dramatic degree. Additionally, this new signal will be coordinated with the existing traffic signal to the west at the Route 2 off-ramp. Construction of this project is anticipated in 2014, although a 2015 date is also possible.

# 4.20

Each project will improve intersectional levels of service as compared to the current condition, even with project-related trip generation factored into the analysis. Thus, I would not anticipate any traffic-related detrimental effect due to the subject application.

3. If this proposal is approved, the applicant will be responsible for obtaining any necessary amendments to the State Traffic Commission certificate issued for Phase I.
4. Despite projected improvements in traffic flow on Griswold Street, Staff continues to recommend that the Griswold Street entrance remain a "right in/right out" only means of egress/ingress. Traffic volumes on Griswold Street are high enough, such that left-turn prohibitions are warranted even with reduced queue lengths.
5. The southerly Main Street entrance should remain as a one-way in entrance. The four-lane section and overall traffic volumes on Main Street are such that left turns in and out of the development should occur at the signalized north drive intersection. The southerly entrance is intended to be a one-way in entrance that allows right turns into the development. Allowance of a two-way drive at this location would result in the undesirable left-turn out movement by motorists.

DAP/DAC/ce

# 7.21

"BUILDING '600' THE SHOPPES AT AVALON GLASTONBURY, CT SAKON DEVELOPMENT, LLC CUBELLIS ASSOCIATES, INC. ARCHITECTURE INTERIORS ENGINEERING 711 ATLANTIC AVENUE BOSTON, MA 02111 TEL: 617-338-0009 FAX: 617-338-0088 WWW.CUBELLIS.COM DATE: 08.04.06 SCALE: 1/8" = 1'0"

and in compliance with the following conditions:

1. Compliance with standards contained in a report from the Fire Marshal, file #10-082, plans reviewed 10-29-10, **revised file #12-097, plans reviewed 11-27-12.**
2. Compliance with comments 1-8 contained in a memorandum dated October 25, 2010 from the Police Department and the Town Engineer. Additionally, traffic signal improvements shall include time clock based coordination between existing signals at the House, Harris and Griswold Street intersection and the Route 2 off-ramp and Griswold Street intersection.
3. The final design for any ground signs/entryway signs, and lighting for buildings signs, shall be subject to Section 12.9 minor change approval. Building sign illumination shall be consistent throughout the development.
4. Prior to issuance to a Certificate of Occupancy, certification from a professional engineer shall be required to confirm that all aspects of the stormwater management system were installed/constructed in accordance with the approved design.
5. Prior to the issuance of a Certificate of Occupancy, certification from a professional landscape architect shall be required to confirm compliance with the approved landscape design. Upon written agreement from the Brewster Condominium Association, landscaping shall be provided upon their property in accordance with the plan submitted at the November 3, 2010 public hearing. Said landscaping shall be installed in conjunction with landscaping on the project site prior to issuance of a Certificate of Occupancy.
6. Subject to consultation with, and approval by the Police Department, a portion of the site's lighting shall be operated by timers, shutting off after business hours.
7. Details for outdoor site amenities (i.e. benches, chairs, trash receptacles, etc.) shall be subject to Section 12.9 minor change approval.
8. Expansion of restaurant use within the approved retail space shall be permitted contingent upon a supportive parking scenario.
9. Details relative to lighting, dumpster enclosures and planting specifications shall be included on final plans for filing. The construction of refuse disposal/dumpster stations in locations other than as depicted on approved plans, shall be subject to Section 12.9 minor change approval.

