

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
CONSTRUCTION OF TWO MEDICAL OFFICE BUILDINGS ASSOCIATED PARKING
GATEWAY V—280 WESTERN BOULEVARD
MEETING DATE : NOVEMBER 17, 2020**

PUBLIC HEARING #2
11-17-2020 AGENDA

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
November 13, 2020

Zoning District:
Planned Employment
(PE) Zone

Applicant:
David Sessions, Casle
Corporation

Owner
Town of Glastonbury

EXECUTIVE SUMMARY

- The applicant has entered into an agreement with the Town of Glastonbury to purchase and construct two medical office buildings at 280 Western Boulevard.
- The Plans Review Subcommittee reviewed the proposal at their July 15, 2020 meeting. At that meeting, they expressed concern about the parking waiver request.
- At their meeting of July 8, 2020, the Community Beautification Committee accepted the landscaping plan with recommendations.
- At their meeting of September 10, 2020, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit.
- At the same meeting, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- Memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020
- Site plans
- Minutes from the July 8, 2020 Community Beautification Committee meeting
- Minutes from the July 15, 2020 meeting of the Plans Review Subcommittee



Aerial view of 280 Western Boulevard

ADJACENT USES

The Hearth memory care facility is located to the north and undeveloped town-owned land is to the west. The site also has medical office uses to the east and light industrial uses to the south.

PROPOSAL [See memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020 and plan set sheet L-1 entitled “Cover” & L-4 entitled “Layout Plan”]

The applicant proposes to construct two medical office buildings totaling 45,000 square feet with 206 parking spaces. The first building herein after referred to, as ‘Building J’ is 15,000 square feet and one story. The second building herein after referred to as ‘Building K’ is 30,500 square feet and two stories. Both buildings will continue the architectural style developed in previous phases of the Gateway development.

SITE DESCRIPTION [See memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020 and plan set sheet A-18-047-T entitled “Topographic Survey 280 Western Boulevard”]

The subject site is a 4.83-acre parcel that will be Phase 5 of the Gateway Medical Office Development. The parcel is the last undeveloped parcel of land south of Western Boulevard in the Gateway Area. The parcel is covered with trees and slopes from northeast to southwest. There is an approximately 1,629 square foot area of wetlands located at the southwest corner of the site. Other soils on the site include Ellington Silt Loam 0 to 5 percent slopes, Ninigret and Tinsbury Soils 0 to 5 percent slope, Hartford Sandy Loam 3 to 8 percent slopes, Manchester Gravelly Sandy Loam 3 to 15 percent slopes and Udorthents—Urban Land Complex.

SITE LAYOUT, VEHICULAR, PEDESTRIAN, AND BICYCLE CIRCULATION [See memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020 and plan set sheet A-18-047-T entitled “Topographic Survey 280 Western Boulevard”]

Access to the site will be through two, 2-way curb cuts on the northern side of the lot along Western Boulevard. One of the curb cuts will be located at the northeast corner of the site while the other will be towards the center of the lot. Building K will be located at the center of the lot on the western end while Building J will be located towards the southwestern end of the lot. Vehicular traffic be two-way traffic circulation around the entire site. Building K will have parking on all sides while Building J will have parking on the eastern side. There will be a concrete walkway on all four sides of Building K and on the eastern and southern sides of Building J. The walkway for Building J will connect directly to the sidewalk network on Western Boulevard. A crosswalk will connect the walkway around Building J to the Western Boulevard sidewalks. Bike racks will be located on the eastern side of both Buildings J and K.

PARKING [See memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020 and plan set sheet L-1 entitled “Cover” & L-4 “Site Layout”]

In accordance with Section 9.11 of the Building-Zone Regulations, the required parking for this development is 243 spaces. The applicant is requesting a 16% reduction of the required parking with 206 parking spaces, including six handicapped accessible spaces. Section 9.6 of the Building-Zone Regulations allow for up to a 30% waiver of the required parking spaces for “sites where customer use of multiple businesses and/or pedestrian customer traffic is anticipated.” The applicant has conducted a utilization study using analysis of parking data from previous phases of the Gateway development to support their waiver request.

