

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

**SECTION 12 SPECIAL PERMIT WITH DESIGN REVIEW
FOR THE REMOVAL OF CONDITION #10 OF THE 10-15-13 SPECIAL PERMIT APPROVAL TO ALLOW PERMANENT OUTDOOR PATIO
DINING
840 MAIN STREET
MEETING DATE : JUNE 1, 2021**

PUBLIC HEARING # 1
06-01-2021 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
May 28, 2021

Zoning District:
Village Commercial
(VC) Zone

Applicant
Cotton Hollow Kitchen,
LLC

Property Owner:
840 Main Street, LLC

- The applicant was originally granted a Section 12 Special Permit with Design Review for site modifications at 840 Main Street on October 15, 2013.
- The applicant is seeking to remove condition #10 of that approval prohibiting a patio at the site.
- This condition was added to the approval by the TPZ in response to neighborhood concerns regarding potential noise generated by restaurant activity on the patio.
- The Plans Review Subcommittee reviewed the proposal at their April 28, 2021 meeting where they had no issue. The Subcommittee did, however, advise the applicant to engage the neighboring property owners about the proposed patio.
- At their May 26, 2021 meeting the Community Beautification Committee approved the proposed landscape plan.

REVIEW

Included for Commission review are the following:

- Site plan
- Landscape plan
- Patio furniture details
- Town of Glastonbury staff memoranda



Aerial view of 840 Main Street looking east

SITE DESCRIPTION

The subject site is a .99 acre lot located on the east side of Main Street in the Village Commercial (VC) Zone. It is improved with a one-story restaurant. Access to the site is through 2 curb cuts off Main Street. The building is located at the northwest corner of the lot.

ADJACENT USES

North— Town owned land

East— South Mill Village Residential PAD

South— Vacant land owned by the applicant

West— Roaring Brook Common PAD

PROPOSAL [See plan set sheet A-13-025-S entitled “Overall Plan 840 Main Street”, plan set sheet A-3.0 entitled “Plan Elevation”, plan sheet L-1 entitled “Planting Plan” and Portion of Minutes from the October 15, 2013 Town Plan and Zoning Commission Meeting]

The applicant intends to install a 38-foot long by 22-foot wide concrete paver patio in the lawn area to the south of the existing building. The patio will have 10 tables with 4 seats at each table. The patio will be enclosed by 3-foot tall, powder-coated, decorative fencing. The fencing is mounted in 6-foot sections between 6-foot tall posts on which Tivoli-style string lights will be hung. The applicant is also installing umbrellas at each table rather than a canopy over the entire patio. There will be a gate at the northwest corner of the patio area leading to the sidewalk in the parking area. Access to the restaurant will be through a door at the southwest corner of the building.

In order to install the patio, the applicant is proposing to remove condition number 10 of the October 15, 2013 Special Permit with Design Review that states “The patio element shall be eliminated from this project. Final plans shall depict this change”. According to the minutes of the October 15, 2013 TPZ meeting, the condition was added to the approval in response to concerns raised by several neighboring property owners regarding potential noise generated by patrons using the patio. The applicant appeared before the Plans Review Subcommittee to present the current proposal on April 28, 2021. At that meeting the Subcommittee had no issue with the request however they did advise the applicant to reach out to neighboring property owners regarding the proposal.

PARKING [See plan set sheet A-13-025-S entitled “Overall Plan 840 Main Street”]

There are 53 spaces approved for the site that serve as parking for the dining room and the bar area. The proposed patio seats are not in addition to the existing seat count based on the number of on-site parking spaces. Rather, the applicant will distribute the seating between the patio, bar area and main dining area.

STORMWATER MANAGEMENT [See plan set sheet A-13-025-SD entitled “Site Development Plan Erosion & Sediment Control Plan 840 Main Street”]

The patio will be constructed from pervious concrete pavers to allow stormwater to infiltrate to the ground below.