- 9.22
10. Internal signage shall be installed in a manner acceptable to the Town Engineer, directing truck traffic to exit the site via Main Street.
  11. The most westerly 33 parking spaces shall be deferred. The 38 parking spaces to the north of buildings 300/400 shall be constructed. Final plans for the filing shall reflect this modification. All deferred spaces within the site shall be grassed/landscaped. Parking lot lighting associated with deferred spaces just north of the Brewster Condominiums shall also be deferred.
  12. Future construction of deferred parking spaces shall be subject to Section 12.9 minor change approval contingent upon a supportive parking analysis.
  13. Final site plans for filing shall indicate: that the proposed catch basins feeding into detention pond #7 be hooded structures with at least 3-foot sumps; that the proposed outlet pipe from pond #7 be redesigned to reduce water conflicts into the existing 33-inch pipe and to provide more head; and that the methods/treatment for permanent stabilization of the stormwater detention structures may be modified in consultation with the Town's Environmental Planner during construction based upon the actual conditions experienced.
  14. Prior to holding a pre-construction meeting and the start of construction a caveat, acceptable to the Town's Environmental Planner, shall be placed on the land records relative to the subject parcel(s) that explains the importance and necessity of adherence to the operations, inspection and maintenance plan for the water quality mitigation and stormwater detention structures and that non-adherence to said plan shall constitute a zoning violation with the Town.
  15. Qualified individuals, acceptable to the Town's Environmental Planner, shall, at the expense of the Permittee, provide on-site consultations to the site contractor(s) to ensure adherence to the plans during construction of the water quality mitigation and stormwater detention structures and other wetlands mitigation measures, including the planting plans. Such qualified individuals shall certify (providing as-built drawings and statements as requested by the Town's Environmental Planner) that performance has met all designed aspects and goals upon completion.
  16. A pre-construction meeting shall be held with the Permittee, his qualified consulting individuals and site contractor(s), and appropriate Town staff in attendance in order to discuss the numerous issues surrounding the construction of this project.
  17. 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



# 7.23

additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

18. Tree stumps and blasted rock material shall not be buried at the site.
19. Metal waste containers shall be provided at the site to facilitate the collection of refuse material generated from construction activities. Such material shall not be buried or burned at the site.
20. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
21. Certain drainage-related structures and final grades critical to water quality mitigation and stormwater management, as determined by the Town's Environmental Planner, shall have "as-built" drawings and/or statements provided to the Town prior to the issuance of any certificate of occupancy.
22. After activation of the project's drainage system, all maintenance items, inspections, and observations relevant to the maintenance plan for the project's drainage system shall be documented by written reports prepared by the appropriate professional (engineer, environmental consultant, property manager) and maintained by Applicant or its successor in interest. At least semiannually the Applicant or its successor in interest shall provide to the Environmental Planner copies of any or all of the written reports required to be maintained by the above maintenance program. Where such reports, or observations made by the Environmental Planner, indicate that additional maintenance or measures are required in order to meet the design specifications and Statement of Purpose set forth above, the Environmental Planner may specify the deficiency observed, such additional maintenance or measures required, and a reasonable time frame for the completion thereof. Any such additional maintenance or measures shall be deemed to form a condition of the Inland Wetlands and Watercourses Permit and shall be enforceable as such. For the purpose of enforcing this Permit, the Environmental Planner shall have reasonable access to the permit premises.
23. There shall be no increase in the wattage of the lighting fixtures proposed for the property until the wildlife impacts of such increase have been evaluated in a written report by a qualified professional and such increase has been approved by the Environmental Planner. There shall be no spotlights aimed at or toward the wetlands or watercourses on the site.
24. Prior to issuance of a Certificate of Occupancy (Certificate of Zoning Compliance) for the use of any building or portion thereof, the Applicant shall submit to the Environmental Planner a list of Hazardous Substances which are to be generated or stored on the subject premises, the method(s) of containment, and the emergency spill response protocol to be employed. No such Hazardous Substances shall be stored outside of a building or covered area. As used in this paragraph, the term "Hazardous Substances" shall be as defined in Conn. Gen. Stats. § 22a-134p, "Regulations re storage of hazardous substances near a watercourse," which defines "Hazardous Substances" by reference to Section 302 of the Emergency Planning and Community Right-to-Know Act,



# 7.24

42 U.S.C. § 11002. No change in the storage or production of Hazardous Substances shall be made for any premises without the filing of a revised document with the Environmental Planner.

