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April 28, 2021

Jonathan Mullen, Planner
Office of Community Development
2155 Main Street
Glastonbury, CT 06033

RE: Proposed Spa
136 New London Tpke
Glastonbury, CT 06033

Dear Mr. Mullen,

I am writing regarding a change of use at 136 New London Turnpike. The applicant is proposing a change from an existing office space to a 1,705 s.f. spa (body salon). Per Section 9.5 of the Building Zone Regulations, the change of use will require a conformance review of the parking standards outlined in Section 9.11.

The office space and parking lot were approved in 2005 in conjunction with Eric Town Square located at 120-124 Hebron Avenue and located in the former Central District. There are no changes proposed at Eric Town Square. Below is a calculation of the required parking per the 2005 approval, the office space at Eric Town Square was subtracted from the total:

43,000 s.f office (total development) – 41,104 s.f. (Eric Town Square) = 1,896 s.f. (136 NLT)

The parking standard at that time was 1 space/300 s.f. for a parking requirement of:

$1,896 \text{ s.f.} \times 85\% = 1,612 \text{ net s.f.} \times 1/300 \text{ s.f.} = 5.37$; therefore, 6 spaces were required

The area of the proposed change of use is determined to be 1,705 s.f. per an accurate measurement of the space by Hans Hansen, Architect. Please see his enclosed cover letter and floor plans. By applying the current parking standard of 1 space/150 s.f. the required parking for the proposed spa is as follows:

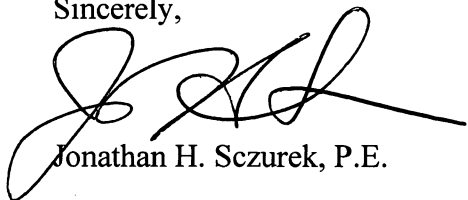
$1,705 \times 1 \text{ space}/150 \text{ s.f.} = 11.37$; therefore, 12 spaces required

Based on the number of treatment rooms and employees the maximum number of spaces required would be 16 spaces (7 employees & 9 clients).

To account for the additional spaces required by the proposed use, the applicant will lease 10 spaces from 141 Hebron Avenue for employee parking. The applicant has 11 excess parking spaces at 141 Hebron Avenue. As part of the 2010 Approval at 141 Hebron Avenue, 81 spaces were constructed, 68 were required, and 2 spaces were lost to the Roundabout construction leaving 11 additional spaces.

Please see a draft of the proposed lease agreement. Once in-place the agreement will provide adequate parking for the proposed use at 136 New London Turnpike in accordance with Section 9.11. If you have any questions or comments please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Sczurek', with a long horizontal flourish extending to the right.

Jonathan H. Sczurek, P.E.