LANDSCAPING [See plan sheet L-1 entitled “Planting Plan”]

The Community Beautification Committee approved the applicant’s landscape plan at their May 26, 2021 special meeting.

ZONING ANALYSIS & CONSISTENCY WITH PLAN OF CONSERVATION AND DEVELOPMENT

The proposed project meets all the requirements of the Village Commercial Zone with regard to use, setback and bulk.

The project is also consistent with the following areas of the Plan of Conservation and Development:

Town-wide Policies:

- **Stormwater Management**

- Promote use of innovative techniques, Low Impact Development (LID) and Best Management Practices to benefit surface water and groundwater quality and overall ecological integrity.
- Ensure that all new developments adhere to Town policies regarding the State of Connecticut General Permit for the Discharge of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4 General Permit)

Planning Area 6—South Glastonbury (Village) Center:

- **Architecture and Land Use**

- Support renovation and expansion of existing businesses within the core area.

Pertinent staff correspondence and draft motions are attached.

TOWN PLAN AND ZONING COMMISSION

SECTION 12 SPECIAL PERMIT WITH DESIGN
REVIEW

APPLICANT: MARK CONLEY
COTTON HOLLOW KITCHEN, LLC
840 MAIN STREET
SOUTH GLASTONBURY, CT 06073

OWNER: 840 MAIN STREET LLC
C/O ANGELO LAZARDIS
491 FOOTE ROAD
SOUTH GLASTONBURY, CT 06073

FOR: COTTON HOLLOW KITCHEN PATIO

MOVED, that the Town Plan and Zoning Commission approve the application of Mark Conley, Cotton Hollow Kitchen, LLC for a Section 12 Special Permit with Design Review for the removal of condition #10 of the 10-15-13 Special Permit Approval to allow permanent outdoor patio dining – 840 Main Street – Village Commercial (VC) Zone, in accordance with the following plans:

To Be Quoted

And

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File# 21-022, plans reviewed 05-24-2021.
2. In adherence to:
 - a. The Police Chief's memorandum dated March 15, 2021.
 - b. The Health Director's memorandum dated May 27, 2021.
3. There shall be no logos, or lettering on the patio umbrellas.
4. This is a Section 12 Special Permit with Design Review. 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
JUNE 1, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN



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

PROJECT: **Cotton Hollow Kitchen Patio**

LOCATION: **840 Main Street**

 x NEW CONSTRUCTION CHANGE OF USE SUBDIVISION COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group A**

FILE # **21-022**

PROPOSED FIRE PROTECTION: **via MDC water main & the GFD**

ENGINEER'S PLAN: **A-13-025-S** INITIAL PLAN REVISED PLAN **5-20-21**

ENGINEER: **Dutton & Associates**

ADDRESS: **67 Eastern Blvd Glastonbury CT**

PHONE: **-860-633 9401**

DATE PLANS RECEIVED: **5-21-21** DATE PLANS REVIEWED: **5-24-21**

COMMENTS:

An exterior rated receptacle outlet is recommended – (if none already exists)

Festoon Lighting to be energized and suspended in accordance with the National Electric Code.

REVIEWED BY

Deputy Chief Christopher N. Siwy –Fire Marshal

PAGE 1 OF 1

cc: Applicant
 File

May 28, 2021

MEMORANDUM

To: Rebecca Augur, Director of Planning and Land Use

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



Re: 840 Main Street – Application of Mark Conley, Cotton Hollow Kitchen, LLC
Section 12 Special Permit – Permanent Outdoor Patio Dining

The Engineering Division has reviewed plans for the above-referenced Special Permit application regarding permanent outdoor patio dining at 840 Main Street and has no comments or concerns.

DAP/dl



Town of Glastonbury

Health Department

Memo

May 27, 2021

To: Jonathan Mullen, Planner

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

Re: 840 Main Street
Permanent outdoor patio dining

This office has received and reviewed the packet of information regarding the proposed permanent patio for outdoor dining at the above-referenced address.