25. Active solar and other alternative energy sources shall be further explored and considered for the design of the buildings.
26. A comprehensive snow removal plan shall be devised and submitted for review and approval by the Office of Community Development. Said approved snow removal plan shall be filed on the land records for any approval of the project.
27. Written verification shall be provided to the Office of Community Development confirming the legal rights of the Permittee to use the easement along the southerly side of Friendly's for the purpose of an access drive to the project site. Said verification shall be provided prior to start of construction and issuance of a building permit.
28. Conditions of all tenant leases shall include the requirement that Griswold Street shall not be used by delivery trucks except for those trucks exiting Route 2 Eastbound on to Griswold Street and immediately turning right into the site. Delivery trucks shall not be allowed to travel easterly on Griswold Street from Main Street. Signed copies of the lease confirming this requirement shall be provided to the Office of Community Development. Lease agreements shall also indicate that delivery trucks shall be prohibited from leaving the site from the Griswold Street exit.
29. It is recommended to the State Traffic Commission that directional signage identifying westbound access to Route 2 from Maple Street be installed on Main Street in East Hartford.
30. The second floor of building '600' shall remain unfinished and unoccupied. Conversion of the second floor to provide for occupancy shall be subject to Section 12 Special Permit with Design Review (SPDR) approval. Exterior finishes for building '600' shall be consistent with those specified for the remaining buildings in the 11/29/10 Section 12 SPDR approval.
31. Truck traffic routes and hours of restrictions related to site preparation work shall be subject to approval by the Office of Community Development and the Police Department (Legal Traffic Authority).

and based upon the fact that no plans changes have been made and no new development activity has occurred, the following findings remain germane:

1. The professional testimonies of the Town Engineer, Police Department and the applicants Traffic Engineer have concluded that the Town's roadway system will not be overburdened by this development.

- ( ) #7.25
2. Proposed restrictions on automobile and truck traffic on Griswold Street will allow for an acceptable level of service during peak hours based upon testimony, evidence and reports provided to the Commission.
  3. The proposed site drives function satisfactorily as private roadways.
  4. Overall site layout, architectural details, landscaping and site lighting are acceptable and meet the standards of Section 12 of the Building Zone Regulations.
  5. All necessary environmental permits have been approved for the project as proposed.
  6. The project conforms to policy recommendations of the adopted 2007-2017 Plan of Conservation and Development and is supported by the public hearing record.

APPROVED: TOWN PLAN AND ZONING COMMISSION  
FEBRUARY 5, 2013



ERIC W. SCHAEFER, ACTING CHAIRMAN

# 17.26

# Town of Glastonbury



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

TOWN PLAN AND  
ZONING COMMISSION

REAPPROVAL OF SECTION 12  
SPECIAL PERMITS WITH DESIGN REVIEW

APPLICANT/  
OWNER:

JOHN ALAN SAKON  
C/O SAKON, LLC  
74 NEW LONDON TPKE  
GLASTONBURY, CT 06033

FOR:

THE SHOPPES AT AVALON  
PHASES I & II  
131 GRISWOLD STREET,  
ASSESSOR'S LOT 8E MAIN  
STREET (REAR), 2960/2980 MAIN  
STREET & ASSESSOR'S LOT  
N2B GRISWOLD STREET (REAR)

MOVED, that the Town Plan and Zoning Commission reapproves the following Special Permits with Design Review authorizing the construction and operation of the Shoppes at Avalon Phases I and II – 94,640 square feet of retail and restaurant uses – north of Griswold Street and east of Main Street at 131 Griswold Street, Assessor's Lot 8E Main Street (rear), 2960/2980 Main Street and Assessor's Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with all terms and conditions of the existing Special Permits recorded on the Glastonbury Land Records as follows:

- Phase I – Volume 3122, Pages 176 – 188
- Phase II – Volume 3122, Pages 165 – 170

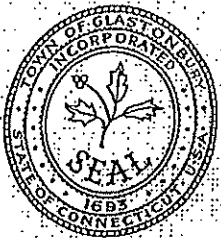
Additionally, the Fire Marshal memoranda file #15-25, reviewed 10-29-10, revised 11-27-12 and 2-23-15, shall become additional conditions of approval.