STORMWATER MANAGEMENT & UTILITIES [See Memorandum entitled “Special Permit with Design Review Narrative” revised 11/3/2020 & plan set sheet S-1 entitled “Civil Drainage, Sanitary, & Water”]

Stormwater runoff generated from the parking areas and building rooftops will be collected in catch basins and directed to a water quality detention basin for infiltration located at the southwest corner of the site. Any overflow from the basin will flow into the Town drainage system. Utilities for the site will be accessed from Western Boulevard.

WETLANDS [See memorandum entitled “Special Permit with Design Review Narrative” revised 11/2/3/2020 and plan set sheet L-1 entitled “Cover” & L-4 entitled “Layout Plan”]

Approximately 1,629 square feet of wetlands located at the southeast corner of the site. No wetlands will be disturbed as part of this project. Approximately 28,898 square feet of the project is within the 100-foot upland review of these wetlands. Approximately 23,898 of that area will be disturbed as part of the project including the placement of 2,600± cubic yards of clean fill. At their meeting of September 10, 2020, the Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit for the project. At the same meeting, the Conservation Commission forwarded a favorable recommendation for the project to the Town Plan and Zoning Commission.

LANDSCAPING [See memorandum entitled “Special Permit with Design Review” revised 11/3/2020 and plan set sheet L-6 entitled “Planting Plan”]

The applicant is proposing a mixture of native trees, shrubs and perennials and ground cover. The plan calls for extensive plantings along Western Boulevard as well as along the southern property line. At their meeting of July 8, 2020, the Community Beautification Committee accepted the planting plan with recommendations.

SITE LIGHTING & DUMPSTER LOCATION [See memorandum entitled “Special Permit with Design Review” revised 11/3/2020 and plan set sheet L-4 entitled “Layout Plan” & L-8 “Lighting Plan”]

The applicant’s proposal calls for twenty-six, night sky compliant, lights mounted on 14-foot poles throughout the parking lot and around the perimeter of the property. There will also be seven wall-mounted, night sky compliant, LED lights, three on Building J and 4 on Building K.

The dumpsters will be located in an enclosure located along the southern property line towards the middle of the lot. The enclosure will consist of a concrete pad on which the dumpsters will sit and 6-foot tall, white vinyl fencing.

ARCHITECTURE [See memorandum entitled “Special Permit Narrative with Design Review” revised 11/3/20 and plan set sheets A-1, A-2, A-2.1, A-3 for Building J & plan set sheets A-1, A-1.1, A-2, A-2.1, A-3 for Building K]

The proposed project will continue the architectural style of previous Gateway phases without making every building look the same. Buildings J and K will have 12-foot-over-8-foot hipped roofs mixed with valleys, to break up the roofline. They will also have architectural shingles, cupolas and eyebrow vents. The elevations for both buildings will be divided horizontally by using a combination of brick with courses of smooth face concrete masonry units for the bottom portions, vinyl clapboard siding for the middle and painted fascia and decorative brackets along the roofline.

ZONING ANALYSIS & CONSISTENCY WITH PLAN OF CONSERVATION AND DEVELOPMENT

The proposed project meets all the requirements of the Planned Employment Zone. The applicant has requested for a 16% parking waiver. Section 9.6 of the Building-Zone Regulations permits up to a 30% parking waiver where customer use of multiple businesses and/or pedestrian customer traffic is anticipated. The applicant has conducted a utilization study using analysis of parking data from previous phases of the Gateway development to support their waiver request.