No indication was made for the placement of a portable bar or wait staff service station. If improvements other than patio tables and chairs are proposed, the applicant should confer with the Health Department prior to buildout.

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

GLASTONBURY POLICE DEPARTMENT

TO: TOWN PLAN AND ZONING COMMISSION
FROM: MARSHALL S. PORTER, POLICE CHIEF
SUBJECT: 840 MAIN STREET, CONSTRUCTION OF OUTDOOR SEATING
DATE: MARCH 15, 2021



I have reviewed Mr. Conley's application for a Section 6.6 Special Permit regarding construction of permanent, outdoor seating at Cotton Hollow Kitchen, 840 Main Street. I have no objection to the proposal, but recommend installation of bollards or similar protective barriers between the existing parking area and proposed seating area to provide protection for diners.

GLASTONBURY TOWN PLAN AND ZONING COMMISSION

Portion of **REGULAR MEETING MINUTES OF TUESDAY, OCTOBER 15, 2013**

The Glastonbury Town Plan and Zoning Commission with Mr. Kenith Leslie, Director of Community Development, and Mr. John Rook, Planner, in attendance held a Regular Meeting in the Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Sharon H. Purtill, Chairman - *Departed at 9:49 P.M.*

Mrs. Patricia V. Low, Vice Chairman

Mr. Eric Schaefer, Secretary

Mr. Michael Botelho

Mr. Keith Shaw

Mr. Scott Algieri, Alternate

Mrs. Pat Bussa, Alternate

Commission Members Excused

Mr. Raymond Hassett

Mr. Jay Boothroyd, Alternate

3. Application of Red Apple Glastonbury, LLC for a Section 12 Special Permit with Design Review and a Section 4.11 (Flood Zone) Special Permit for site modifications -840 Main Street - Village Commercial Zone, Groundwater Protection Zone 1 and Flood Zone - Dutton Associates, LLC - Attorneys Meghan and Peter Alter

Attorney Meghan Alter represented the applicant and referred to the posted site plan as she reviewed the proposal to extensively modify the site and existing building to create the proposed Apple Brook Tavern facility. She noted that there will be a lot line adjustment that creates more uniformly shaped lots for the commercial and residentially zoned lots. Attorney Alter reviewed elements of the proposal: patio (805 square feet), parking (53 spaces), conservation easement (connecting to existing conservation easement to the east) and lighting (pole and wall lights). Regarding the removal of some existing lights mounted on utility poles and lighting proposed within the State road right-of-way, she noted that State Department of Transportation approval is necessary.

Jim Dutton referred to the posted plans as he thoroughly described the site and details of the proposed gravity retaining wall, stormwater system, refuse areas, landscaping and parking. He reviewed a cross-sectional illustration showing changes in elevation between the site and South Mill Village. Mr. Dutton noted that pine trees will be planted on the slope and terrace that lie between the tavern building and the existing condominiums as additional buffering between the condo units and the proposed patio. He then distributed photos showing the site's existing lighting and stated that their proposed plan will significantly improve lighting on the site.

John Alexopoulos described the proposed landscape plan. Alan Lampson, Architect, reviewed the architectural elements of the existing restaurant, the proposed addition off the north side of the existing building and the proposed patio to the south. He noted that 53 parking spaces are being proposed for the 145 restaurant seats. Chairman Purtill commented that the total number of parking spaces being proposed doesn't account for the patio seating. Mr. Lampson concluded his presentation with a review of the posted architectural elevations.

Chairman Purtill called for public comment. **David Klein, 821 Main Street**, voiced concern over noise, especially loud voices, from people who will utilize the proposed outdoor patio. **Meg Meotti, 49 South Mill Drive**, said she is concerned about noise coming from the proposed patio and tree clearing associated with the proposal. **Richard Nicholson, 105 South Mill Drive**, represented the South Mill Village unit owners and stated that they oppose the proposed patio due to noise.