APPROVED: TOWN PLAN AND ZONING COMMISSION  
MARCH 17, 2015

SHARON H. PURTILL, CHAIRMAN

INSTR # 2015004719  
VOL3266 Pgs 150-152  
RECORDED 06/18/2015 11:44:16 AM  
JOYCE P. MASCEMA  
TOWN CLERK GLASTONBURY CT





\* 7.24

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

**PROJECT:** The Shoppes at Avalon Phase I&II Continued Hearing      **LOCATION:** Main &  
Griswold/Avalon Way

**DEVELOPER:** John Alan Sakon

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

**OCCUPANCY CLASSIFICATION:** Group M & R      **F.M.O. FILE #** 15-25

**PROPOSED FIRE PROTECTION:** via MDC water main/Full auto fire sprinkler& GVFD

**ENGINEER'S PLAN #** 1-051079-layout      **INITIAL PLAN** \_\_\_\_\_      **REVISED PLAN** 1-14-13\_

**ENGINEER:** Phase Zero Design- Dutton Associates

**DATE PLANS RECEIVED:** 2-23-15      **DATE PLANS REVIEWED:** 10-29-10-**Revised** 11-27-12  
2-23-15

**COMMENTS:** The location of hydrants within the complex will need to be at intervals not to exceed five hundred feet and spaced such that the distance from a fire hydrant to any fire department connection that services the automatic sprinkler system(s) does not exceed 50 feet. Fire lanes will need to be established at locations determined by this office. Fire lane locations will need to be designated on the permanent drawings of record ( mylars ) submitted to the Town of Glastonbury.

Traffic signalization will be required to meet the emergency pre-emption standards of the Town of Glastonbury.

The buildings will require rapid entry vaults.

An exterior mounted flashing device will be required on each building with a fire alarm.

Rear doors of the retail tenant spaces will need to be marked with the address numerals and tenant name.

#7.28


**SITE CONSTRUCTION:** Any gates to the construction site will require rapid entry locks for fire department access. Fire lanes shall be maintained and provided for fire department access at all times during all phases of construction.

The use of and location of any temporary fuel storage tanks utilized for construction purposes will require review and approvals of this office.

The refueling of construction vehicles will be conducted in areas that have been pre-configured to minimize and capture any spills or leaks. All equipment utilized for refueling shall be listed and approved for such use.

The developer shall inform all contractors and property owners or agents that the disposal of construction debris by open burning is not permitted. This includes any vegetation that might be cleared as part of the proposal.

Portable toilets shall be kept a minimum of ten feet from any structure, job trailers or storage boxes and material stockpiles.



A rectangular area with a halftone dot pattern background. Inside this area is a handwritten signature in black ink that reads "Chan A.".

**REVIEWED BY:**



# 4.29  
*Town of Glastonbury*

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

May 3, 2017

TOWN PLAN AND  
ZONING COMMISSION

John Alan Sakon  
Sakon LLC  
74 New London Turnpike  
Glastonbury, Connecticut 06033

Re: Shoppes at Avalon

Dear Mr. Sakon:

At its meeting of April 4, 2017, the Town Plan and Zoning Commission re-approved your applications for a Section 12 Special Permits with Design Review for Phases I and II of the Shoppes at Avalon, in accordance with the attached Special Permit Motion.

- **The Special Permit Motion must be recorded in the Town Clerk's Office. This approval is not effective until the motion and mylar plans are filed. A building permit may not be issued nor any use activity begun until the above filings have been completed.**
- **Additionally, this project is subject to a Major Traffic Generator Permit from the State Traffic Commission, in accordance with Section 14-311 of the Connecticut General Statutes.**

Please note that the mylars for Phase II and the Minor Change for Building 600 are awaiting your filing on the land records.

Please be advised that this Special Permit authorizes new construction/site or building modifications or operation of a new use only in accordance with specified plans and any conditions of approval. Accordingly, no modifications to specified plans or conditions shall be made unless authorization has been received from the Town Plan and Zoning Commission or their authorized agents within the Community Development Department.

7.30

John Alan Sakon  
May 3, 2017  
Page 2

If substantial construction has not begun on a building or structure, or use established on a lot within one (1) year from the date of approval, the special permit shall become null and void. The Town Plan and Zoning Commission, upon request of the applicant, may extend for an additional one (1) year the period for beginning substantial construction or establishment of a use.

Please contact the Office of Community Development if you have any questions.

