

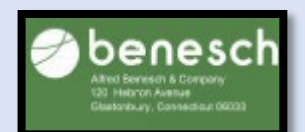
C.G.S. §7-159b Pre Application Meeting

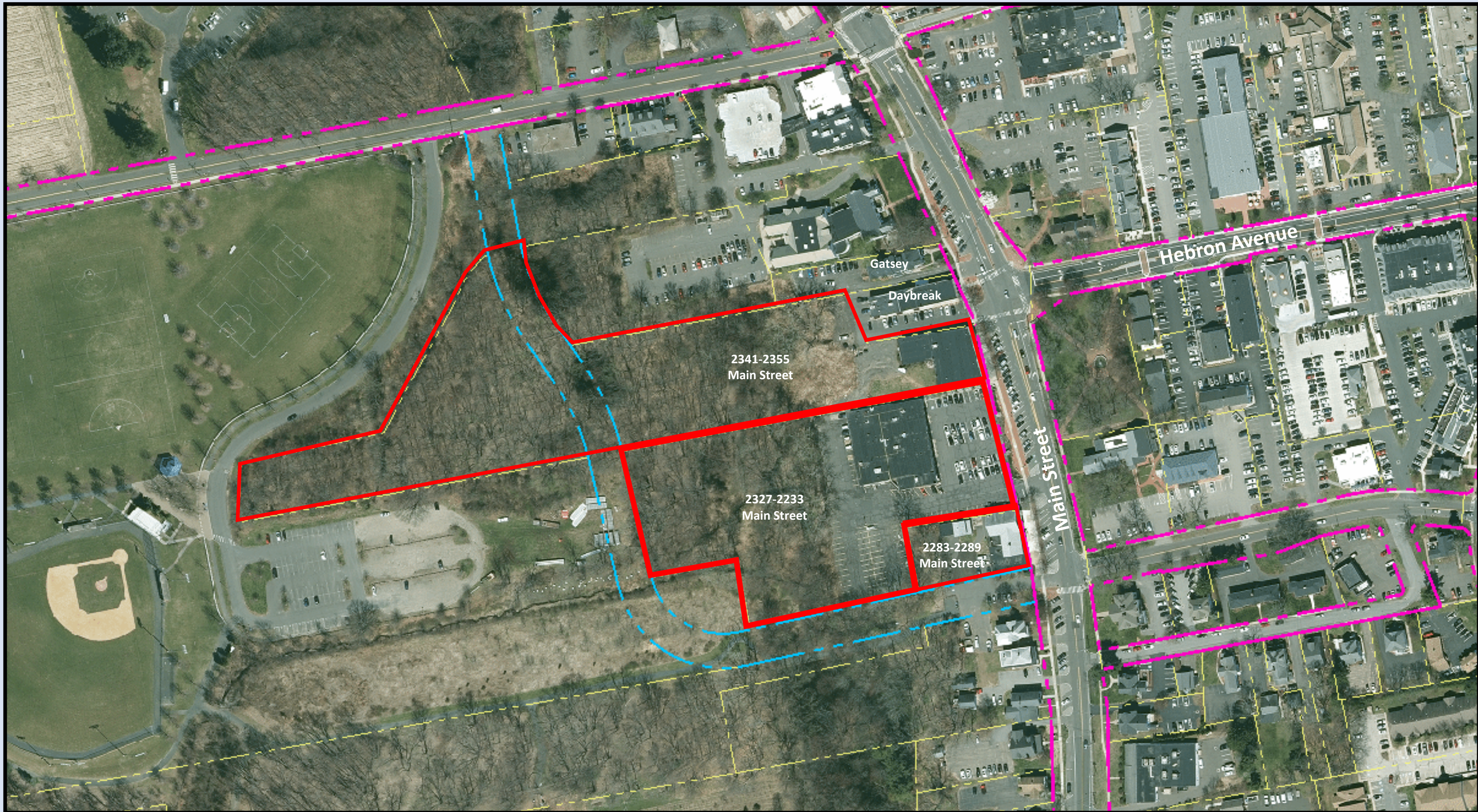
Redevelopment of 2283-89, 2333 and 2341-2355 Main Street

