

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF AUGUST 12, 2020 SPECIAL MEETING

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

Present: Subcommittee Members: Robert Zanlungo and Sharon Purtill; Khara C. Dodds, AICP, Director of Planning and Land Use Services, Jonathan E. Mullen, AICP, Planner

2108 MAIN STREET – proposal for the installation of a solar carport at the Police Station – 2108 Main Street – Dave Sacchitella, Building Superintendent, Town of Glastonbury – Carson Mislick, Greenskies Clean Energy, LLC applicant

Dave Sacchitella went over the proposal, which is to construct carports on the southern side of the Glastonbury Police Department parking lot. The carports will allow the Town to install solar panels and provide protection from the elements. Khara Dodds explained to the Subcommittee that the Historic District Commission had reviewed the proposal during a public hearing in June 2020.

Brad Parsons, project engineer, then showed the location of the proposed carports on the site plan. He explained that the construction of the carports would have minimal impact on the existing parking area. Mr. Parsons then explained that carports would be constructed by mounting the solar panels on support posts in an existing landscaped island at the southern portion of the parking area and in one parking space. The carports will cover 10-15 parking spaces. Mr. Parsons then explained that site improvements to the rest of the parking area would happen as part of a separate project at a later date.

Vice-Chairman Purtill expressed concern about height of the carports and if the solar panels would reflect light onto property owners on Williams Street. Mr. Parsons showed the location of the carports in relation to Main Street and Williams Street. He stated that the angle of the solar panels would be slight and that they are designed not to reflect light. Mr. Parsons then showed a photo of a similar carport installed at another location. He also stated that carports are 15 feet tall at their highest point and neighboring property owners who currently can see the Civil Preparedness Building would see the carports.

Vice-Chairman Purtill asked about the finished color of the carports and if the external conduits shown in the picture would be visible. Mr. Parsons stated that they had not decided on a color yet and that the conduits could be located in a place not visible from the street. There was a discussion between the applicant and the Subcommittee about the placement and design of fencing that is part of a future improvement project for the parking area. Ms. Dodds explained that the carports were a separate project from the site plan improvements. Chairman Zanlungo and Vice Chairman advised the applicant to be prepared to discuss these items when that proposal comes to the Commission. Vice Chairman Purtill asked when the applicant was going to install the carports. Mr. Sacchitella stated that they anticipate starting construction in fall 2020. He noted that in order for the town to receive the funding for the carports, construction had to be finished by April 2021.

330 HUBBARD STREET – proposal to demolish the existing locker rooms and construct a new athletic facility at Glastonbury High School with a public bathroom for visitors – Reserved Land – Dave Sacchitella, Building Superintendent, Town of Glastonbury - Jason Stabach, id3A, applicant

Dave Sacchitella went over the proposal, which is to demolish the existing locker room facility at 330 Hubbard Street and construct a new athletic facility with locker rooms, bathrooms and storage space. Jason Stabach presented the architectural plans for the project. He stated that the project has two buildings; one building that will house six team rooms with lockers and bathrooms, storage rooms, and a trainer's office. The other building will house the public bathrooms and the ticket office. Mr. Stabach stated that they would be removing some parking spaces in front of the building to create a new drop-off area. The lost parking spaces would be replaced in the southern portion of the parking area.

Mr. Stabach then went over the design of the area in front of the proposed building, which include stairs for ADA compliance and benches. Landscaping for the project includes decorative grasses, shrubs and trees. Mr. Stabach then went over the building materials, which are white- washed brick and asphalt shingles.

He then stated that the building would have open truss construction on the inside and would have heat with no air conditioning. Both Chairman Zanolungo and Vice Chairman Purtill expressed concern about the lack of air conditioning because there are no functioning windows on the buildings. Vice Chairman Purtill recommended that the applicant revise the design to incorporate air conditioning into the project even if it is installed at a later date. Ms. Dodds also requested that in the planning for air conditioning that thought be given to where the units will be located and how they would be screened.

70 OAK STREET – proposed changes to approved sign package for car wash – Planned Commerce Zone – Tracy Becker Sign Pro - Mark DiTommaso, applicant

Tracy Becker of Sign Pro went over the proposed sign package. She explained that she was unaware that there was an approved sign package. She stated that the proposed package was designed to meet Section 10 of the zoning regulations with regard to wall and ground signs for a single tenant building. She stated that the proposed signs were actually smaller than those in the approved sign package. The difference in the wall signs is that they are now proposing all capital letters, rather than capital and lower case as in the approved package.

Ms. Becker then went over the monument sign design. She stated that the proposed sign was a big change from the approved sign. Vice-Chairman Purtill noted that because there was text on the base of the sign, that now had counted as part of the sign making it much larger than the approved sign. Ms. Becker offered to remove the text from the base of the sign in order to bring it into compliance. Both Chairman Zanolungo and Vice-Chairman Purtill agreed that was acceptable. They advised the applicant to submit revised drawings to the Office of Community Development.

Meeting adjourned at 9:35 a.m.

Respectfully submitted,



Jonathan Mullen, AICP