

From: [Ashley Talbot](#)
To: [jonathan.mullen](#)
Subject: Main Street Project
Date: Thursday, April 1, 2021 5:18:27 PM

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Hi,

My name is Ashley and I am a former long-term resident of Glastonbury. I am emailing you on behalf of hearing news that there is a project planned to put up apartments at the Liquid Nirvana complex on Main Street. I would like to provide a written "protest" against this plan for the following reasons:

1. This plaza has one of only two smoothie shops in the town of Glastonbury and is very popular which will upset local citizens.
2. An apartment building in this location will cause major, unnecessary traffic.

Thank you for your time,

Ashley Talbot

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From: [Barbara Rubin](#)
To: [jonathan.mullen](#)
Subject: Proposed Development at Main and Hebron
Date: Monday, April 5, 2021 9:09:34 AM

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Good morning. My name is Barbara Rubin and I live at 1699 Main Street. I am among those who would like to see the referenced site developed, but I have major concerns about the proposed development. The proposed is massive. I understand the need for the developer to have a return on his money and I likewise understand the revenue benefits to the town, but the plan calls for just too much development on the site.

Among the most significant concerns I have with the mass are the following:

1. The development will overpower every other property in the center of Town. While the overall calc may technically meet the height restrictions, that complex of three story buildings is just too much v
2. The impact on traffic in the center of downtown will be, in my opinion, horrendous. As it is there is significant backup at that intersection during rush hour, when we have Town events, and even on a regular Saturday. I cannot imagine what it would be like with this proposed development. Main Street is the main approach for those of us with homes on the south side. If this is built, many of us will avoid the center of Town at all costs, and therefore there will likely be an impact to the other businesses in Town. Moreover, it will result in a lot more traffic on the residential streets between Main and New London.
3. The parking is simply insufficient. Many one bedrooms will have two car-driving residents. The parking on Main at the front will be absorbed and therefore will be unavailable to the customers of the retail. There is no acknowledgement of the parking needs of those who will work in the commercial/dining facilities. We will end up with the same problems that exist at Eric Square – likely at some multiple of those problems. Moreover, I don't understand how the developer can possible include in the count the parking along the Rankin Street extension. It is not part of their site and it is utilized by those of us who want to walk thru the parks and facilities of the riverfront property. It is simply not reasonable to include those spaces and in fact they should be restricted for their original intended use.
4. Like many others, I really dislike the building on Main on the south side. The transition from the beautiful buildings to the 3 story gray monolith is abrupt and unattractive and will detract significantly from the approach.
5. The egress on the north side of Daybreak is ludicrous. As it is, many time box trucks cannot exit from that drive unless there is someone stopping the traffic. I cannot imagine semis trying to exit there, And even if trucks are able to do that, they will be forced to go straight down Main and therefore load even more traffic on the residential side streets.
6. There is just too much hardscape and not enough green area in my opinion.

I am not an architect or site planner, and I appreciate there are professionals who would have more expert views on these items. But I love Glastonbury, in part because it is not Simsbury where you can't drive thru Town on a weekend, and it is not Blue Back which looks and feels like a little

From: [Bob Zanlungo](#)
To: [jonathan.mullen](#)
Cc: wosgood@cox.net
Subject: FW: Proposed development
Date: Monday, April 5, 2021 3:55:34 PM
Attachments: [image422125.png](#)
[image230621.png](#)
[image479622.png](#)
[image503502.png](#)
[image549142.png](#)
[image375306.png](#)
[image535175.png](#)
[image535460.png](#)
[image189897.png](#)

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Hi Jon,

See comments below from TC member, Whit Osgood. Can you please get these into the next packets that go out to commission members?

Thank you,

Bob Zanlungo

Branch Manager | NMLS #108809

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From: Whit Osgood <wosgood@cox.net>
Sent: Monday, April 5, 2021 3:30 PM
To: Bob Zanolungo <zanlungo@hotmail.com>
Subject: Re: Proposed development

Comments from the peanut gallery:

I listened to the presentation last night. I think it is too dense for the site. With no parking requirement reduction and no inclusion of off site, eg town street, parking, project would have to be smaller. I should think the TPZ would want to send this message sooner rather than later.

Let me know if you get this.

Thanks

Whit Osgood.
860 655 3330
Sent from my iPhone

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From: [Barbara Theurkauf](#)
To: [jonathan.mullen](#)
Subject: Main St Development ("Frank"s, Kamin"s, etc.)
Date: Wednesday, April 7, 2021 1:01:53 PM

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Jon,

Unfortunately I was unable to attend the meeting on 3/30, but just had a chance to watch the video. I would appreciate your forwarding my feedback onto the developers and the TPZ Commission. Thank you.

As background, my name is Barbara Theurkauf, 2027 Main St. I live in the Historic District. I also happen to be Chair of the Historic District Commission. I am only representing my personal views here. The properties in question are outside the district, though directly adjacent.

It is good to see a proposal coming forward to do something with the lower level property in particular. I appreciate the efforts made to make the transition from Daybreak to the development. I would like to see something comparable being done at the south-east corner. I think sufficient feedback was provided on that front.

I am concerned about the amount of parking available relative to commercial space and residential density along with the associated traffic.