Town Center Zone

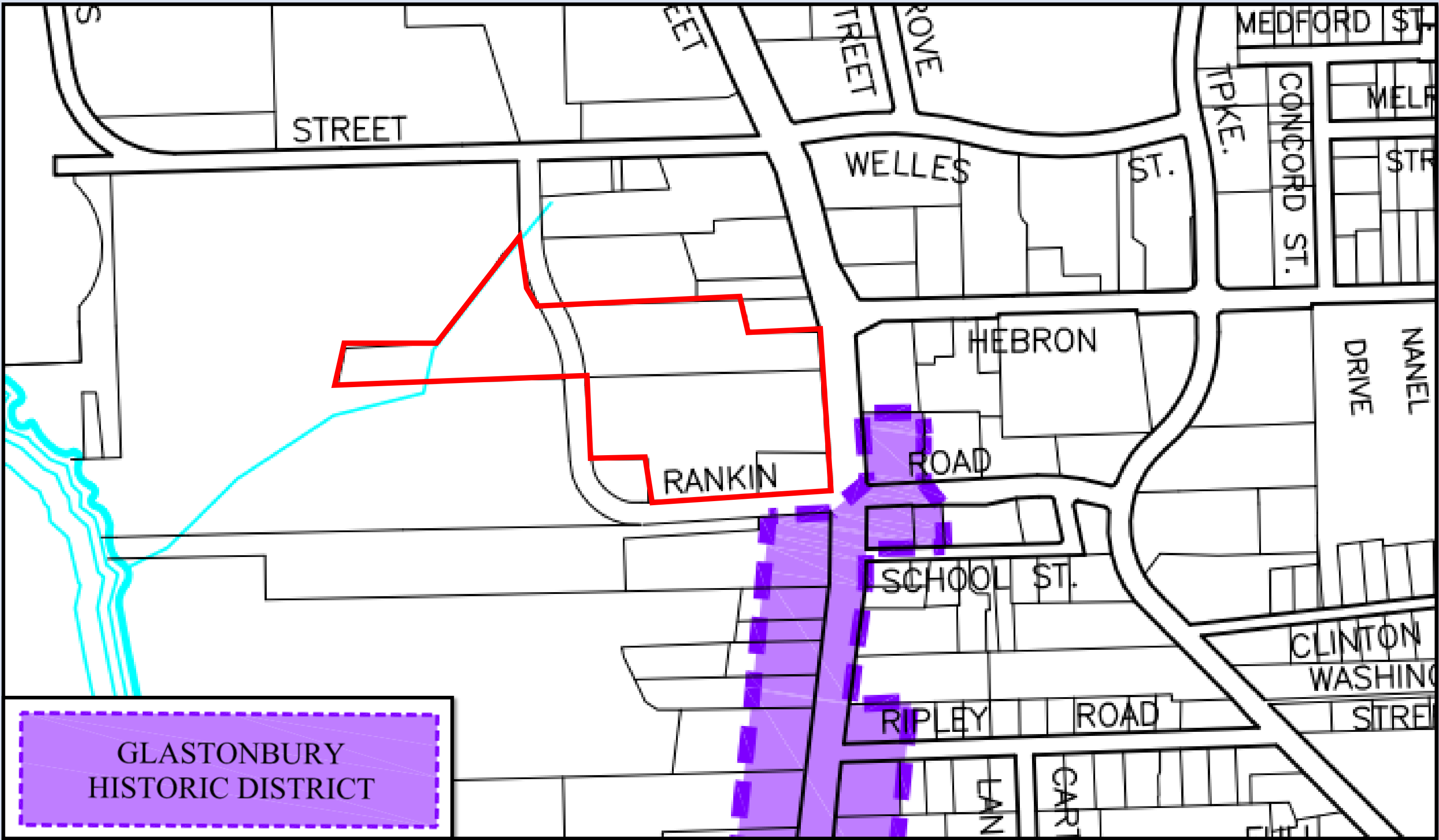


Town Plan & Zoning Commission
Special Meeting
March 30, 2021 at 7:00 PM





Site is Outside of Historic District

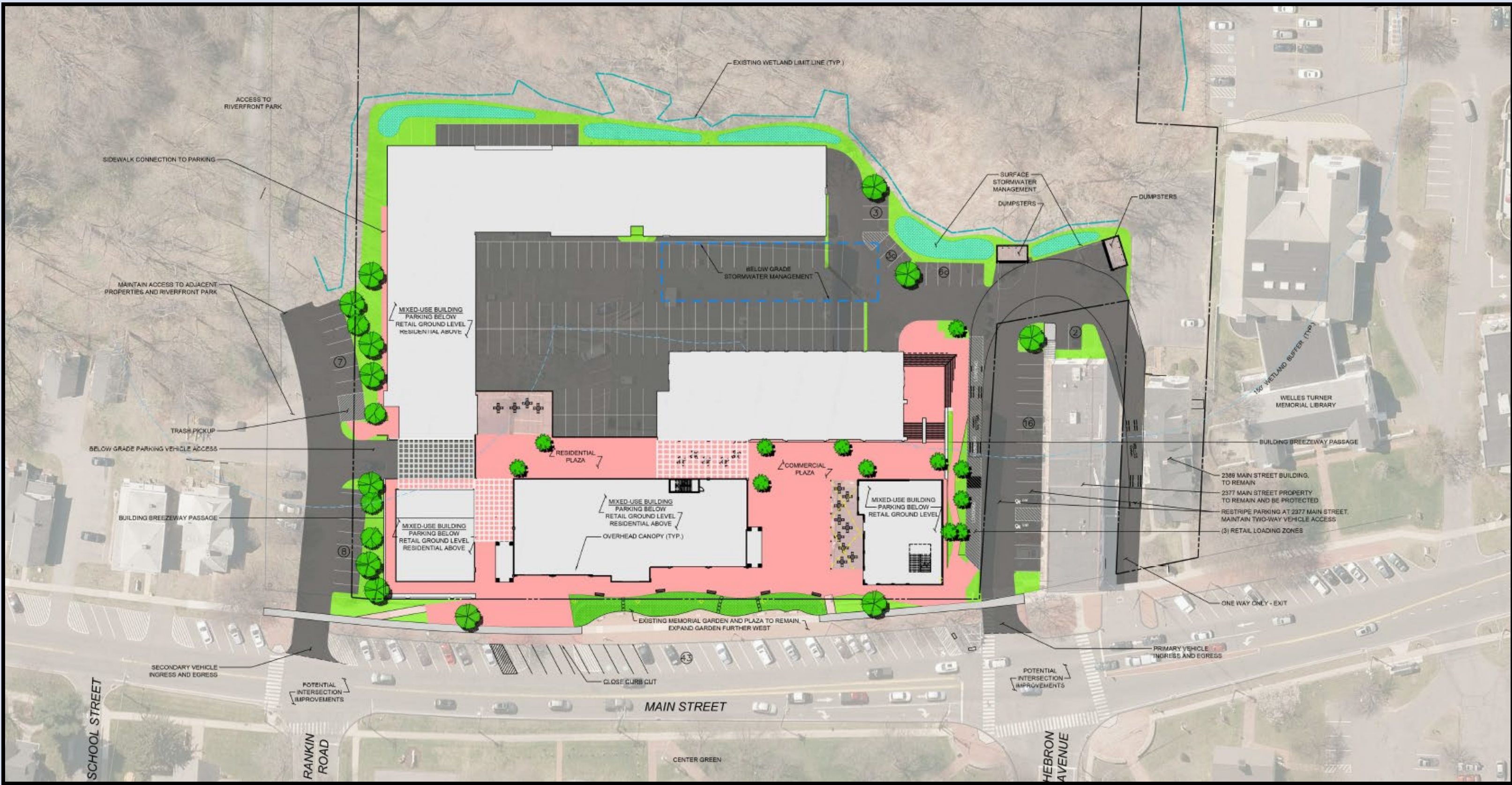




Planning Directives & Zoning Requirements

- **Town of Glastonbury 2018-2028 Plan of Conservation & Development**
 - **Town-Wide Policies**
 - **2. Housing: j. Continue to support residential opportunities and mixed use retail/ commercial/ residential developments, where appropriate, within the Town Center, while maintaining the strong commercial base of the center.**
 - **11. Town Center: c. Encourage mixed-use development in the form of first floor retail/office with residential upper floors.**
- **Glastonbury Center 2020 Shared Vision Plan**
 - **§ 5.5 REDEVELOPMENT OPPORTUNITIES/SITE IMPROVEMENTS**
 - *Site improvement opportunities include: 2327-33 Main Street*
 - ***Moving the 2327-33 Main Street building up to Main Street would create a consistent street wall along Main. This would enhance the character of the intersection of Main Street and Hebron Avenue, a key gateway to the Town Center.***
- **Building Zone-Regulations**
 - **§4.13.1 Purpose and Intent.**
 - *The purpose of the Town Center Zone is to provide a uniform set of regulations for Glastonbury's Town Center that allows for compatible mix of uses at a density and scale supportive of development and redevelopment that will enhance and strengthen this area as a vital center for the Town. **The primary objective of this zone is to implement recommendations of the 2007-2017 Plan of Conservation and Development and the Glastonbury Center 2020 Shared Vision Plan. Key recommendations include new mixed use projects, enhanced streetscapes, improved vehicular, pedestrian and bicycle circulation and new residential opportunities.***
 - **§ 4.13.2 Permitted Uses**
 - *Mixed use development – unified residential and commercial uses**
 - *Uses and use categories permitted following approval of Special Permit with Design Review by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.*
 - **For any building for which both residential and commercial uses are proposed, first floor and basement uses shall be limited to commercial uses only. In mixed use structures where first floor or basement residential uses are existing on or before January 30, 2014, said residential uses shall be permitted. **For existing developments where a residential use is added, the area (square footage) containing existing commercial uses shall not be reduced. This shall also apply to the area of commercial space on a site where any and all buildings are demolished and the site is redeveloped.***

Preliminary Site Plan



Zoning Information

PROJECT INFORMATION

LOT AREA 423,839 S.F.
 FAR MAXIMUM (0.5) 211,920 S.F.