Attorney Alter commented that there will be no music/entertainment or speakers outside of the tavern. Mr. Dutton responded regarding the tree clearing concern, noting that only minor clearing of mostly small caliper saplings is proposed; they will be replaced with pines and many other trees and shrubs.

Following a discussion with her client, Attorney Alter stated that the applicant has agreed to remove the outdoor patio from the application. The Commissioners wondered if/how other elements of the plan would be affected by this change. Mr. Dutton explained that the sidewalk can be moved to the north to service the building exits, the landscaping can be shifted, and grass can be planted. The Commissioners discussed the possibility of tabling the public hearing so the plans could be revised and resubmitted for their review prior to voting.

A brief recess was taken at 9:12 P.M. and the meeting reconvened at 9:24 P.M.

Vice Chairman Low said she is comfortable voting on the amended application tonight. Chairman Purtill said she would prefer to see the revised plan presented to the public prior to voting. Commissioners Bussa, Algieri and Botelho agreed that they have no problem with voting on the application tonight. Commissioner Shaw said he would like to hear the public weigh in on this issue, and both Mr. Klein and Mr. Nicholson agreed that the patio removal is a positive change and they hope the Commission votes tonight.

Vice Chairman Low inquired about the proposed signage and Mr. Lampson reviewed its design for her. Mr. Dutton updated the posted site plan to show removal of the patio and shifting of the landscaping and sidewalk to the area where the patio was located.

There being nothing further, Chairman Purtill closed the public hearing on this matter.

Motion By: Secretary Schaefer ***Seconded:*** Vice Chairman Low
MOVED, that the Town Plan and Zoning Commission approves the application of Red Apple Glastonbury, LLC for a Section 12 Special Permit with Design Review and a Section 4.11

(Flood Zone) Special Permit for site modifications at 840 Main Street - Village Commercial Zone, Groundwater Protection Zone 1 and Flood Zone, in accordance with the following plans:

"TITLE & INDEX PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 1 OF 19 A-13-025-T FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"PROPERTY BOUNDARY SURVEY LOT LINE ADJUSTMENT PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEY ARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 2 OF 19 A-13-025-BND FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"TOPOGRAPHIC SURVEY APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 3 OF 19 A-13-025-EC FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"OVERALL SITE PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 4 OF 19 A-13-025-EC FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"DEMOLITION PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 5 OF 19 A-13-025-DEMO FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"LAYOUT AND MATERIALS PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013

SCALE: 1" = 20' SHEET 6 OF 19 A-13-025-LAY FILE: 13025.DWG REVISIONS 09/27/13 -COMMENTS"

"UTILITY PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 7 OF 19 A-13-025-UTIL FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"GRADING PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 8 OF 19 A-13-025-GRD FILE: 13025.DWG REVISIONS 09/27 /13 - COMMENTS"

"EROSION & SEDIMENTATION CONTROL PLAN APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS 67 EASTERN

BOULEVARD GLASTONBURY, CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851
EMAIL: JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 9 OF
19 A-13-025-ES FILE: 13025.DWG REVISIONS 09/27/13-COMMENTS"

"LIGHTING PLAN APPLE BROOK TA VERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 12 OF 19 A-
13-025-LTG FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"LIGHTING PLAN APPLE BROOK TA VERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: 1" = 20' SHEET 13 OF 19 A-
13-025-LTG FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"LANDSCAPE PLAN PROPOSED SITE MODIFICATIONS 840 MAIN STREET PREPARED FOR
RED APPLE GLASTONBURY, LLC GLASTONBURY, CONNECTICUT PREPARED BY JOHN
ALEXOPOULOS LANDSCAPE ARCHITECT STORRS, CONNECTICUT DATE: 07/31/2013
SCALE: 1" = 20' SHEET 14 OF 19 A-13-025-LS FILE: 13025.DWG REVISIONS: 09/27/2013 -
COMMENTS"

