

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12.9 MINOR CHANGE TO A SPECIAL PERMIT FOR
A CHANGE OF USE FROM OFFICE TO SPA AT
136 NEW LONDON TURNPIKE
MEETING DATE: MAY 18, 2021**

REGULAR MEETING ITEM #3
05-18-2021 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 14, 2021

Zoning District:
Town Center (TC) Zone

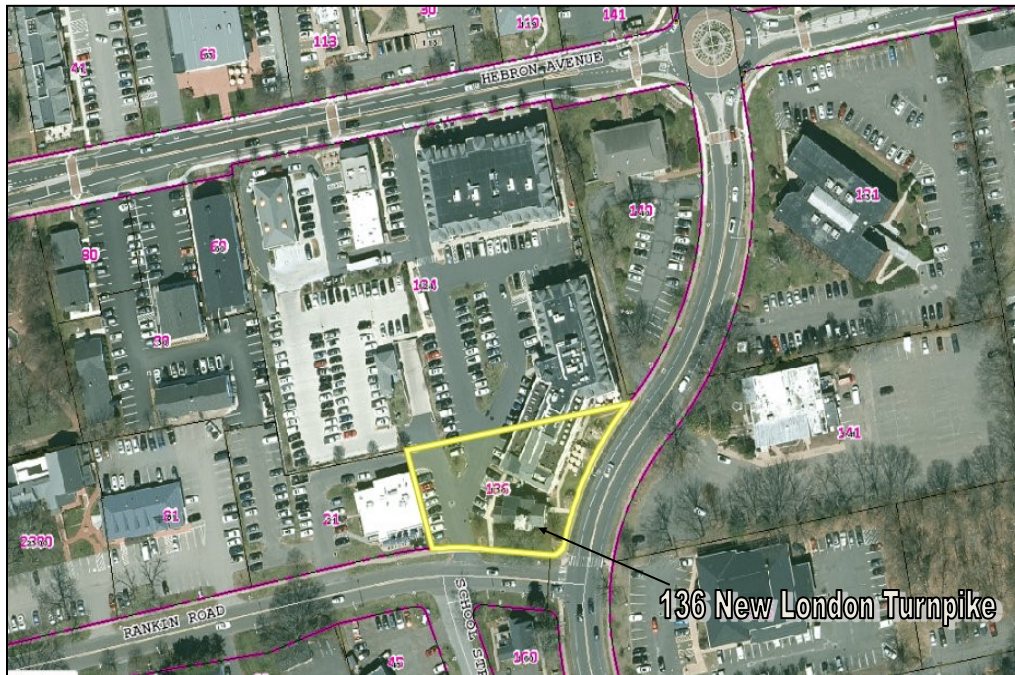
Applicant/Owner:
SBU, LLC

- The applicant is requesting a change of use from office to a spa at 136 New London Turnpike.
- The change in use results in an increase in the number of required parking spaces from 6 spaces to 12 spaces.
- The site, which is a part of the Eric Town Square (ETS) development cannot accommodate the 6 extra required spaces because ETS was approved as part of the Central District Zone which had different parking requirements.
- The change of the Central District Zone to Town Center Zone makes ETS legally non-conforming with regard to parking as it does not meet the parking requirement for the Town Center Zone.
- The applicant is proposing to provide the 6 additional parking spaces for the employees of the proposed spa at a property that they own at 119/141 Hebron Avenue.
- Section 9.5 of the Building—Zone Regulations requires a review to ensure there is adequate on-site parking to accommodate the proposed uses.
- Section 9.6 and 4.13.6.i.2 of the Building-Zone Regulations allow for joint use of off-street parking subject to approval by the Town Plan and Zoning Commission.

REVIEW

Included for Commission review are the following:

- Town of Glastonbury staff memoranda
- A copy of the application
- Floor plans
- Memoranda from the project architect and engineer
- A draft easement document
- Minutes from the April 28, 2021 meeting of the Plans Review Subcommittee.



Above—Aerial view of 136 New London Turnpike; Below—Street View of 136 New London Turnpike



SITE DESCRIPTION [See plan set sheet entitled “Property/Topographic Survey Showing Existing Conditions”]

The subject site is a .57 acre parcel with a 3,271 square foot residential style structure built in 1820 that has been converted to office/commercial space located at the southeast corner of the lot. Also on the lot is a portion of the building known as 120 Hebron Avenue which is part of the Eric Town Square Development. Access to the site is through curb cuts off of Rankin Road and Hebron Avenue. Parking for the site is located on the western portion of the lot.

ADJACENT USES

The site has retail and office uses on all sides.