GROUND LEVEL 54,121 S.F.
 2ND LEVEL 60,537 S.F.
 3RD LEVEL 56,714 S.F.
 TOTAL 171,372 S.F.
 (FAR 0.40)

TOTAL WETLAND IMPACTS 0 S.F.

BUILDING HEIGHT

MAX ALLOWED PER FLOOR 14.25'
 x(3) FLOORS 42.75'
 AVERAGE GRADE PLANE OF SITE -5.00'
 BUILDING HEIGHT (MAIN STREET) 37.75'

COMMERCIAL

EXISTING COMMERCIAL TO BE DEMOLISHED: +/- 28,500 SF

PROPOSED COMMERCIAL: 28,958 SF

TOTALS

RESIDENTIAL	157	UNITS
STUDIO	5	UNITS
1 BED	110	UNITS
2 BED	42	UNITS

LEVEL ONE			
	UNIT	S.F	UNIT COUNT
RESIDENTIAL	STUDIO	456	1
	1 BED	682	28
	2 BED	854	6
	TOTAL UNITS		35
COMMERCIAL	WEST	3883	
	EAST	10165	
	SOUTH	3454	
	NORTH	4013	
	COMMERCIAL	3431	
	TOTAL COMMERCIAL S.F.	24946	
LEVEL TWO			
	UNIT	S.F	UNIT COUNT
RESIDENTIAL	STUDIO	489	2
	1 BED	682	28
	2 BED	886	18
	TOTAL UNITS		48
COMMERCIAL	INDOOR	2006	
	OUTDOOR	2006	
	TOTAL COMMERCIAL S.F.	4012	
LEVEL THREE			
	UNIT	S.F	UNIT COUNT
RESIDENTIAL	STUDIO	489	2
	1 BED	693	40
	2 BED	886	18
	FLOOR TOTAL		60

PARKING

MINIMUM PARKING REQUIREMENTS

PROPOSED RETAIL TRADE - 28,958 SF X 25% X 85% (NON-PUBLIC) = 6,154 X 1/150 = 41.0

PROPOSED RETAIL EATING/DRINKING (21,718 SF) - 408 TABLE SEATS/3 + 20 COUNTER SEATS/2 = 146

PROPOSED RESIDENTIAL STUDIO - 5 UNITS X 1 = 5

PROPOSED RESIDENTIAL 1-BEDROOM - 110 X 1.5 = 165

PROPOSED RESIDENTIAL 2-BEDROOM - 42 X 2 = 84

TOTAL REQUIRED - 441 SPACES ←

TOTAL REQ'D W/13% EXEMPTION, PER SEC. 9.6 387 SPACES ←

ON SITE/BELOW BUILDING PARKING 329 SPACES

RANKIN RD EXT PARKING 15 SPACES





MAIN STREET PARKING 43 SPACES

TOTAL PROPOSED PARKING 387 SPACES

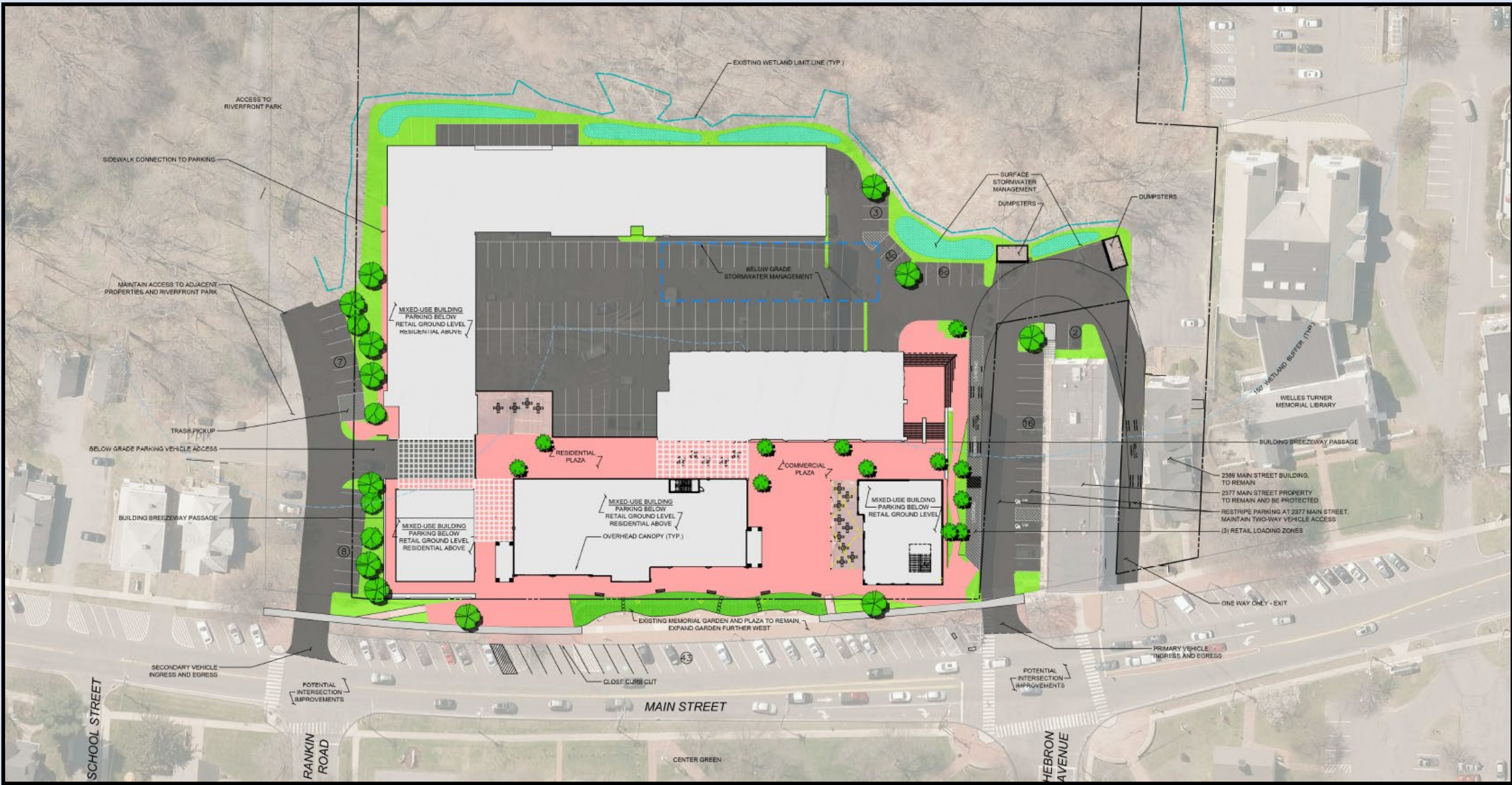
EXISTING (2377 MAIN STREET) - TO BE REBUILT 19 SPACES

