

**THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION
AMENDED REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 6, 2020**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting via Zoom video conferencing.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Mr. Michael Botelho, Secretary
Mr. Christopher Griffin
Mr. Raymond Hassett
Ms. Alice Sexton, Alternate {assigned as voting member}

Commission Members Absent

Ms. Sharon Purtill, Vice Chairperson
Mr. Keith Shaw
Mr. Scott Miller, Alternate
Vacancy

Chairman Zanolungo called the meeting to order at 7:00 P.M. The Chairman seated Ms. Sexton as a voting member, in the absence of Ms. Purtill and Mr. Shaw.

PUBLIC HEARINGS

- 1. Application of TruNorth, Inc. for a Section 12 Special Permit with Design Review concerning construction of 4 office buildings (18 units total) with associated parking, storm drainage facilities and utilities – 219 Addison Road – Planned Employment Zone & Groundwater Protection Zone 1 – 219 Addison Road, LLC, owner**

Jon Sczurek, PE from Megson, Heagle & Friend, LLC, representing the applicant, presented the site plans. He explained that the site is 2.41 acres and has some wetlands located on the northwest corner. He reviewed the 100-year stormwater management plan. The site will be served by MDC water supply, public sanitary sewer, and new sidewalks will be constructed on Eastern Boulevard. The proposal includes 104 parking spaces, less than what is required by the zoning regulations. Therefore, they request a parking deferral of 12 spaces, 8 of which are required. They also propose a bike rack and sidewalks will be installed on Eastern Boulevard. The entrance sign will be downlit. The lighting plan features 10-foot-high poles with LED lights.

Alan Lamson, the project architect, of FLB Architecture & Planning, explained the goal of this project, which is to create approximately 22,000 square feet of office space in four buildings, whose units range in size. He noted that the applicant has constructed this model before in previous projects with great success. On this site, the windows are all black and most are double hung, with some fixed windows. The shingles will be charcoal timberline. They tried to complement the history of the Addison area by incorporating the style of the area. The color scheme is simple: black and white.

John Alexopoulos, landscape architect, explained that they have five hybrid elm trees in the parking islands, which provide great shade and complement the architecture really well. The row of pine trees along Eastern Boulevard will be removed to install the sidewalk. He stated that he tried to include native plantings as much as possible, but the shrubs are a mixture. There will be wetland plantings in the detention basin.

Mr. Sczurek reviewed the project's consistency with the Town's POCD Planning Area 6. He reviewed the sustainable features, such as dark sky LED lighting, storage and collection of recyclables, and high efficiency heating and cooling. He stated that their wetlands application was approved by the Town's Inland Wetlands & Watercourses Agency and the Conservation Commission provided a favorable recommendation.

Secretary Botelho asked about the ingress/egress. Mr. Sczurek explained the traffic flow, noting that both the Police and Fire Chiefs said that one access in and out of Addison Road was fine with them. The Town had no interest in removing the island on Eastern Boulevard, so they decided to stick with Addison Road. Secretary Botelho asked if they performed a traffic study. Mr. Sczurek said no, they do not meet the thresholds that would require one. Secretary Botelho asked if any condominium documents have been drafted yet. Jeff Sawyer of TruNorth Construction, Inc. explained that they are in the process of being drafted.

Commissioner Hassett asked if there was some thought about putting in elevators in the smaller buildings. Mr. Lamson stated that installing an elevator would take up a lot of square footage and, based on the experience they have had, there has not been a demand to do that, and they could easily accommodate all of the medical facilities on the first floor. Commissioner Hassett asked if any concerns were raised at the subcommittee level that the Commission should be aware of. Chairman Zanolungo said no, but he asked the applicant to speak to their neighborhood outreach efforts. Realtor Kurt Potter stated that they have been keeping the neighbors involved and informed every step of the way on what exactly the project was going to be.

Commissioner Sexton asked the applicant to speak to the letter received by Zbigniew and Lesley Mroz of 121 Heywood Drive, which alludes to the project being rushed through. They are against the project because they have concerns about the traffic and safety, as well as the threat to the property values and the character of the residential area as a whole. They asked if the

access could be located on Eastern Boulevard instead. Ms. Dodds reiterated the applicant's point that the Town had no plans to remove the island at the end of Eastern Boulevard, which creates a challenge to vehicles existing and entering the site.

Commissioner Griffin asked if there is sufficient room in the refuse area to get trucks in and out. Mr. Sczurek stated yes. Commissioner Griffin asked if there is any bordering between the neighbors. Mr. Sczurek stated that yes, there is a fence on the landscaping plan.

Chairman Zanolungo asked about the sign package. Mr. Sawyer stated that there will be no tenant signs. Chairman Zanolungo asked where the mechanicals will be located. Mr. Lamson stated that almost everything will be located outside of the building. None of the equipment will be up on the roofs.

Chairman Zanolungo opened the floor for public comment.

John Wackerman of 17 Twelve Acre Lane, is opposed to this development. He stated that this is turning the neighborhood into something that is not residential. However, he is delighted to see the plans because they are well thought out. He noted that while the buildings are aesthetically pleasing, he does not understand why they are oriented on their sides, so that one cannot see the architectural features driving down Addison Road, which is the primary residential road, not Eastern Boulevard. He also has a concern about the underestimated traffic, as well as the timeline of this project going through. He then asked if there has been any consideration to make the entrance via Addison Road but have an easement to exit via the back side of the lot and enter through the other access point, in order to make it a through lot.

