

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF NOVEMBER 19, 2020 SPECIAL MEETING

The meeting commenced at 8:17 AM through Zoom Video Conferencing.

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

2834 MAIN STREET – proposal for a Dairy Queen replacing Boston Market with installation of an outdoor patio along westerly side of building – Planned Business & Development Zone – Hallisey, Pearson & Cassidy Engineering Associates – Michael Cassetta, applicant

Jim Cassidy of Hallisey, Pearson & Cassidy Engineering Associates, explained that the proposal is to convert the former Boston Market restaurant building at 2834 Main Street into a Dairy Queen Chill and Grill. Mr. Cassidy went over the site plan and noted that there was a watercourse located on the eastern side. He stated that the applicant intended to reuse the existing 47 parking spaces and keep the existing vehicular traffic pattern.

Mr. Cassidy then said changes to the site would include a new patio off the front (west) side of the building, removal of the walkways on the north and south sides of the building, installation of a bike rack, a new dumpster pad and enclosure, and new landscaping. Changes to the building included a stone veneer water table at the base of the building, cement board siding along the middle section of the building, and repainting the existing EIFS along the top of the building.

Mr. Cassidy reported that the applicant intended to repave the parking lot, the rear portion of which is located in the 100-year flood zone. He said he would submit to the Town an as-built plan demonstrating that the repaving would not decrease the flood storage capacity of the site. Chairman Purtill asked if the applicant needed all the parking on the site or could some of it be converted to green space. The franchisee, Michael Cassetta, stated he intends to keep the parking because he employs 45± people and needs the extra spaces. Commissioner Purtill asked the staff if it was okay for the site to have excess parking. Khara Dodds confirmed that the applicant would be okay to keep the existing parking as long as they did not expand.

Mr. Cassetta then went over the proposed signage for the building that included wall and ground mounted business identification signage. Mr. Cassetta is proposing three “brand” signs located on the east end of the north and south building elevations. He added that he would remove the signs if the TPZ had objections. Mr. Mullen recommended that the applicant revise the elevation drawings for the TPZ meeting to show the building without the “brand” signs.

Chairman Zanolungo asked what materials would be used for the dumpster to which Mr. Cassetta replied that the dumpster would be made of cedar fencing. The Subcommittee expressed concern about the durability of a wood enclosure compared to a vinyl enclosure. Mr. Cassetta said that the Dairy Queen corporate office requires the enclosure be made of cedar.

Commissioner Purtill asked about the site lighting. Mr. Cassetta replied that the existing light poles would be fitted with new LED fixtures and a light would be installed over the rear employee entrance. He added that the existing monument sign would be refurbished and used for the Dairy Queen sign. Ms. Dodds advised the applicant to ensure that landscaping is installed around the base of the monument sign.

524 BELL STREET – proposal for the 29-lot Stallion Ridge Subdivision on a 37- acre site, formerly an equestrian facility – Rural Residence & Groundwater Protection Zone 1 - Alter & Pearson, LLC – Hallisey, Pearson & Cassidy Engineering Associates, C.E. & L.S. - Dependable Construction, LLC (Dan Gassner, Member), applicant

Attorney Peter Alter reported that the proposal is for a 29-lot open space subdivision. He added that the Conservation Commission/Inland Wetlands and Watercourses Agency had provided a favorable recommendation and approved a wetlands permit for the proposal. Attorney Alter continued, saying that the Water Pollution Control Authority had approved the plan to extend sanitary sewers on Bell Street to serve the subdivision. He noted that several neighbors with septic systems had expressed concern that they would be required to connect to the new sewer. Attorney Alter stated for the record that they were not required to connect to the sewer if they had a functioning on-site septic system.

Attorney Alter then oriented the Commissioners to the site plan and pointed out key features of the site, including infrastructure. He explained to the Subcommittee that there were several ways for open space to be dedicated in an open space subdivision. One option would be for the developer to dedicate the land to the Town. Attorney Alter reported that the Town Council, at their November 10, 2020 meeting, decided that acquiring the proposed open space areas was not in the Town's best interest; that they did not want the Town to take possession the land. They did however, request that there be one public access point to the open space at the south end of the proposed cul-de-sac road which would coincide with the access easement to the Town-maintained detention ponds.

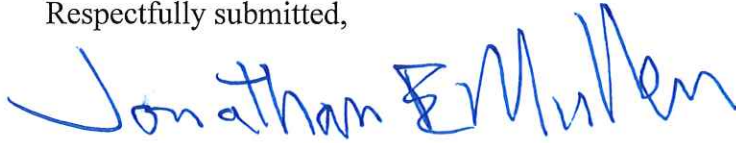
In light of that decision, Attorney Alter explained that the open space for this subdivision would be created through private conservation easements on the individual lots. A home owners association (HOA), that each homeowner will have to buy into upon purchase of a lot, will be created. Dues collected by the HOA will fund the maintenance of the open space areas. Commissioner Purtill asked why the Town did not want the land as open space. There was a discussion among the group about why the Town did not take the land and about how the public would access the open space. Chairman Zanlungo asked Attorney Alter about an unusually-shaped parcel of open space along the northern property line of one of the lots on the west side of the proposed road. Attorney Alter explained that specific parcel was created to buffer a vernal pool located on the Town-owned land to the west of the proposed subdivision.

Commissioner Purtill asked about the proposed raingardens on the lots on Bell Street. Attorney Alter stated that maintenance of the rain gardens would be the homeowner's responsibility. Attorney Alter asked if the Subcommittee wanted the developer to construct sidewalks on Bell Street to which the members responded yes, they did want the sidewalks constructed. Chairman

Zanlungo advised the applicant to provide examples of other open space subdivisions that have been developed in Glastonbury for the public hearing. Ms. Dodds gave instructions to members of the public who were in attendance on how to submit their comments.

Meeting adjourned at 9:28 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jonathan E. Mullen". The signature is written in a cursive style with a large initial "J" and "M".

Jonathan E. Mullen, AICP