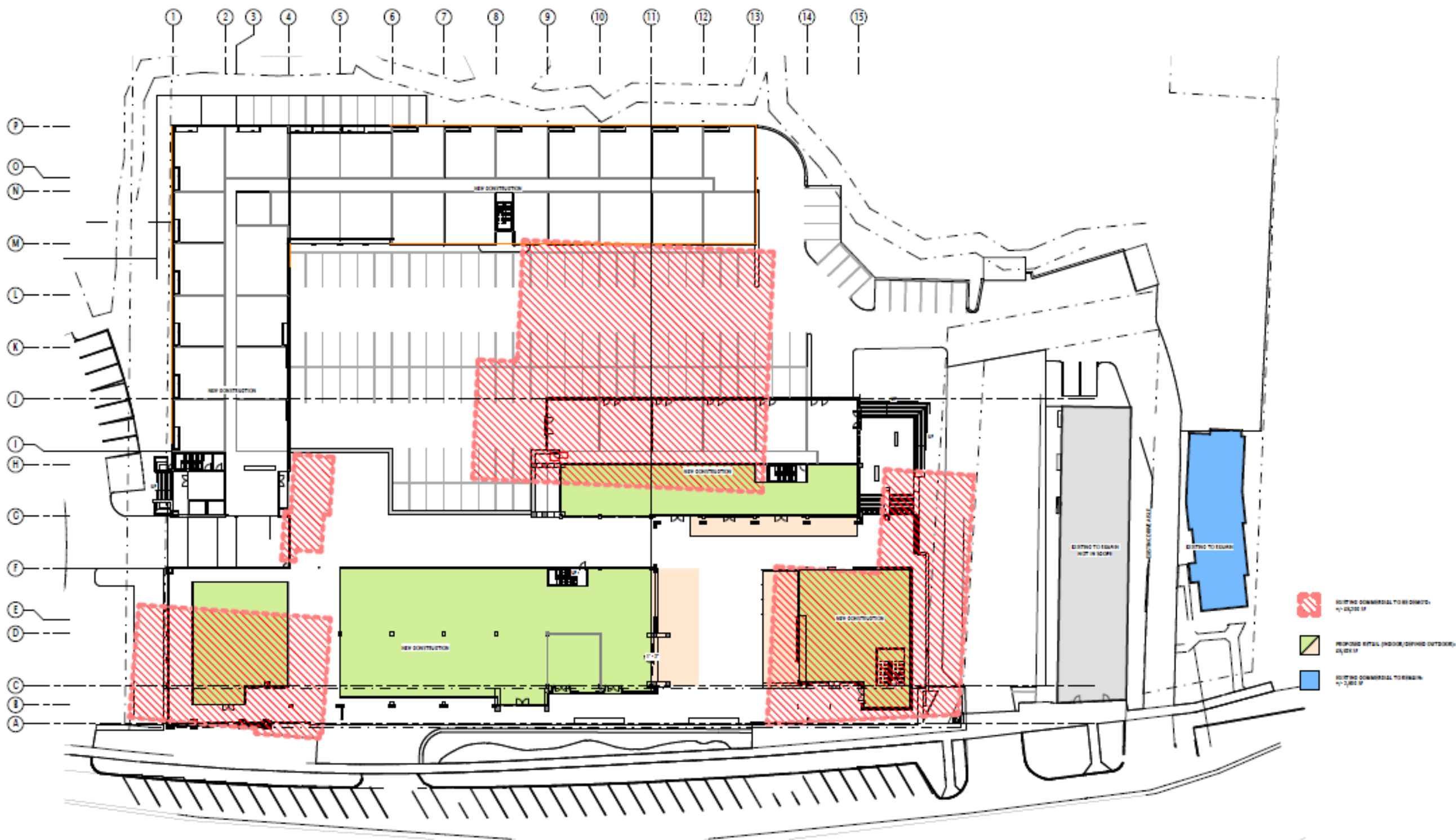
MINIMUM PARKING SPACE DIMENSIONS:
STANDARD SIZE: 9'X18'
COMPACT SIZE: 8'X16'