Mr. Sczurek explained that, in regard to the building orientation, the POCD recommends that the parking lots be located to the side and behind buildings. Therefore, the buildings are framing the view of a parking lot. In regard to the access, Mr. Sczurek explained that engineers typically do not want to create a cut through situation because people may start cutting through the property to get around the intersection of Eastern Boulevard. He also noted that the Police Department in town is the legal traffic authority and they reviewed and approved this project. Mr. Sawyer explained that the traffic patterns here are much different than a big corporate building. There is no steady rush, and it is not a huge traffic generator.

Ms. Dodds explained the timeline of this project, which has been in the works for nearly a year. It went through an administrative review, the Plans Review Subcommittee, the Conservation Commission, and the Beautification Committee. Mr. Sczurek added that their first meeting was in December 2019.

With no further comments from the public, Chairman Zanolungo closed the public hearing.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

MOVED, that the Town Plan & Zoning Commission approve the application of TruNorth, Inc. for a Section 12 Special Permit with Design Review concerning construction of 4 office buildings (18 units total) with associated parking, storm drainage facilities and utilities– 219 Addison Road – Planned Employment Zone, in accordance with the following plans:

“COVER SHEET THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: NONE SHEET 1 OF 10 MAP NO. 117-19-1CS REV. 9-14-20 REV. 9-31-20 DEFERRED PARKING SHOWN”

“SITE PLAN THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JHS DRW. BY: PEJ DATE: 8-25-20 SCALE: 1”=20” SHEET 3 OF 10 MAP NO. 117-19-1SP REV. 9-14-20 REV. 9-31-20 DEFERRED PARKING SHOWN”

“GENERAL NOTES & DETAILS THE OFFICES AT ADDISON SQUARE - #219 ADDISON RD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: 1”=20” SHEET 6 OF 10 MAP NO. 117-19-1GN REV. 9-14-20”

“GENERAL NOTES & DETAILS #219 ADDISON ROAD PREPARED FOR TRUNORTH, INC GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 CK. BY: JLH DRW. BY: JHS DATE: 8-25-20 SCALE: 1”=20” SHEET 7 OF 10 MAP NO. 117-19-1GD REV. 9-14-20”

“LANDSCAPE PLAN #219 ADDISON ROAD PREPARED FOR TRUNORTH, INC. GLASTONBURY, CONN. MEGSON, HEAGLE & FRIEND 81 RANKIN ROAD GLASTONBURY, CONN. 06033 PHONE (860)-659-0587 JOHN ALEXOPOULOS LANDSCAPE ARCHITECT CT LIC. NO. 550 STORRS, CT SCALE: 1’=20’ MAP NO. 117-19-1PL DATE: 3-5-20 REV: 3-11-20 REV: 7-12-20 REV: 9-9-20 REV. 9-29-20”

And

1. In compliance with:
 - a. The conditions set forth by both the Conservation Commission in their recommendation for approval to the Town Plan and Zoning Commission and in the Wetlands Permit issued by the Inland Wetlands and Watercourses Agency at their Regular Meeting of September 24, 2020
 - b. The recommendations as contained in the minutes of the June 10, 2020 Community Beautification Committee meeting.

- c. The standards contained in a report from the Fire Marshal, File #20-036, plans reviewed 9-30-2020.
2. In adherence to:
 - a. The Town Engineer's memorandum dated September 30, 2020.
 - b. The Sanitarian's memorandum dated September 28, 2020.
 - c. The Police Chief's memorandum dated September 28, 2020.
3. Any mechanicals will be screened with landscaping and/or fencing.
4. This is a Section 12 Special Permit with Design Review. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

Disc: Commissioner Hassett remarked that the plan represents an honest and good faith effort to put in a product that will be an accent piece in that area. The applicant should be complimented for their persistence in working with the Commission and their great outreach to the community. Secretary Botelho commended the applicant on their willingness to be responsive to some of the Commission's concerns, and their willingness to reach out to neighbors and address their concerns. Commissioner Griffin agreed with the previous comments. He noted that he lives near the area, and the zoning allows this type of project so the use the applicant has proposed is reasonable. He has general traffic concerns, but in the record, there is input from Town officials that do not have traffic concerns.

Commissioner Sexton agreed with Commission Griffin, but also understood Mr. Wackerman's concerns about the evolution of this commercial space in this residential area; however, she believes that the architect did a great job in making it look like a farmhouse. Chairman Zanlungo concurred, stating that the applicant did a great job with community outreach, and this is great architecture for this area. It fits into the zone literally, and figuratively, and it will be a good transition point from the commercial feel of Eastern Boulevard.

Result: Motion passed unanimously {5-0-0}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items** *None*
2. **Acceptance of Minutes of the August 18, 2020 Regular Meeting** *Tabled*
3. **Acceptance of Minutes of the September 15, 2020 Special Meeting** *Tabled*

4. **Section 8-24 Connecticut General Statutes Referral from the Town Council regarding purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill**

Ms. Dodds explained the background behind this action. She noted that this project is consistent with the goals of the Town of Glastonbury Plan of Conservation and Development.

Motion by: Secretary Botelho

Seconded by: Commissioner Hassett

RESOLVED, that the Town Plan and Zoning Commission forward a favorable recommendation regarding the purchase of a 1.01-acre site off Cotton Hollow Road to preserve the remaining walls of the Cotton Hollow Mill. This action is pursuant to Section 8-24 of the Connecticut General Statutes, as the purchase of this parcel is consistent with the policies of the Town of Glastonbury Plan of Conservation and Development.

Result: Motion passed unanimously {5-0-0}.

5. **CONSENT CALENDAR**

a. Scheduling of Public Hearings for Regular Meeting of Oct 20, 2020: **No Action**

6. **Chairman's Report** *None*

7. **Report from Community Development Staff** *None*

There being no further business to discuss, Chairman Zanlungo adjourned the meeting at 8:38 P.M.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan
Recording Clerk