

**From:** [Muro, Joseph](#)  
**To:** [jonathan.mullen](#)  
**Subject:** Main Street Proposal - A Resident's Comments  
**Date:** Tuesday, March 30, 2021 9:59:47 PM

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Jon,

Thanks for collecting further comments on the proposal. I was looking to speak but unfortunately I didn't properly raise my hand it appears before Bobby stated no more comments.

I'm relatively new to Glastonbury, moved here in 2017 with my wife and we have started our young family here. However, I grew up in Bolton (rural/suburbia), then went to school and lived post-graduation in Boston (city) and then moved back to CT and lived in West Hartford Center for 5 years before landing in Glastonbury – so I've lived in a few different types of towns/cities. I think this development overall speaks to the current expectations of the majority of Glastonbury residents. I understand there will always be vocal critics, especially in long-time residents of the town as any change is usually ill received, but it is my gut feel that the broader swathe of current residents, both new and long-term, will be in support of this proposal (though we are sometimes the silent majority as those who are happy have less reason to speak up). With that said, I have a few comments I hope the developers consider after listening to many speakers and the presentation itself:

1. I think the focus on more parking by some on the commission is slightly misplaced. We are trying to make the town more walkable and less driven by cars, which over the next 20-30 years will be the reality. Further, one of the issues with the town center today is that it already is too parking lot focused (outside of the poorly designed Eric Square), which breaks up the nature of a walkable center and I think your parking at the lower level and under the buildings is an appropriate concept.
  - a. Thinking about older buildings of the same design, they quickly become eyesores when walking under the building. I'd ask the developers to ensure the structures are well built and designed thinking 20-30 years out with water leakage, cracks, etc.
2. I also disagree with some members of the commission who spoke to this being a residential project as a bad thing. I think this is what the town center needs, especially if we want to keep the small, local retail shops open and thriving in a post COVID environment. With that said, it would be interesting to understand what the reduction of the residential building down to say 140 apartments would do to some comments on parking per #1 above. Though small, it may make more room for a few extra spots while also lowering the 13% reduction request.
  - a. I also liked the design of the residential building. I think the commentary about it being tone-deaf really ignores the fact of how a development works and I don't think you are trying to fool anyone into thinking it was there since the origination of the town center, but rather a more traditional looking building (in the back) to help the development maintain a "Glastonbury" or CT feel.
3. The plazas are a great concept and the idea of open air dining, drinking, etc. is exciting. I do hope some consideration is given to the harsh winters we sometimes see here in CT to make

the spaces usable year-round. Further, though it wasn't a big topic tonight (though one commissioner did mention it), is the focus on higher end transitions (maybe some greenery too) to the parking lots to ease the transition given the other comments on a lot of hardscape. A roof deck, whether partially closed for noise purposes, is also a nice thought (though please be a brewpub or restaurant feel and not a night club type business). If this is a feature, I'd also think it makes sense to focus on how far the closest residences are to see if noise will be an issue (again, maybe partial enclosures work better for many reasons).

4. One of the residents spoke to the need to create a space to be utilized for residents, an amphitheater or something of that nature. I think that is a great idea, though likely unrealistic being cognizant of needing the dollars to make sense from an investment view. With that said, thinking of more vibrant sub-urban towns/small cities in the country, there are a ton of interesting features that could be added that hopefully the team can look at that may not be directly rentable space but enhance the value of the development in other ways allowing monetary compensation in indirect forms.
5. I also agree with some sort of connection to the park being created, making the development more integrated and complete with the community – even as simple as a paved walking path.
6. Finally, and I kept it last on purpose as I think a lot of people already stated it, but really focusing on that southeast building and making it fit well with the southern part of main street (the historic district). If this is done right and thinking of the more vocal critics, it will hopefully get some of the larger naysayers on board.

Thanks for your time and I hope these comments are read and thought about in detail by the development team.

Kind Regards,  
Joe

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

**From:** [RONALD W DEGRAY](#)  
**To:** [jonathan.mullen](#)  
**Cc:** [jeff.Stein](#)  
**Subject:** Town Center Project  
**Date:** Tuesday, March 30, 2021 10:15:15 PM

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Suggestion addendum:

- 1) Provide solar energy panels raised over the outdoor parking area. This provides more functionality to the parking lot and would give residents a better view that just peering down on asphalt. (Consider how awful it is to look down on the parking lot at RoofTop120, The parking lot is the epitome of a non-'sense of place' and is a barrier to walking. (Panera parking lot is a case in point - no access by pedestrians other than walking through the parking lot) Some cityscape trees in the parking area may help to enhance the view.
- 2) Provide bicycle parking exterior and interior. Give attention to bicycle and pedestrian traffic for apartment residents. Consider how pedestrians will access the apartments when arriving by bus or from the street. Provide several bike racks and select those that are sculptured/artistic as opposed to galvanized metal racks. We can hope for increasing bicycle transportation.
- 3) Review the AARP "ROADMAP To LIVABILITY" publications for ideas that may have not been previously considered.
- 4) Commercial businesses are on the decline because of on-line shopping. The remaining commercial businesses are restaurants, cafes, bike shops, and a few others. Housing generates revenue and patrons for the proposed businesses. Pedestrian access is mostly from the street except for the residential people. Any outdoor cafes should be shielded from noise pollution caused mostly by automobiles.
- 5) Include small entertainment area on the plaza that includes opportunities to socialize.