Sincerely,

TOWN PLAN AND ZONING COMMISSION  
For the Secretary



Khara C. Dodds, AICP  
Director of Planning & Land Use Services

Attachment

cc: Peter R. Carey, Building Official  
Daniel A. Pennington, Town Engineer/Manager of Physical Services  
Nicole Lintereur, Assessor

KD:gfm



#7.36  
*Town of Glastonbury*

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

TOWN PLAN AND  
ZONING COMMISSION

REAPPROVAL OF SECTION 12  
SPECIAL PERMIT WITH DESIGN REVIEW

APPLICANT/

OWNER: JOHN ALAN SAKON  
C/O SAKON, LLC  
74 NEW LONDON TURNPIKE  
GLASTONBURY, CT 06033

FOR:

THE SHOPPES AT AVALON  
PHASES I & II  
131 GRISWOLD STREET, ASSESSOR'S LOT 8E  
MAIN STREET (REAR), 2960/2980 MAIN STREET  
& ASSESSOR'S LOT N2B GRISWOLD STREET  
(REAR)

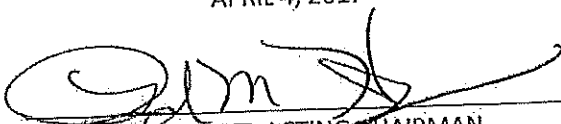
MOVED, that the Town Plan and Zoning Commission reapproves the following Special Permit with Design Review authorizing the construction and operation of the Shoppes at Avalon Phases I and II – 94,640 square feet of retail and restaurant uses – north of Griswold Street and east of Main Street at 131 Griswold Street, Assessor's Lot 8E Main Street (rear), 2960/2980 Main Street and Assessor's Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with all terms and conditions of the existing Special Permits recorded on the Glastonbury Land Records as follows:

Phase I – Volume 3122, Pages 176 – 188  
Phase II – Volume 3122, Pages 165 – 170

And

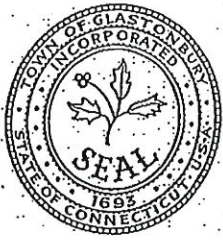
1. In compliance with:
  - a. Standards contained in a report from the Fire Marshal, File #17-035R, plans reviewed 03-16-17.
2. In adherence to:
  - a. The Town Engineer's memoranda dated March 16, 2017 and March 28, 2017.
  - b. The Health Department Director's Memorandum dated March 17, 2017.
  - c. The Police Department's memorandum dated March 14, 2017.
3. The applicant shall file a mylar sheet for the Section 12.9 Minor Change to building "600" granted on July 11, 2011 with the Town Clerk's Office prior to the issuance of any building permits associated with this project.
4. The applicant shall file a mylar sheets showing all approvals and staff memoranda regarding the reapproval of this project with the Town Clerk's Office prior to the issuance of any building permits associated with this project.

APPROVED: TOWN PLAN AND ZONING COMMISSION  
APRIL 4, 2017

  
RAYMOND HASSETT, ACTING CHAIRMAN



#7.32



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

PROJECT: The Shoppes at Avalon-Buildings 101,102,

301,302,303,401,402,403,502,503,504,505,506,507, 601,602, 702, \*\*703,,801,802

803,804

LOCATION: Main & Griswold/Avalon Way

DEVELOPER:- Sakon ,John Alan

xx NEW CONSTRUCTION    \_\_\_ CHANGE OF USE    \_\_\_ SUBDIVISION    xx COMMERCIAL

OCCUPANCY CLASSIFICATION: Group M & R    F.M.O. FILE # 17-035R

PROPOSED FIRE PROTECTION: via MDC water main/Full auto fire sprinkler& GVFD

ENGINEER'S PLAN # 1113091    INITIAL PLAN \_\_\_    REVISED PLANxxx\_1-14-13/ 3-06-13

ENGINEER: Phase Zero Design-

DATE PLANS RECEIVED: 3-16-17    DATE PLANS REVIEWED: 03-16-17

**COMMENTS: The location of hydrants within the complex will need to be at intervals not to exceed five hundred feet and spaced such that the distance from a fire hydrant to any fire department connection that services any building's automatic sprinkler system(s) does not exceed 50 feet. Revised engineered drawings depicting the location of utilities and associated devices has not been submitted as of this date.**

**The location of any building's fire department connection(s) will need to be reviewed and approved by this office.**

**Fire lanes will need to be established on the south side of the south 22 foot right of way established in volume # 204 page #175 of the land records on file with the Town Clerk .**

**Signs will need to be posted in accordance with the uniform traffic code.**

Each building will require a rapid entry vault.