The project is also consistent with the following areas of the Plan of Conservation and Development:

Town-wide Policies:

Transportation

When feasible, use plan and design tools to promote and develop bicycle and pedestrian friendly facilities. Bicycle facilities could include, but are not necessarily limited to, bike lanes, bikeways, multi-use trails, bike racks and “share the road” signs.

Stormwater Management

Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.

Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

Commercial Development

Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites.

Sustainability

Encourage Sustainable Development projects that minimize impacts on the natural environment, i.e. land, water, air, through use of renewable energy, waste reduction and recycling practices.

Planning Area 6—Planned Employment:

Land Use Development

Continue to locate office, light manufacturing, warehousing, research and corporate center uses northerly of Hebron Avenue and locate heavier industrial / manufacturing uses southerly of Hebron Avenue.

Minimize light pollution through the incorporation of standards that reduce light spillage while maintaining sufficient lighting for safe vehicular and pedestrian movement within commercial sites.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND
ZONING COMMISSION

SECTION 12 SPECIAL PERMIT
WITH DESIGN REVIEW

APPLICANT: DAVID SESSIONS
CASLE CORPORATION
200 FISHER DRIVE
AVON, CT 06001

OWNER: TOWN OF GLASTONBURY
PO BOX 6523
GLASTONBURY, CT 06033

FOR: 280 WESTERN BOULEVARD

MOVED, that the Town Plan & Zoning Commission approve the application of Casle Corporation for a Section 12 Special Permit with Design Review concerning construction of two medical office buildings with associated parking – Gateway V – 280 Western Boulevard – Planned Employment Zone, in accordance with the following plans:

To Be Quoted
And

1. In compliance with:
 - a. The conditions set forth by 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 10, 2020.
 - b. The recommendations as contained in the minutes of the July 8, 2020 Community Beautification Committee meeting.
 - c. The standards contained in an email from the Deputy Fire Marshal dated November 13, 2020.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated November 13, 2020.
 - b. The Health Director’s memorandum dated November 12, 2020.
 - c. The Police Chief’s memorandum dated November 7, 2020.
3. 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.

APPROVED: TOWN PLAN & ZONING COMMISSION
NOVEMBER 17, 2020

ROBERT J. ZANLUNGO JR., CHAIRMAN



Town of Glastonbury

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

September 16, 2020

CONSERVATION COMMISSION AND INLAND WETLANDS & WATERCOURSES AGENCY

David Sessions
The Casle Corporation
200 Fisher Drive
Avon, Connecticut 06001

Re: Application of David Sessions and The Casle Corporation for: an inland wetlands and watercourses permit concerning the proposed Gateway V Medical Office facilities (two buildings totaling 45,000 square feet) at 280 Western Boulevard (south side) – Planned Employment Zone & Groundwater Protection Zone 1 – LADA, P.C., Land Planners – Clark Engineering – JWM Architectural Group – REMA Ecological Services, LLC – Freshwater Wetland Services – Town of Glastonbury, landowner

Dear Mr. Sessions:

At its Regular Meeting of September 10, 2020, the Conservation Commission/Inland Wetlands & Watercourses Agency approved an Inland Wetlands and Watercourses Permit, in accordance with the plans and conditions cited in the **attached** motion.

Please read the conditions of approval carefully and comply with them. Some of the conditions may require interacting with the Environmental Planner (e.g. inspection of soil erosion and sediment control); it will be your responsibility to schedule such interactions. Any questions you may have about the stated conditions can be directed to the Office of Community Development at (860) 652-7511.

This Permit:

- requires that the approved regulated activities be completed within one (1) year from commencement of said activities;
- is valid for five (5) years and thus expires on September 10, 2025; and
- may not be transferred unless authorized by the Inland Wetlands & Watercourses Agency

Once again should you have any questions, please do not hesitate to contact this office.