	NEW BUILDING FOOTPRINT		EXISTING TO BE DEMO'D
	NEW RETAIL PLAZA		EXISTING TO REMAIN

Preliminary Site Plan

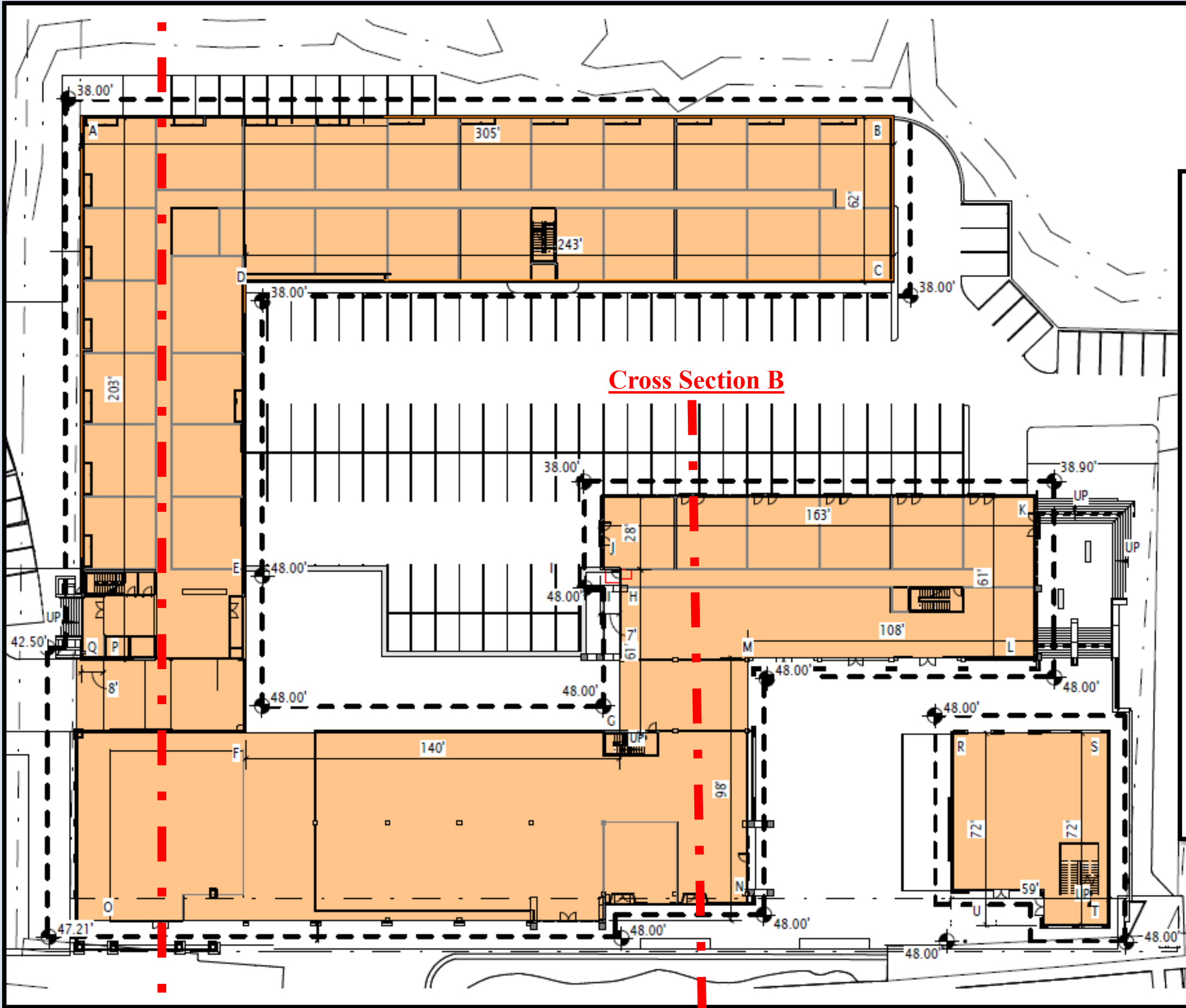




1. 1/8" = 1'-0"

Cross Section A

Grade Plane Study



Cross Section B

LOCATION	PERIMETER FROM PREVIOUS LOCATION	ELEVATION	CALCULATION	FACTOR
A	203	38	$((A2+A18)/2) \times 203$	8170.75
B	305	38	$((B+A)/2) \times 305$	11590
C	62	38	$((C+B)/2) \times 62$	2356
D	243	38	$((D+C)/2) \times 243$	9234
E	107	48	$((E+D)/2) \times 107$	4601
F	62	48	$((F+E)/2) \times 62$	2976
G	140	48	$((G+F)/2) \times 140$	6720
H	61	48	$((H+G)/2) \times 61$	2928
I	7	48	$((I+H)/2) \times 7$	336
J	42	38	$((J+I)/2) \times 42$	1806
K	163	39	$((K+J)/2) \times 163$	6275.5
L	61	48	$((L+K)/2) \times 61$	2653.5
M	108	48	$((M+L)/2) \times 108$	5184
N	98	48	$((N+M)/2) \times 98$	4704
O	244	48	$((O+N)/2) \times 244$	11712
P	98	42.5	$((P+O)/2) \times 98$	4434.5
Q	8	42.5	$((Q+P)/2) \times 8$	340
R	72	48	$((R+U)/2) \times 72$	3456
S	59	43	$((S+R)/2) \times 59$	2684.5
T	72	47.5	$((T+S)/2) \times 72$	3258
U	59	48	$((U+T)/2) \times 59$	2817.25
TOTAL	2274			98237

AVERAGE GRADE PLANE ELEVATION TOTAL FACTOR / PERIMETER 43.2 FEET

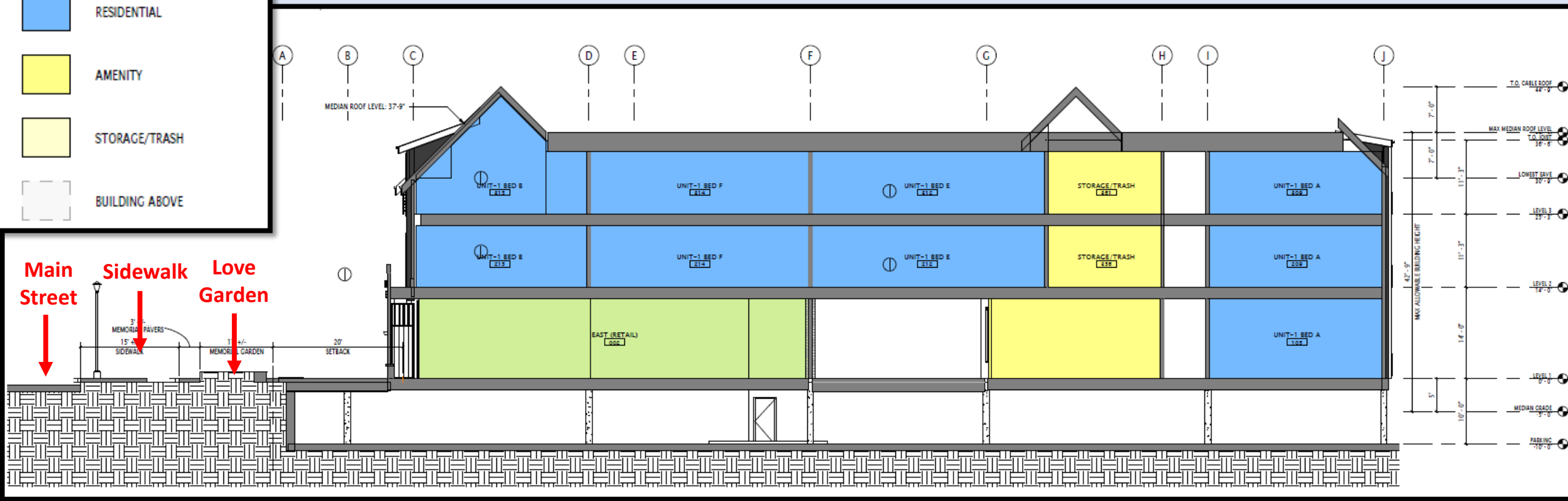
PROJECT 0'-0" = 48'-0" PROJECT AVERAGE GRADE PLANE -5

- BUILDING FOOTPRINT AT GRADE
- 6'-0" OFF BUILDING FOOTPRINT, PER IBC 2018

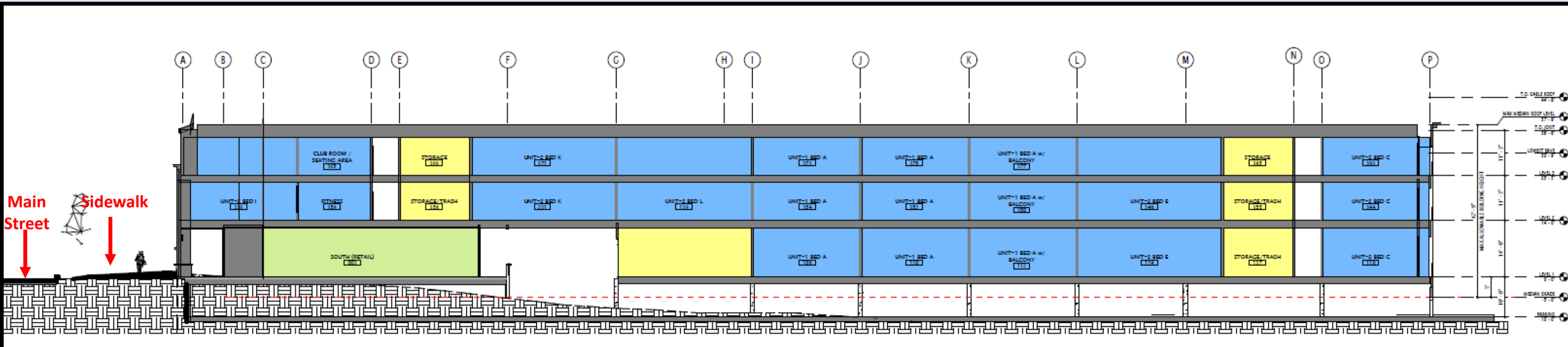
Grade Plane Study (Continued)

