

TO: Town Plan & Zoning Commission

FROM: Alter & Pearson, LLC

DATE: August 4, 2020 *revised August 10, 2020*

RE: Narrative for 103 House Street – §12 Special Permit with Design Review for 17 Proposed Townhomes

The Site is 1.050± acres (45,760± s.f.) and located at the corner of House Street and Salmon Brook Drive. The members of the Applicant, 103 House Street, LLC, are also the owners and operators of Colonial Village Apartments, the adjacent 160-unit apartment complex, which the Applicant purchased in 1967 and have since owned and operated. Attached please find an aerial photograph of Colonial Village taken August 30, 1967. The Applicant is proposing to raze the existing house and garage and construct a complimentary multi-family development consisting of 17 townhome style, 2-bedroom units within three buildings. The units are proposed to be rental units. The buildings have a proposed Floor Area Ratio (“FAR”) of 0.47, which is less than the permitted maximum FAR of 0.5. The use is permitted by Special Permit in the Town Center Zone. The buildings are proposed along the streets to screen the parking areas. Each townhome has one garaged parking space and one tandem surface parking space. Additionally, there are 11 visitor surface parking spaces in the center of the Site for a total of 45 parking spaces for the proposed use.

Access to the Site is proposed to be shared with the existing House Street curb cut for Colonial Village Apartments at 119 House Street. This current one-way drive way (in-only) with parallel parking spaces, is proposed to be converted into a two-way driveway for use by both properties. The six (6) existing parallel parking spaces on 119 House Street will be relocated south of the access drive as indicated on the plan, for use by Colonial Village Apartments. Per the Commission’s comments at their Informal Meeting on May 28, 2020, the parking chart has been updated to identify these relocated parking spaces.

Included with your materials please find a detailed landscape plan (*Sheet 8*) approved by the Beautification Committee at its meeting on March 11, 2020. The Committee’s recommendations to replace the six White Pine trees with a mix of Concolor Fir and Serbian Spruce trees, and to replace the sea oats decorative grass with macra aureola decorative grass, have been incorporated. Full cut off light fixtures are proposed in the parking lot, having a maximum mounting height of 12’ (*Sheet 9*). Attached to this narrative please find the cut sheets for the proposed fixtures.

Four test pits were performed on the Site on December 18, 2019, and standpipes were installed to monitor groundwater. Both the soils data and standpipe readings information are included on the Site Plan (*Sheet 3*). Stormwater is proposed to be infiltrated in three systems, the roof water will be infiltrated in both the southwest and southeast corners of the Site and the pavement stormwater will be infiltrated in the center of the Site. The three stormwater systems will accommodate the required water quality volume and the stormwater for up to a ten-year storm. Indoor bike storage for the residents is available in each garage area (*See Architectural Packet with Floor Plans A-1*

to A-3) and an outdoor bike rack for visitors is located in the center island. The proposed enclosed dumpster and recyclable area is located in the northwest corner of the Site.

The buildings are proposed along the streets to screen the parking areas. Three buildings are proposed: a 6-unit building along House Street, a 5-unit building along Salmon Brook Drive and a 6-unit building along on the lot's westerly property line. Each building has 1, 2 and 3-story portions with the mean level of the highest gable being 32'10". The units have either a front door that connects to the existing sidewalk network and/or a rear door with access to the parking area. Private outdoor areas for each unit include either a first-floor covered porch or a second story deck. Included with your materials please find an architectural packet which includes building elevations (A-4 to A-8) and floor plans (A-1 to A-3). Proposed building materials include:

- **Roof:** Asphalt shingle (color: slatestone gray)
- **Trim:** Boral Tru-Exterior or PVC (color: white)
- **Siding:** 4-inch exposure to weather vinyl clapboard siding (color: white)
- **Water table, Siding and Chimney:** Brick Veneer in both a brick pattern (water table and siding) and a soldier course (at the top of the water table, over the doors and between the first and second floors) (color: Old Richland)
- **Windows:** low-e insulated glass with simulated divided lights (color: white)
- **Wall Sconce:** LED wall lantern with etched white line glass diffuser and dark sky shield
- **Screening for Condensers:** The units are 34" wide x 28^{15/16}" high x 12" deep and located on a 6" curb on the ground; the units will be screened by a 4' fence solid vinyl fence (color: white)

"Green" Building and Site Design Elements, include the following:

- LED site and building lighting
- Energy efficient building envelope
- Redevelopment of existing site
- Indoor and outdoor bike parking

Consistency with the Town of Glastonbury 2018-2028 Plan of Conservation & Development:

- The stormwater management plan adheres to the Town's policy regarding the MS4 General Permit, consistent with *Town Wide Policies: 5. Stormwater Management (b) (Pg. 23)*.
- The plan minimizes light pollution through the use of dark sky compliant/full cutoff fixtures, consistent with *Town Wide Policies: 6. Commercial Development (a) (Pg. 23)*.
- The development includes areas for recyclables, consistent with *Town Wide Policies: 10. Sustainability (a) (Pg. 24)*.
- The redevelopment of this previously developed Site, continues to support redevelopment to enhance the character of the Town Center. *Town Wide Policies: 11. Town Center(a) (Pg. 24)*.
- This Site implements the strategies of the Glastonbury Center 2020 Shared Vision Plan. *Town Wide Policies: 11. Town Center(e) (Pg. 24)*. The Site is located in the Central Core Area and the proposed plan incorporates:
 - Proposed trees in front of properties/ along roadways and within parking areas (*Glastonbury Center 2020 Shared Vision Plan, Page 50*).

- Proposed shrubs and seasonal plantings in front of properties (*Glastonbury Center 2020 Shared Vision Plan, Page 51*).
- This project extends the sidewalk north on House Street and also connects the units the existing sidewalk network consistent with continuing to include pedestrian friendly access on properties within the Town Center. *Planning Area 4, Town Center, Policies, Transportation, (2) (Pg. 43)*.
- This project continues efforts to enhance the streetscapes through landscaping and architectural improvements by locating the building along the streets. *Planning Area 4, Town Center, Policies, Economics, (3) (Pg. 43)*.
- The proposed drainage plan treats the stormwater runoff from impervious services, consistent with *Planning Area 4, Town Center, Policies, Stormwater Management (2) (Pg. 43)*.

TO: Town Plan & Zoning Commission
FROM: Alter & Pearson, LLC
DATE: August 13, 2020
RE: Density Comparison - 103 House Street

At the Plans Review Subcommittee meeting held on February 12, 2020, the Subcommittee requested that the Applicant provide a density comparison between our project and other apartments in the area. Below please find a chart of multi-family projects in the Town Center Zone which compares the Floor Area Ratio (F.A.R.).

<u>Address/Project</u>	<u>Approved Floor Area Ratio (F.A.R.)</u>
One Glastonbury Place, 10 Glastonbury Place	0.49
25 Naubuc Avenue	0.48
<i>Proposed Townhomes – 103 House Street</i>	0.47
Center Village, 75-87 New London Turnpike	0.38