

TOWN PLAN AND ZONING COMMISSION  
PLANS REVIEW SUBCOMMITTEE  
MINUTES OF JULY 15, 2020 SPECIAL MEETING

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

**Present:** Subcommittee Member Michael Botelho; Khara C. Dodds, AICP, Director of Planning and Land Use Services, Daniel Pennington, Town Engineer, and Jonathan E. Mullen, AICP, Planner

*Chairman Zanolungo and Vice Chairman Purtill were excused.*

**280 WESTERN BOULEVARD – proposal for Gateway V Medical Office facility – two buildings totaling 45,000 square feet, a 206-space parking lot and related infrastructure on 4.8 acres – Planned Employment Zone & Groundwater Protection Zone 1 – LADA, P.C., Land Planners – Town of Glastonbury, landowner – The Casle Corporation, applicant**

Commissioner Botelho asked the applicant if he was amenable to proceeding with only one Subcommittee member present. The applicant, Phil Doyle, stated that he was comfortable proceeding. Mr. Mullen suggested that other Subcommittee members could view the meeting and provide comments to the applicant later.

Mr. Doyle explained that the proposal was to construct two medical office buildings (Buildings J and K) on the last piece of undeveloped land in the Gateway area, at the southwestern end of Western Boulevard. Mr. Doyle showed the Gateway Master Plan and gave a brief history of the development to date. He stated that Building K would be a 2-story building that would bookend with Building A in Gateway Phase I, on the corner of Eastern and Western Boulevards. Mr. Doyle then explained that Building J would be 15,000± square feet and Building K would be 20,000± square feet. He stated that the developer was requesting a 15% parking waiver. Mr. Doyle stated that his firm had done a parking study and determined that parking areas are regularly operating at 15 -20% below capacity during peak hours and 40 to 50% below capacity during normal hours. Commissioner Botelho asked if waivers had been granted for other Gateway phases. Mr. Doyle stated that parking waivers were granted for several phases of Gateway. Commissioner Botelho expressed concern about parking waivers in general but stated that he appreciated the thorough analysis that Mr. Doyle's firm had done.

Commissioner Botelho then asked about the greenspace for the proposal. Mr. Doyle responded that the proposal meets all the requirements of the Planned Employment Zone with regard to open space and building coverage.

Mr. Doyle went over the parking layout including electric vehicle charging spaces, site access points, stormwater management and landscaping for the site. He explained the site would have night sky compliant LED lights mounted on 14-foot poles.

Kevin Clark of Clark Engineering stated that the project is located in the 100-foot upland review

area of the wetlands located at the southeastern corner of the site. He explained that they are proposing a manmade, gravel-bottomed, wetland located at the northwest corner of the site. He then went over the grading and drainage plan. Mr. Clark stated that he had consulted with the Town Engineer about discharging stormwater into the Town system.

John Manners of The Casle Corporation then presented the architectural plans. He stated that the proposed buildings were similar to the other Gateway buildings with small design changes. Brick and vinyl clapboard siding would be the principal building materials. He stated that the Hearth building on the north side of Western Boulevard influenced the architectural design of the buildings. Commissioner Botelho stated that he was comfortable with the design and was in support of the project.

Meeting adjourned at 8:50 a.m.

Respectfully submitted,

**Jonathan E, Mullen**

Jonathan E. Mullen, AICP