An exterior mounted flashing device will be required on each building with a fire alarm.

Rear doors of the retail tenant spaces will need to be marked with the address numerals and tenant names

### CONSTRUCTION SITE COMMENTS

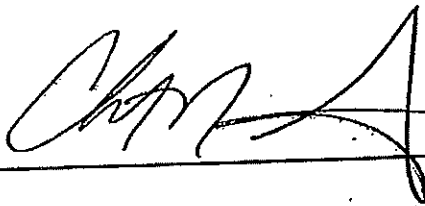
Security gates if provided will need to be equipped with locking hardware compatible with the Town of Glastonbury Rapid Access Program ( Knox system )

The use of , the location of, and the protection of temporary fuel tanks and associated piping and delivery systems utilized for construction purposes will need to be reviewed by this office.

Emergency fire department access shall be maintained throughout all construction phases of the entire project

Portable toilets will need to be positioned a minimum of ten feet from any structure, fuel tank, combustible storage, staging or material stockpiles.

REVIEWED BY:



PAGE 1 OF 1


File

# 7.34

March 16, 2017

**MEMORANDUM**

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

From: Stephen M. Braun, Assistant Town Engineer 

Re: Shoppes at Avalon – Phase 1 and Phase 2

The Engineering Division has reviewed the previously approved plans and the memoranda from the Town Engineer dated October 25, 2010, January 28, 2013, and February 25, 2015 regarding the above-referenced application. All items described in these memoranda continue to apply to this project. Additional updates and comments for consideration by the Commission are as follows:

1. The Town has completed improvements to the intersection of Griswold Street with Harris Street and House Street and coordination of this intersection with the Bantle Road and Route 2 off-ramp intersection, which has significantly improved traffic flow on Griswold Street in this area.
2. Minor adjustments to the timing patterns for the Town's traffic signal system both on Main Street and Griswold Street may be required to best accommodate the site traffic. Timing patterns should be evaluated by the applicant's traffic engineer and revisions implemented by the applicant as part of the system integration for the new traffic signal.
3. The conceptual roadway improvement plans provided in the application materials appear to depict span poles with span wires for the proposed traffic signal at the site entrance drive to Main Street, which is not consistent with the mast arm configuration utilized by the Town on the Main Street Traffic Signal project and Griswold/House/Harris Intersection improvement project. It is recommended that all new traffic signal equipment for the proposed project be consistent with the equipment recently installed by the Town, as approved by the Town Engineer, including mast arms, emergency vehicle pre-emption, battery back-up, video detection, and fiber-optic communications.
4. Traffic signal record drawings meeting Department of Transportation and Town standards shall be provided to the Town Engineer for the new signal at the Main Street site driveway. Record drawings meeting Town standards shall also be provided for all improvements within the Main Street and Griswold Street right-of-way.
5. This project requires registration with the Connecticut Department of Energy and Environmental Protection under the General Permit for Stormwater and Dewatering Wastewaters from Construction Activities since the disturbed area exceeds 5 acres.

cc: Daniel A. Pennington, Town Engineer / Director of Physical Services

#7.35

March 28, 2017

MEMORANDUM

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

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services



Re: Shoppes at Avalon

It is my understanding that Town Plan and Zoning Commission members have posed traffic-related questions concerning the above-referenced application. The following attempts to address questions and concerns voiced at the March 21, 2017 public hearing.

Since the initial approval of the Shoppes at Avalon Development – Phase I and II in 2013, the Commission has approved a 145-unit apartment complex located at the intersection of House Street and Hebron Avenue. Concern was expressed relative to traffic-related impacts of the Shoppes at Avalon when combined with those associated with the Glastonbury Mews Development. The two developments do, in fact, have an overlapping area of influence when considering the trip generation and distribution assumed for each.