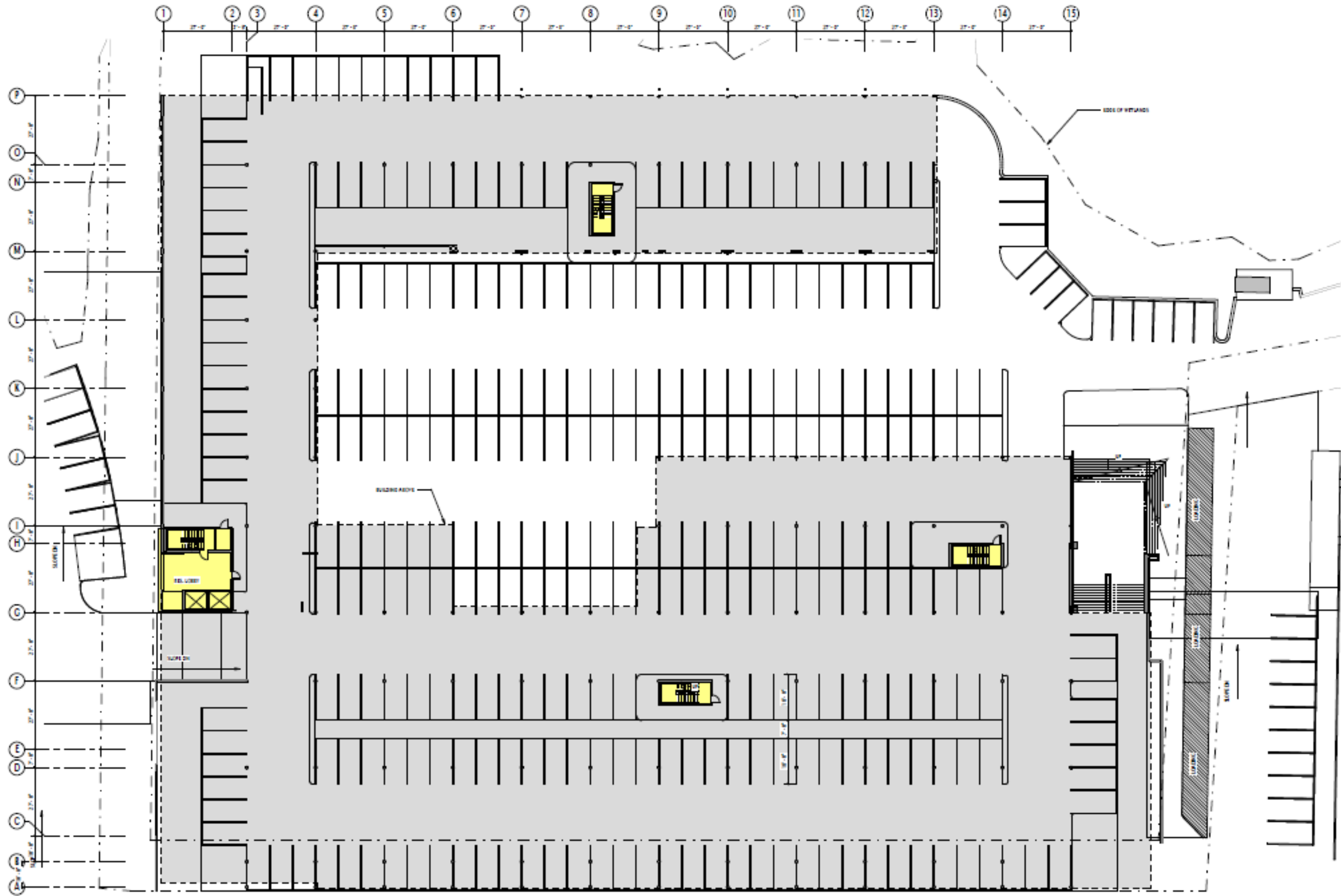
- RETAIL/RESTAURANT
- OUTDOOR RETAIL/RESTAURANT
- RESIDENTIAL
- AMENITY
- STORAGE/TRASH
- BUILDING ABOVE

Cross Section A



Cross Section B





11/14/2014



LEVEL ONE			
	UNIT	S.F.	UNIT COUNT
RESIDENTIAL	STUDIO	456	1
	1 BED	682	28
	2 BED	854	6
	TOTAL UNITS		35
COMMERCIAL	WEST	3883	
	EAST	10165	
	SOUTH	3454	
	NORTH	4013	
	COMMERCIAL	3431	
	TOTAL COMMERCIAL S.F.	24946	

TOTALS		
RESIDENTIAL	157	UNITS
STUDIO	5	UNITS
1 BED	110	UNITS
2 BED	42	UNITS
COMMERCIAL	28958	S.F.