- Pre-pandemic it was not uncommon to have people parking in front of the yarn/bridal/liquor store building and walking to Eric Town Square. I'm not sure those situations are quantified in past studies to be included into a parking and traffic study, but suggest for the success of development it be considered in advance. I don't see how a 13% reduction will work assuming the businesses in the proposed development are successful.
- I am also concerned about incremental traffic heading south on Main St, particularly delivery vehicles and tractor trailers. The potential for damage to historic homes from vibrations from the increased traffic is significant.
- I leave it for the engineers and planners to figure out how to get tractor trailers between Daybreak and the proposed development and back out onto Main St going north (at some point). Assuming they can make the right turn onto Main St and cut across to Hebron Ave, they have no left turns at the rotaries or right for that matter onto New London Turnpike. I'm sure there are people who can plan routes so this delivery is last in the center. But like the point above, trucks should not be going down Main St to get to Route 17/Main St other than to make deliveries.

As for the appearance, I like the patio concept and the intent of breaking up the front of the buildings. I am not a fan to the dormers as they are set out now. Too many, too close together. The dormers on the homes in the historic district are mostly positioned on between the windows below rather than directly over each window. There is just something off about the look, to me.

I wish the developers the best of luck and please continue to work with the town and members of the town the design a beneficial project all the way around.

Thank you.
Barbara Theurkauf

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From: [Deborah Cunningham](#)
To: [jonathan.mullen](#)
Subject: New Development
Date: Friday, April 9, 2021 4:33:34 PM

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Hi Jonathon,

I understand that residents can submit our thoughts directly to you re: the proposed Main Street development. While not averse to change, I think change in an organization must reflect the positive culture of that organization and towns must do the same. After moving to Glastonbury over 25 years ago with West Hartford as our option, we chose Glastonbury as the center has retained its sense of history which WH has lost. It feels like any city anywhere - same chains no culture.

Glastonbury has a unique combination of small independent stores owned by generations, farmstands also owned by long standing family names, and the added value of an amazing waterfront - which was also changed but took into account a sense of space and added to the overall walkability of our town. Also the traffic to this space from out of town does not go through the center of town.

What I see in this development is a lack of understanding that sheer size detracts from the beauty of our beloved mainstreet and will result in congestion (everyone in that complex will likely require two cars and plan only accounts for one) these are young professionals who will both need to commute.

Please consider more GREEN space, less units, the impact this traffic will have on our town. Finally we already have many empty stores in town - won't this be over capacity?

Thank you,

Deborah Cunningham

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To: Planning and Zoning
Commission

Glastonbury has been my home for many years. When given the opportunity to move, I couldn't leave. But this week I was shocked and surprised to learn that Glastonbury Center might be headed toward a "Blue Back Blunder".

We are on the verge of changes that could forever affect our Historic Center, and the once charming character of our town.

Let's all join together to make sure this doesn't happen!!

Susan O'Keefe

From: [evelyn.eisenhardt](mailto:evelyn.eisenhardt@townofglastonbury.com)
To: [planning](#)
Cc: [Evelyn Eisenhardt](#)
Subject: Town Center Development
Date: Tuesday, April 13, 2021 2:15:01 PM

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Dear Mr. Zanolungo and Ms. Purtill:

I write to express concern regarding the plans presented for the proposed Glastonbury town center development. Not only are the buildings incredibly unattractive and unappealing, but the proposed density of the development is completely out of scale for the area. Glastonbury doesn't need a large (homely), inadequately landscaped apartment complex in the Center; we need small retail, non-chain shops. Therein lies the "charm" we all prize.

Additionally, the parking is clearly inadequate; the requested waiver should not be granted and existing parking along Main Street should not be included in the count. Also, and importantly, the historic Curtiss building should be preserved and appropriately repurposed; more "charm."

A Letter to the Editor in last week's *Citizen* urged the hiring of a top notch landscaping /development consulting firm, pointing out that decisions about this project will define the character of Glastonbury for many decades to come. Such decisions should be made by professionals in the pay of the Town. We all appreciate your dedication and expertise and that of the entire Committee, but a project this large and weighty is a burden you should not have to bear.

Many thanks for your hard work on this and other projects.

Evelyn F. Eisenhardt
46 Lenox Drive
Glastonbury

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

From: [Karen Rutkowski](#)
To: [jonathan.mullen](#)
Subject: Glastonbury Town Center Main Street Development
Date: Wednesday, April 14, 2021 1:02:02 PM

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Jonathan,

I am writing to you to express my disappointment and disgust at the politics at play in the Main Street proposed development. There has been talk for years of changing the downtown footprint.

- When the town changed the zoning from Town Hall to mixed use, would not envisioned it would be commercial and retail for approximately 300 new renters in downtown on 9.73 acres three stories high.
- The developer is being represented by Peter Alter the Probate Judge, who is also very well-known to all the staff at Town Hall and Town Council. This appears to be a conflict of interest.
- The traffic and congestion on Main St will only get worse with delivery trucks only allowed to make a right hand turn on Main Street. Terrible solution to traffic pattern.
- Another ugly building that is made to look like a combined version of buildings and historical houses.
- Douglas Road is already the cut through for police and ambulance at high speeds. We have continued to see our street as a new cut through to avoid the horrible design of one lane roundabouts on Hebron Ave.
- The quality of life for those residents that live downtown on Main Street and the few side streets will be impacted by increased traffic and 300 new renters crammed into downtown. Not many seem to care because they only work there don't live downtown.

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metropolis. We in Town value the charm and character, the local vendors and restaurants, and the beauty of the place. This development needs to be scaled back, notwithstanding the profit targets of the developer. Thank you for taking these thoughts into consideration. Barbara Rubin

Sent from [Mail](#) for Windows 10

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