Sincerely,

Thomas Mocko
Environmental Planner

cc: LADA, P.C., Land Planners
Clark Engineering

TM:gfm

Attachment

APPROVED MOTION FOR A WETLANDS PERMIT

MOVED, that the Inland Wetlands and Watercourses Agency grants an inland wetlands and watercourses permit to David Sessions and The Casle Corporation for 23, 565 square feet of disturbance and/or encroachment (involving paved areas, a portion of Building K and drainage basins and swales) into only the upland review area concerning the proposed Gateway V Medical Office facility to be located at 280 Western Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to items numbered 2 through 9 of the Town Engineer's memorandum dated September 4, 2020.
2. The stormwater maintenance plan shall also be placed on the "as-built" survey plan once it is created after construction of the proposed stormwater mitigation structures.
3. A herptile expert shall be present at the site as construction begins and remain close by as initial grubbing occurs in natural habitat, watching the ground around the equipment, able to remove any turtle from harm's way, onto the adjacent right-of-way. Barrier fencing shall be erected after a particular construction area was cleared to prevent any re-entry from the right-of-way. All sightings of the eastern box turtle shall be reported to the Town's Environmental Planner.
4. The native topsoil to be stripped on the site during construction shall be saved, stockpiled and protected from erosion in order to re-introduce the non-invasive, native plant seed and roots along with the native microbial diversity within said stripped topsoil. Said stockpiled topsoil shall be used in the more "natural areas" to be revegetated on the site where formal landscaped areas are not proposed.
5. With regard to revegetating the proposed stormwater basins and swales, all seed mix areas shall be maintained in a manner to promote survival of the proposed species within the specified seed mixes. Furthermore, the bottom of the basins shall be surveyed in the spring and the fall for the establishment of any invasive species. Any invasive species observed shall be immediately removed and properly disposed.
6. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
7. 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 additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.

8. Tree stumps and blasted rock material shall not be buried at the site.
9. 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.
10. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
11. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
12. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
13. The Permittee shall be fully responsible for damages caused by all activities undertaken pursuant to this permit that may have a detrimental effect on wetlands and/or watercourses, and all such activities that cause erosion and sedimentation problems.
14. Concrete monuments shall be installed by a licensed land surveyor along the southern boundary line at 75-foot intervals in order to prevent the electric transmission company's future maintenance clearing operations from extending onto 280 Western Boulevard.

MEMORANDUM

To: Town Plan & Zoning Commission

From: Thomas Mocko, Environmental Planner

TM

Date: September 16, 2020

Re: Recommendation for approval of a Section 12 Special Permit with Design Review concerning the proposed Gateway V Medical Office facilities (two buildings totaling 45,000 square feet) at 280 Western Boulevard (south side) – Planned Employment Zone & Groundwater Protection Zone 1 – LADA, P.C., Land Planners – Clark Engineering – JWM Architectural Group – REMA Ecological Services, LLC – Freshwater Wetland Services – Town of Glastonbury, landowner

During its Regular Meeting of September 10, 2020, the Conservation Commission recommended to the Town Plan and Zoning Commission approval of a Section 12 Special Permit with Design Review concerning the proposed Gateway V Medical Office facilities (two buildings totaling 45,000 square feet) at 280 Western Boulevard, within the Planned Employment Zone & Groundwater Protection Zone 1. The attached motion was approved by the Commission.

TM:gfm

cc: Daniel A. Pennington, Town Engineer/Manager of Physical Services
Peter R. Carey, Building Official
LADA, P.C., Land Planners
Clark Engineering
The Casle Corporation

**APPROVED RECOMMENDATION TO
THE TOWN PLAN & ZONING COMMISSION**

MOVED, that the Conservation Commission recommends to the Town Plan & Zoning Commission approval of a Section 12 Special Permit with Design Review concerning David Session's and The Casle Corporation's proposed Gateway V Medical Office facility at 280 Western Boulevard, in accordance with plans on file in the Office of Community Development, and in compliance with the following conditions:

1. Adherence to items numbered 2 through 9 of the Town Engineer's memorandum dated September 4, 2020.
2. The stormwater maintenance plan shall also be placed on the "as-built" survey plan once it is created after construction of the proposed stormwater mitigation structures.
3. A herptile expert shall be present at the site as construction begins and remain close by as initial grubbing occurs in natural habitat, watching the ground around the equipment, able to remove any turtle from harm's way, onto the adjacent right-of-way. Barrier fencing shall be erected after a particular construction area was cleared to prevent any re-entry from the right-of-way. All sightings of the eastern box turtle shall be reported to the Town's Environmental Planner.
4. The native topsoil to be stripped on the site during construction shall be saved, stockpiled and protected from erosion in order to re-introduce the non-invasive, native plant seed and roots along with the native microbial diversity within said stripped topsoil. Said stockpiled topsoil shall be used in the more "natural areas" to be revegetated on the site where formal landscaped areas are not proposed.
5. With regard to revegetating the proposed stormwater basins and swales, all seed mix areas shall be maintained in a manner to promote survival of the proposed species within the specified seed mixes. Furthermore, the bottom of the basins shall be surveyed in the spring and the fall for the establishment of any invasive species. Any invasive species observed shall be immediately removed and properly disposed.
6. Healthy mature trees shall be preserved and saved when possible. Said trees shall be protected with the use of high visibility construction fence during construction or otherwise protected as required by staff.
7. 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 additional soil erosion and sediment controls and stabilization measures to address situations that arise on the site.
8. Tree stumps and blasted rock material shall not be buried at the site.

9. 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.
10. Underground fuel storage tanks shall be prohibited to reduce the potential of contamination to wetlands, watercourses, and groundwater resources.
11. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.
12. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.
13. Concrete monuments shall be installed by a licensed land surveyor along the southern boundary line at 75-foot intervals in order to prevent the electric transmission company's future maintenance clearing operations from extending onto 280 Western Boulevard.

November 10, 2020

MEMORANDUM

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

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



Re: 280 Western Boulevard
Glastonbury Gateway Section V Medical Offices
Section 12 Special Permit with Design Review

The Engineering Division has reviewed the construction plans for the proposed Glastonbury Gateway V medical office buildings to be constructed at 280 Western Boulevard prepared by The Casle Corporation last revised September 30, 2020 and the related Storm Drainage Report last revised September 29, 2020 and offers the following comments:

1. The storm drainage report provided by the applicant indicates that the proposed storm water system was appropriately sized to support the development and is consistent with Town standards for stormwater management.
2. Street addresses for each of the two buildings shall be labeled on the final approved plans. Address assignments for these two buildings are to be #270 Western Boulevard for Building J and #280 Western Boulevard for Building K. Addresses for any units internal to each building shall use suite or unit numbers per the Town addressing policy.
3. Delete note 15 on Sheet L-2 that references a mid-block crosswalk which is not applicable to this project.
4. Sheets L-3 through L-6 depict various features along the bottom of the water quality basin such as check dams and erosion control matting however there are no labels on these plans. These items should be labeled or deleted from these sheets for clarity.
5. Sheet S-1 should be revised to depict the limits of the pavement cut in Western Boulevard for the proposed sewer connection.
6. The domestic water and fire protection services for the two buildings on Sheet S-1 should be combined into a single domestic and fire service connection or to a single pavement cut if a single connection is not possible.
7. Applicant shall submit PDF copies of final signed and sealed plans and drainage computations to the Engineering Division for our records.

8. Development on this parcel is subject to requirements specified in State Traffic Commission certificate 926-A issued to the Town of Glastonbury on January 10, 2010. Engineering Division staff has verified that the scale of Development proposed falls within allowable levels as articulated in the certificate.



Town of Glastonbury

Health Department

Memo

November 12, 2020

To: Jonathan Mullen, Planner

Fr: Wendy S. Mis, Director of Health

Re: 280 Western Boulevard
Application for Special Permit- construction of buildings J and K

This office has received and reviewed the plan by JWM Architectural Group, dated 6/11/20, for a special permit with construction of buildings J and K.