1. PROVISIONAL - SEE 2.0

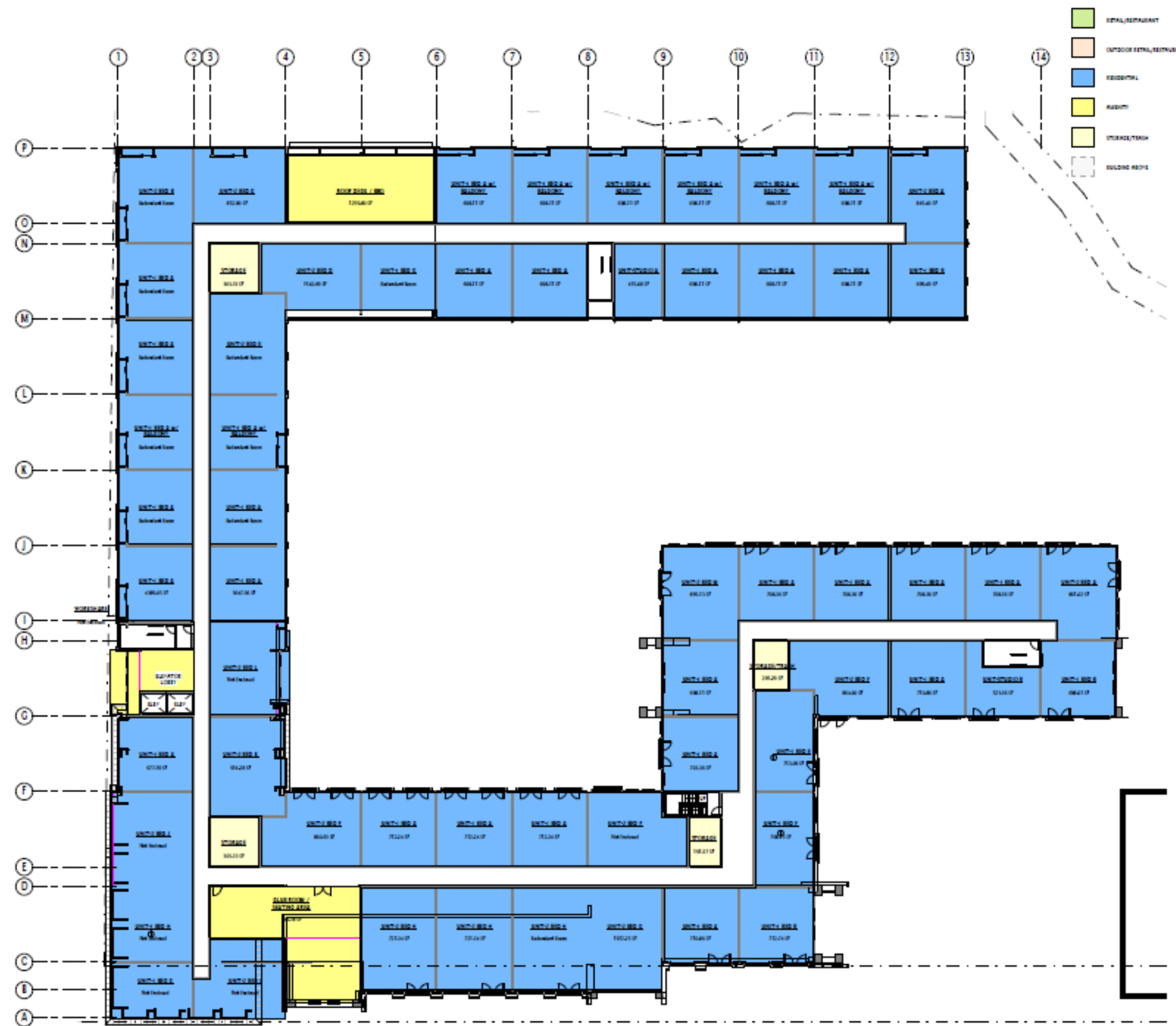


- RETAIL/RESTAURANT
- OUTDOOR RETAIL/RESTAURANT
- RESIDENTIAL
- AVENUE
- STORAGE/TECH
- BUILDING AREA

LEVEL TWO			
	UNIT	S.F.	UNIT COUNT
RESIDENTIAL	STUDIO	489	2
	1 BED	682	28
	2 BED	886	18
	TOTAL UNITS		48
COMMERCIAL	INDOOR	2006	
	OUTDOOR	2006	
	TOTAL COMMERCIAL S.F.	4012	

TOTALS		
RESIDENTIAL	157	UNITS
STUDIO	5	UNITS
1 BED	110	UNITS
2 BED	42	UNITS
COMMERCIAL	28958	S.F.

1. REVISIONS - SEE 1. JTB UNP 2/14



LEVEL THREE			
	UNIT	S.F	UNIT COUNT
RESIDENTIAL	STUDIO	489	2
	1 BED	693	40
	2 BED	886	18
FLOOR TOTAL			60

TOTALS		
RESIDENTIAL	157	UNITS
STUDIO	5	UNITS
1 BED	110	UNITS
2 BED	42	UNITS
COMMERCIAL	28958	S.F.