That critical area of overlap would be the Griswold Street/House Street/Harris Street intersection. Subsequent to the initial Shoppes at Avalon approval, the Town of Glastonbury dramatically improved the level of service at this intersection by reconstructing and realigning the offset intersection and coordinating the traffic signal controller with the signal to the west of the Griswold Street/Route 2 ramp intersection. Overall intersectional delay and queue lengths on all approaches have significantly decreased during the peak periods. Accordingly, this intersection now possesses capacity to accommodate trip generation associated with both developments without substantive effect.

The Shoppes at Avalon Development would also have an impact to traffic in the Main Street corridor. Previously approved plans and associated approval conditions require the Developer to complete traffic-related improvements to mitigate said impacts. These improvements, in conjunction with the Town's relatively recent Main Street corridor traffic signal coordination and replacement, are sufficient to address congestion/safety issues created by the development. Other large scale commercial/residential developments currently contemplated in the same general area would be required to include Shoppes at Avalon trip generation as background traffic in their analysis if the subject application is approved. The applicant for the Avalon Development is not required to account for trip generation associated with projects that have not received formal regulatory approval.

DAP/ce





# 7.36

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

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**Memo**

March 17, 2017

**To:** Town Plan and Zoning Commission

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

**Re:** The Shoppes at Avalon, Griswold and Main Streets  
Reapproval of Phases I & II

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This office has reviewed the plan package for the above-referenced proposal. A site development plan titled The Shoppes at Avalon Site Development Plans is provided by Phase Zero Design dated 7/7/10, last revised 8/10/10. A plan with the project title The Shoppes at Avalon Phase II Development Proposal Site Development Plans, also by Phase Zero Design, is dated 1/14/13.

The project is served by public sewer and water, and construction of 18 retail shops, 1 coffee shop, and 3 restaurants is proposed. One existing building at 11,600 square feet is shown.

Proposed dumpster locations do not appear to be sufficient for the number of buildings and food service establishments proposed.

Building plans will be required for review prior to approval of building construction. All food service establishments will require detailed layout and equipment plans for Health Department review.

This Department recommends approval with respect to the Public Health Code, with the following conditions:

- Detailed construction plans for all food service establishments will be reviewed by this Department prior to issuance of a building permit.
- Additional dumpster locations must be created to allow proper disposal of refuse for each building, with appropriate grease, rubbish and paper waste.

#7.37



# 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: Thomas J Sweeney

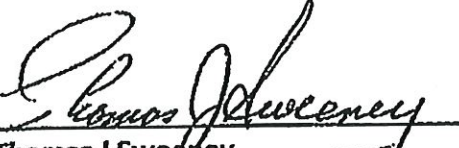
Date: March 14, 2017

Subject: The Shoppes at Avalon Phases I & II Re-Approval

Members of the Police Department have reviewed the site re-approval plan as submitted for the Section 12 Special Permit with Design Review.

Phase I: The police department reaffirms the memorandum submitted on October 25, 2010.

Phase II: The police department reaffirms the memorandum submitted on January 28, 2013.

  
Thomas J Sweeney  
Director of Police Services

JPH:jph

#7,38

# Town of Glastonbury



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

## TOWN PLAN AND ZONING COMMISSION

February 21, 2018

John Alan Sakon  
Sakon LLC  
74 New London Turnpike  
Glastonbury, Connecticut 06033

Re: Request of John Alan Sakon for a one-year extension to commence construction pursuant to Section 12.7 of the Building-Zone Regulations – Special Permit with Design Review for The Shoppes at Avalon Phases I and II – easterly side of Main Street, northerly of Griswold Street – Planned Travel Zone

Dear Mr. Sakon:

At its meeting of February 6, 2018, the Town Plan and Zoning Commission approved your request for a one-year extension – until April 4, 2019 for The Shoppes at Avalon Phases I and II - to commence substantial construction in accordance with Section 12.7 of the Building-Zone Regulations for the Shoppes at Avalon.

Should you have any questions, please feel free to call (860) 652-7510.

Sincerely,

TOWN PLAN & ZONING COMMISSION  
For the Secretary

Khara C. Dodds, AICP  
Director of Planning & Land Use Services

KD:gfm