Sincerely,

Ron aka Ronaldo DeGray - Bike Walk Glastonbury and Bicycle Advisory  
Committee  
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Please consider the environment before printing a copy of this email.

**From:** [Jennifer Haffner](#)  
**To:** [planning](#)  
**Subject:** Proposed building on historic Main Street  
**Date:** Wednesday, March 31, 2021 10:53:22 AM

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Im writing to share my thoughts on the newly proposed commercial building on Main street.

This building does not fit the character of our historic New England town. It's large, overwhelming to the curb side and quite honestly looks like it belongs in a Florida city.

Small businesses continue to struggle so I don't see how it's possible to host additional commercial business space. At that, business space that is appealing verses for example insurance company offices. The town just put in huge apartment complexes on New London Turnpike and Hebron Ave. The building that houses the Hartford Baking Company is empty and the building next to it is still vacant. How does the town plan to support additional business?

We don't need any additional apartments - we already have an overcrowding issue in our elementary schools where 5th graders from Hopewell are being forced out of elementary and into a vacant Hal in the Gideon Welles 6th grade school. Are we trying to appeal to Hartford commuters?

This town is losing its farms, charm and historic integrity as we continue to allow commercial builders in that don't meet the needs or character of what this town requires. This building is an unnecessary eye sore with little value to the community at large.

I am not alone in sharing these thoughts and opinions. Press the pause button. There should be a better solution.

Thank you for your time.  
Jennifer Haffner, town resident, Glastonbury

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

**From:** [Kelly Hogan](#)  
**To:** [jonathan.mullen](#)  
**Subject:** Comments on 3.30 Town Center Meeting  
**Date:** Wednesday, March 31, 2021 11:06:29 AM

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**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope this email finds you well. I listened in on the discussion yesterday about the center project and wanted to make some comments that I hope will be considered or at least forwarded to the developers.

- I appreciate the thought and care that was put into the drafted plans. My husband and I live in town and are in our early 30's and frequent the downtown location for food, drinks, walks and anything that it has to offer. The revitalization is going to be a good thing.

-With the excitement though comes some concerns that have really already been expressed:

- Traffic flow

- Has anybody on the committee actually driven a tractor trailer or box truck and understand how difficult a squeeze it would be to turn around in their proposed drive- ways? Has anybody seen a city bus drive up Hebron ave? It is tight.

-While the colors and architecture seemed to have been thoroughly thought through, it is still disappointing. It would be a very nice building, somewhere else. I think it was mentioned they didn't want the new building to be something like a fake old building but in reality they should be trying to match the aesthetics of the rest of main street currently.

-People are brought to main street because of the history, heritage and beauty of the colonial homes that sit on it. The developers MUST take that into consideration. I am not saying the revitalized Center Village is the perfect example but they should look to that for some additional inspiration. It fits well and does not stick out or feel out of place.

-The blue house that the Wine Shoppe and dress shop is a tenant of: If this is in fact on the National Historic Registry, how can they demolish this? Why on earth would they want to? I support Chip's comment that they should try to utilize/integrate that location into the new structure when possible.

At the end of the day, progress is good and revitalization is great. It is going to be exciting but the new buildings must integrate well into the community and vibe of the existing structures on main street in that section. That is the charm of Glastonbury, people did not move here to be another West Hartford. We must insist on protecting that, otherwise we will be like any other overdeveloped town.

Thanks for reading.

Kelly Mulryan  
Lindsay Lane

**From:** [Bev McGraw](#)  
**To:** [planning](#)  
**Subject:** Town Center  
**Date:** Thursday, April 1, 2021 10:32:23 AM

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Hi.

I watched the TPZ meeting on the public channel. I would like to tell Sharon Purtill that I much appreciate her comments and concerns.

I seriously think that the scale of the project is overwhelming for that site. And agree that the transition from the historic section of Main St. is terrible. Also that the center is already a bottleneck of epic proportions, and would be impossible to navigate at many portions of the day if this project were to be built as presented.

Thank you.

Bev McGraw  
68 Sulky Lane

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