"NOTES & DETAILS APPLE BROOK TA VERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEY ARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: AS SHOWN SHEET 15 OF 19
A-13-025-DI FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"NOTES & DETAILS APPLE BROOK TA VERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: AS SHOWN SHEET 16 OF 19
A-13-025-D2 FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"NOTES & DETAILS APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEVARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633- 8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: AS SHOWN SHEET 17 OF 19
A-13-025-D3 FILE: 13025.DWG REVISIONS 09/27/13 - COMMENTS"

"NOTES & DETAILS APPLE BROOK TA VERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEY ARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:

JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: AS SHOWN SHEET 18 OF 19
A-13-025-D4 FILE: 13025.DWG REVISIONS 09/27/13- COMMENTS"

"APPROVALS APPLE BROOK TAVERN 840 MAIN STREET PREPARED FOR RED APPLE
GLASTONBURY, LLC GLASTONBURY, CONNECTICUT DUTTON ASSOCIATES, LLC LAND
SURVEYORS AND CIVIL ENGINEERS 67 EASTERN BOULEY ARD GLASTONBURY,
CONNECTICUT 06033 TEL: 860-633-9401 FAX: 860-633-8851 EMAIL:
JIMD@DUTTONASSOCIATESLLC.COM DATE: 08/28/2013 SCALE: NO SCALE SHEET 19 OF 19
A-13-025-APP FILE: 13025.DWG"

"EXTERIOR ELEVATIONS, NORTH & WEST FLOOR PLAN PHASE TWO BUILDING
RENOVATION SOUTH TAVERN 840 MAIN STREET GLASTONBURY, CONNECTICUT FLB
ARCHITECTURE & PLANNING, INC. 19 SILVER LANE EAST HARTFORD CT 06118 (860) 568-
4030 FAX: (860) 568-5129 E-MAIL: FLB@FLBARCH.COM WEB: WWW.FLBARCH.COM SCALE
AS NOTED JOB NO. 13769.26 DRAWN LRF DATE 9/17/13 A-201"

"EXTERIOR ELEVATIONS, NORTH & WEST FLOOR PLAN PHASE TWO BUILDING
RENOVATION SOUTH TAVERN 840 MAIN STREET GLASTONBURY, CONNECTICUT FLB
ARCHITECTURE & PLANNING, INC. 19 SILVER LANE EAST HARTFORD CT 06118 (860) 568-
4030 FAX: (860) 568-5129 E-MAIL: FLB@FLBARCH.COM WEB: WWW.FLBARCH.COM SCALE
AS NOTED JOB NO. 13769.26 DRAWN LRF DATE 9/17 /13 A-202"

"EXTERIOR ELEVATIONS, NORTH & WEST FLOOR PLAN PHASE TWO BUILDING
RENOVATION SOUTH TAVERN 840 MAIN STREET GLASTONBURY, CONNECTICUT FLB
ARCHITECTURE & PLANNING, INC. 19 SILVER LANE EAST HARTFORD CT 06118 (860) 568-
4030 FAX: (860) 568-5129 E-MAIL: FLB@FLBARCH.COM WEB: WWW.FLBARCH.COM SCALE
AS NOTED JOB NO. 13769.26 DRAWN LRF DATE 9/17 /13 A-202"

"SEATING PLANDRA WING NAME BUILDING RENOVATION SOUTH TAVERN 840 MAIN
STREET GLASTONBURY, CONNECTICUT FLB ARCHITECTURE & PLANNING, INC. 19
SILVER LANE EAST HARTFORD CT 06118 (860) 568-4030 FAX: (860) 568-5129 E-MAIL:
FLB@FLBARCH.COM WEB: WWW.FLBARCH.COM SCALE AS NOTED JOB NO. 13769.26
DRAWN LRF DATE 9/17/131-601

and in compliance with the following conditions:

1. Compliance with conditions within the Conservation Commission transmittal dated October 4, 2013.
2. Compliance with concerns contained in a memorandum from the Chief of Police dated October 8, 2013.
3. Compliance with comments contained in a memorandum from the Town Engineer dated October 9, 2013.
4. Compliance with conditions contained in a memorandum from David Boone, Director of Health dated October 11, 2013.
5. Compliance with requirements contained in a report from the Fire Marshal, File #13-102, plans reviewed 10-15-13.
6. Outdoor music/speakers shall not be permitted.
7. Prior to the issuance of a Certificate of Occupancy, certification from a professional engineer shall be required confirming that the stormwater management system was constructed in conformance with the approved design.

8. Prior to the issuance of a Certificate of Occupancy, certification from a landscape architect shall be required confirming that landscape plants were installed in accordance with the approved landscape plan.

Amendment By: Commissioner Botelho

Seconded: Vice Chairman Low

MOVED, that the Town Plan and Zoning Commission appends the following conditions to the motion on the floor:

9. Signage shall not be internally illuminated. Sign lighting and materials shall be indicated on final plans for filing.
10. The patio element shall be eliminated from the project. Final plans shall depict this change.

Result: Motion amended unanimously. (6-0-0)

Discussion: Vice Chairman Low, Commissioner Botelho and Chairman Purtill thanked the applicant and his team for their efforts in addressing the Commission's and neighbors' concerns. They wished the applicant success.

Result: Amended motion passes unanimously. (6-0-0)

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF APRIL 28, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing.

Present: Subcommittee Members Robert Zanlungo and Sharon Purtill; and
Jonathan E. Mullen, AICP, Planner

840 MAIN STREET – proposal to remove condition #10 from the original approval of October 15, 2013 to allow for a permanent outdoor patio and outdoor dining - Village Commercial Zone, Groundwater Protection Zone 1 and Flood Zone – Attorney Michael J. Bonanno – Architect Sheldon Crosby – Mark S. Conley, Cotton Hollow Kitchen, LLC, applicant

Attorney Michael J. Bonanno of Tavano, McCuin & Bonanno, LLC presented the proposal to the Subcommittee, which is to change condition #10 of the original Special Permit approval from 2013 to allow a patio on the southern end of the property adjacent to the restaurant. The proposal was for 10 tables with four seats at each table. Attorney Bonanno acknowledged that the number of on-site parking spaces determined the number of seats allowed for the restaurant. He explained that the proposal would not increase the number of seats. Instead, the applicant intends to implement a flexible seating arrangement that limits the number of indoor seats available on days when the patio seating was in use. Attorney Bonanno said that he would be working with the Environmental Planner, Tom Mocko, on a patio design that would allow for stormwater infiltration.

Sharon Purtill went over the history of the property dating back to the original approval in 2013. She explained that the existing building at 840 Main Street is much larger than the previous building on the site and the patio was located in at the northeast corner of the building rather than the southern end. Mrs. Purtill recollected that neighboring property owners opposed a patio. She said that she would be comfortable with a flexible seating arrangement in combination with any off-site parking agreements. Michael Conley, owner of Cotton Hollow Kitchen, announced that he leased space behind United Bank Building and Brookside Market last summer for valet and employee parking. He said that he would work with those property owners to allow for customer parking if necessary. Mrs. Purtill noted that the seat count and flexible seating arrangement could be part of a condition of approval. She added that the applicant would need written parking agreements for off-site parking. Mrs. Purtill recommended that the applicant reach out to the neighbors about the proposal. She then asked whether the patio would have an awning or table umbrellas. Mr. Conley replied that the tables would have umbrellas. Chairman Zanlungo stated that lettering or logos on the patio umbrellas would not be allowed.

There was a discussion among the group about process and scheduling. The Subcommittee asked staff if the applicant could be on the May 4, 2021 TPZ agenda. Mr. Mullen said that it was possible and that he would work with Attorney Bonanno on scheduling.