1 BUILDING CORE - LEVEL 3
1/16/2018



NORTH OF PROJECT SITE



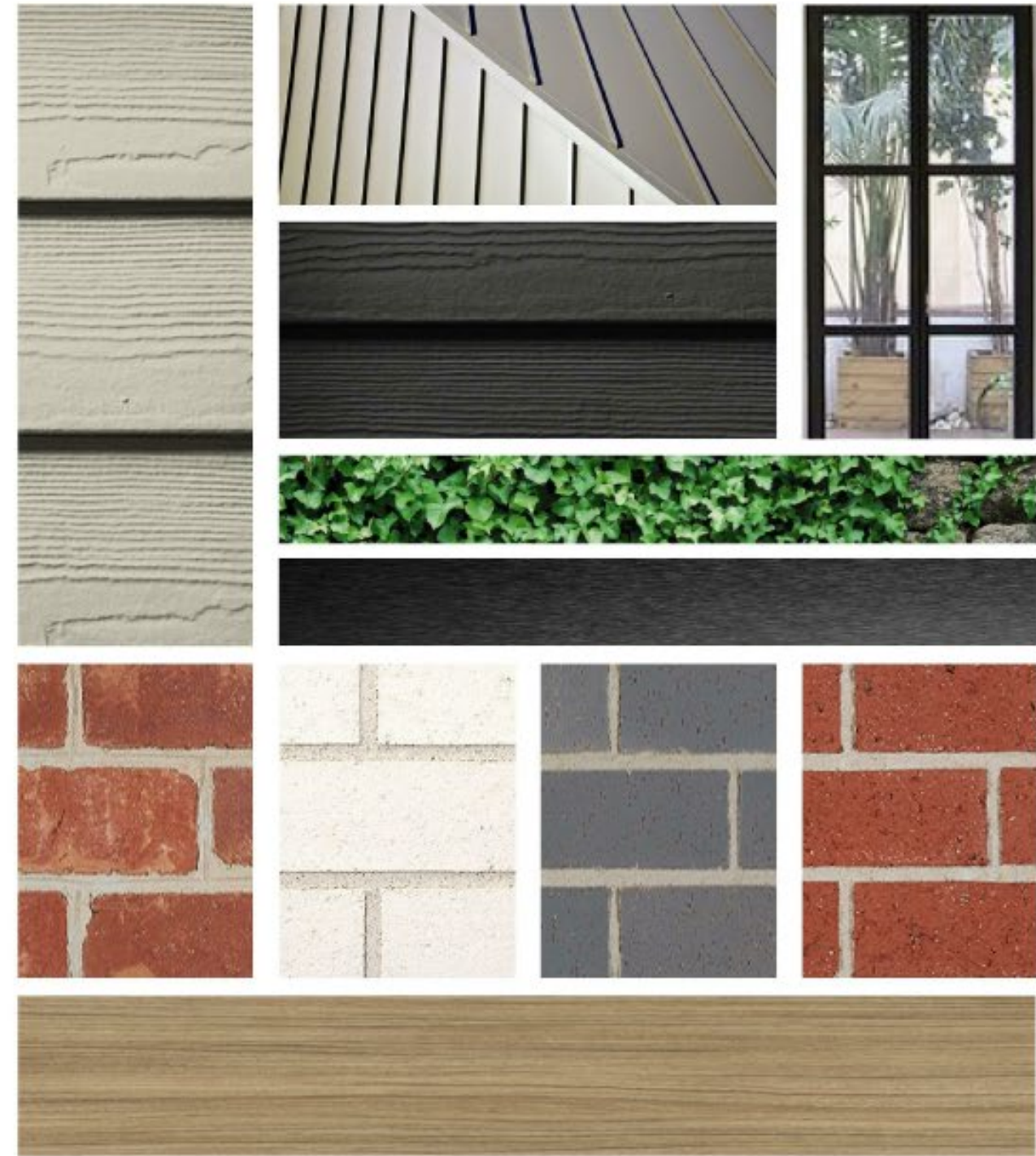
SOUTH OF PROJECT SITE



ADDISON MILL



CONTEXT MATERIALS



PROPOSED MATERIALS





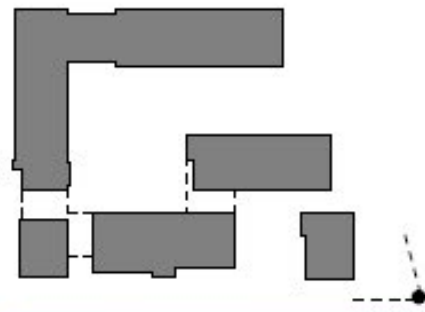
Google Earth

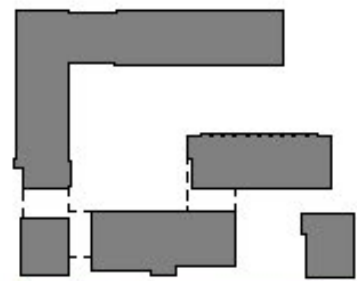
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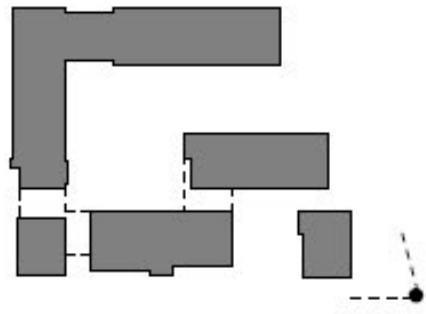


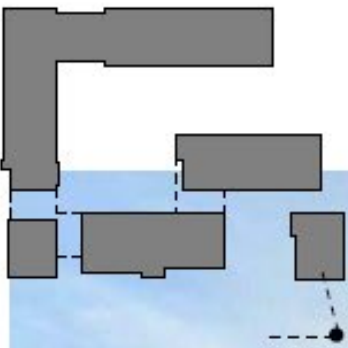
HB NITKIN
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GLASTONBURY
EXTERIOR RENDERING - STREETScape









Google Earth

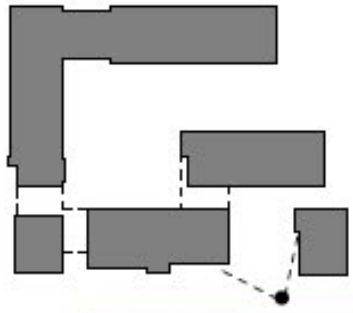
© 2012 Google

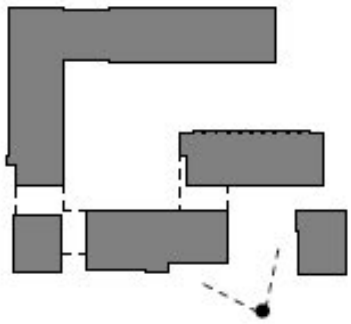


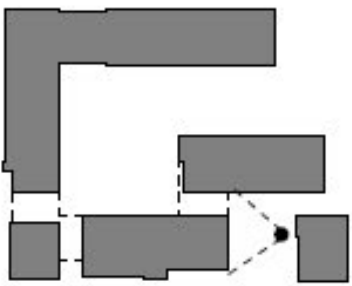
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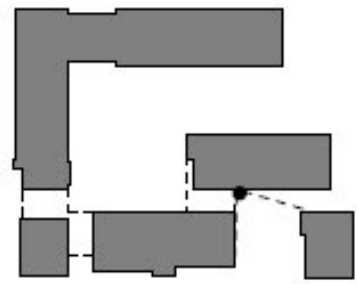
REAL ESTATE INVESTMENT • DEVELOPMENT • MANAGEMENT

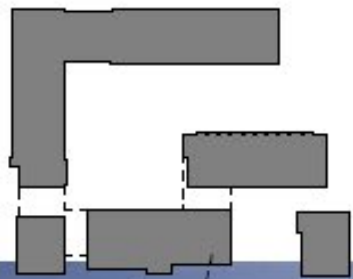
GLASTONBURY
EXTERIOR RENDERING - MAIN STREET















Google Earth

© 2021 Google



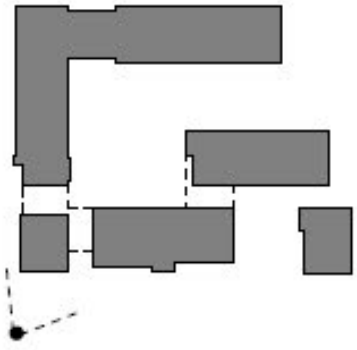
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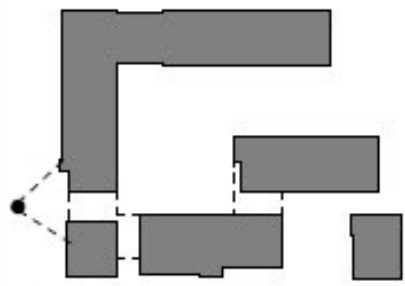
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GLASTONBURY
EXTERIOR RENDERING - RANKIN RD CORNER

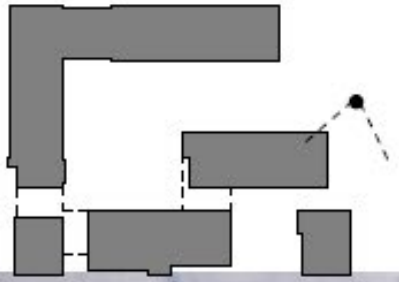


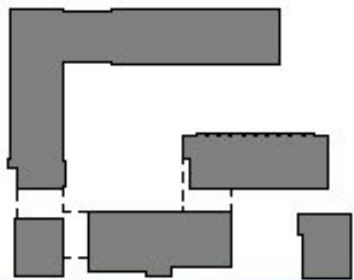
VIEW FROM SOUTH CORNER

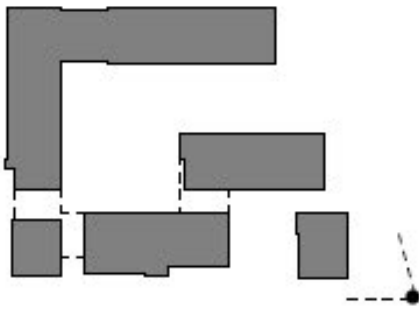












Preliminary Site Plan