The buildings will be served by public water and sewer, and the plan appears to be in substantial compliance with CT Public Health Code. Approval with respect to CT Public Health Code is forwarded for Commission consideration



GLASTONBURY POLICE DEPARTMENT
2108 MAIN STREET, GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290


MEMORANDUM

To: Town Plan and Zoning Commission
From: Marshall S. Porter; Chief of Police
Date: November 7, 2020
Subject: 280 Western Blvd.: Section 12 with Design Review: Casle Corporation

Members of the Police Department have reviewed Casle Corporation's application for a Section 12 Special Permit with Design Review: construction of two medical office buildings with associated parking (AKA Gateway V).

The police department has no objection to this proposal provided that:

- Contact name and phone number provided for issues that arise onsite during construction (24/7)
- Casle Corporation coordinate with the Police Department to preplan for any traffic disruptions on Western Blvd. due to construction
- No midblock crosswalk installations



Marshall S. Porter
Chief of Police

From: [Michael Giantonio](#)
To: [jonathan.mullen](#)
Subject: Site review Gateway V
Date: Friday, November 13, 2020 1:42:00 PM

Both buildings are sprinklered so we need a fire hydrant installed in the island between the buildings. Looking at the print we would want the hydrant in the area of the large triangular space of that island. Fire department connections on building J should be located on the Northwest (front) corner of the building and on Building K it is OK to locate the FDC right outside the sprinkler room on the west wall (rear) of the building. Don't know if hydraulic calculations have already been done but they will need to be determined as well

Captain Michael Giantonio #861
Deputy Fire Marshal, Town of Glastonbury
2155 Main Street, PO Box 6523
Glastonbury, CT 06033 USA
860-652-7528 Desk
860-368-9650 Cell
860-652-7539 Dispatch
michael.giantonio@glastonbury-ct.gov

*Achieving Life Safety
through
Inspection - Education - Perseverance*

Please consider the environment before printing a copy of this email.

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

Town of Glastonbury
Community Beautification Committee
Portion of Regular Meeting Minutes of Wednesday, July 8, 2020

1. Roll Call

Present: Robert Shipman, Chairman
 Della Winans, Vice Chairman
 Linda DeGroff
 Jarrod Sansoucy, Secretary
 Debra DeVries-Dalton
 Candice Mark

Absent: Kate Morgan

280 WESTERN BOULEVARD – review of proposal for 2 new one-story medical office buildings totaling 29,000 ± square feet - 280 Western Boulevard – Phil Doyle LADA PC, Land Planners

Phil Doyle presented the plan.

Jarrold asked if the white pines could be changed to trees that would be better long term. Suggestions were made: Vanderwolf pine, fern spray cypress, umbrella pine, Serbian spruce. Jarrod commented on the amount of plants around the buildings - almost 800 grasses being used. Can that be cut back?

Bob was concerned that sweetgum are a messy tree with fruit and that they could cause a trip and fall issue in their proposed location. He suggested keeping the trees on the plan and property but relocate them to a new spot and find a different tree for areas around the parking lot.

Bob suggested using Bloodgood Sycamore rather than Platanus occidentalis as was on the plan, as this is a hardier variety. Greg suggested even an improvement over the Bloodgood called “Exclamation.”

Candice suggested using some oxydendrun near the wetlands and maybe adding some witch hazels or lindera

Debra was concerned about the dogwood variety to be used; an explanation was given. Greg asked that the plan have a maintenance section put on it with the large retention pond drawn on the plan. This area, and the planting of natives, was well planned and he would want that area to be maintained properly and turn in to a huge area of invasive weeds in the near future.

Bob motioned to accept the plan with Committees’ suggestions incorporated. Debra seconded; the motion was approved unanimously.