PROPOSAL [See plan sheets A100 entitled “Basement and 1st Floor Layouts”, plan sheet A101 entitled “2nd and 3rd Floor Layouts”, memorandum from Hans Hansen AIA entitled “Useable Square Footage Calculations”, memorandum from Jonathan H. Sczurek P.E. entitled “Proposed Spa 136 New London Turnpike Glastonbury, CT 06333” and a draft parking easement document entitled “Declaration of Easement & Parking Lease”]

The applicant is requesting a change of use from office to spa at 136 New London Turnpike. Section 9.5 of the Building—Zone Regulations requires a review to ensure there is adequate on-site parking to accommodate the proposed uses. According to the information provided by the project engineer and project architect, the total required parking for the new use will increase from 6 to 12 spaces. Additionally, the tenant anticipates the need for up to 16 parking spaces. The applicant is proposing to provide the 6 additional required parking spaces and 4 additional desired spaces at the property they own at 119/141 Hebron Avenue.

The shared parking arrangement will be executed through an easement which the applicant will file with the Town of Glastonbury Town Clerk’s Office. The easement will allow for the employees and customers of 136 New London Turnpike to access on a non-conflicting basis 10 parking spaces at 119/141 Hebron Avenue between the hours of 9:00 am and 7:00 pm Monday to Friday and 9:00 am to 4:00 pm on Saturday and Sunday. The easement will expire in 2031 unless otherwise terminated or renewed.

ZONING ANALYSIS AND CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

Personal Services such as hair and body salons are a permitted use in the Town Center Zone. Section 9.5 of the Building—Zone Regulations requires a review to ensure there is adequate on-site parking to accommodate the proposed uses. The required parking for office use under the Central District Zone was 1 space for every 300 square feet of useable floor area. Section 9.11 states the required parking for hair/body salons and spas is 1 space for every 150 square feet of useable floor area. Section 9.6 and 4.13.6.i.2 of the Building-Zone Regulations allow for joint use of off-street parking subject to approval of the Town Plan and Zoning Commission.

The project is consistent the following policies of the 2018—2028 Plan of Conservation and Development:

Planning Area 3—Transportation

- Work proactively with owners of parcels containing multiple business / commercial uses to ensure there is adequate parking for all existing and proposed uses.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 12.9 MINOR CHANGE

APPLICANT/OWNER: SBU, LLC
C/O SCHWARTZ REALTY
P.O. BOX 733
GLASTONBURY, CT 06033

FOR: 136 NEW LONDON TURNPIKE

MOVED, that the Town Plan and Zoning Commission approve the application of SBU, LLC for a Section 12.9 Minor Change for change of use from office to spa– 136 New London Turnpike– Town Center Zone – in accordance with plans on file with the Office of Community Development, and:

1. This is a Section 12.9 Minor Change. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

APPROVED: TOWN PLAN & ZONING COMMISSION
MAY 18, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN



TOWN OF GLASTONBURY
FIRE MARSHAL'S OFFICE
SITE PLAN/SUBDIVISION REVIEW

PROJECT: **Del Soul Spa**

LOCATION: **136 New London Turnpike**

___NEW CONSTRUCTION

CHANGE OF USE

SUBDIVISION

COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group B**

FILE # **21-019**

PROPOSED FIRE PROTECTION:

ENGINEER'S PLAN: INITIAL PLAN

REVISED PLAN

ENGINEER: **John H. Sczurek P.E.**

ADDRESS:

PHONE:

DATE PLANS RECEIVED: **5-11-21** DATE PLANS REVIEWED: **5-11-21**

COMMENTS: **Minor Change request for Building & Zone Regulations/ parking calculation.**

No Fire Code impact- No Comments.

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
File

May 17, 2021

MEMORANDUM

To: Rebecca Augur, Director of Planning and Land Use

From: Daniel A. Pennington, Town Engineer/Manager of Physical Services

A handwritten signature in black ink, appearing to read 'DAP', is written over the 'From:' line of the memorandum.

Re: 136 New London Turnpike – SBU, LLC
Section 12.9 Minor Change – Change of Use from Office to Spa

The Engineering Division has reviewed plans for the above-referenced minor change request at 136 New London Turnpike and has no comments or concerns associated with the change of use.

DAP/dl



Town of Glastonbury

Health Department

Memo

May 13, 2021

To: Jonathan Mullen, Planner

Fr: Wendy S. Mis, Director of Health *WSM*

Re: 136 New London Turnpike
Section 12.9 Minor Change from office to spa

This office has received and reviewed the packet of information regarding the proposed spa at the above-referenced address.

There are no concerns at this point with respect to the Public Health Code, and this Department will be involved with plan review prior to issuance of the building permit.

Approval with respect to CT Public Health Code is forwarded for Commission consideration.



GLASTONBURY POLICE DEPARTMENT

2108 MAIN ST./P.O. BOX 535/GLASTONBURY, CT 06033-0535/(860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Plan and Zoning Commission

From: Marshall S. Porter; Chief of Police

Date: May 11, 2021

Subject: 136 New London Tpk- Minor change- change of use- office to a spa

Members of the Police Department have reviewed the application of SBU, LLC for a Section 12.9 Minor Change- Change of use from an office to a spa- 136 New London Tpk- Town Center Zone.

- The police department has no objection to this proposal.

Marshall S. Porter
Chief of Police

JPH:jph