

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF MAY 12, 2021 SPECIAL MEETING

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

Present: Subcommittee Members Robert Zanlungo, Sharon Purtill and Michael Botelho; Rebecca Augur, AICP, Director of Planning & Land Use Services and Jonathan E. Mullen, AICP, Planner

397 OVERLOOK ROAD – accessory apartment – Residence AA Zone – Ernest Kinsey, representative – Keith Mason, applicant

Ernest Kinsey explained the project to the Subcommittee. He stated that the proposal is to convert an approximately 506 square foot area of the house's basement to an accessory apartment. He added that the mechanical units for both the principal dwelling and the accessory apartment would be located within the principal dwelling unit. Mr. Botelho asked about the egress for the accessory apartment unit. Mr. Kinsey said that there was egress through a set of double doors out to the deck at the northeast corner of the house. Mrs. Purtill recommended that the applicant show the exterior of the house and a plot plan showing parking at the TPZ meeting.

Chairman Zanlungo declared a conflict on the next item and left at 8:22am.

2610 MAIN STREET – construction of 2 multi-family townhome buildings – 10 units total – Town Center Zone – Attorney Joseph P. Jaconetta – Architect Jack Kemper – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC

Jonathan Sczurek of Megson, Heagle, & Friend presented the proposal to the Subcommittee, which is to demolish the multi-family structure at 2610 Main Street and construct two 5-unit townhouse buildings with associated parking. He stated that the combined area of the two buildings is 15,170 square feet, which results in approximately 1,500 square feet per unit and a Floor Area Ratio (FAR) of .48.

Mr. Sczurek said that access to the site would be through the existing curb cut that would be widened to make it two-way. He added that each unit would have two parking spaces (1 garage space and one space in front of the garage) and there would be 5 visitor parking spaces. The site will have MDC water and public sewer. Stormwater runoff from the rooftops and parking area will be handled through infiltration. He noted that the dumpster will be located on the property to the north and that there will be an access and parking easement between the two properties.

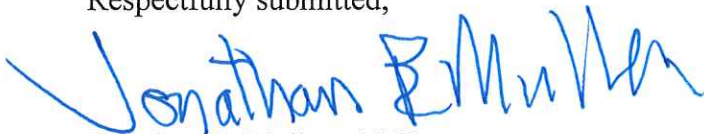
The project architect, Jack Kemper, went over the design of the proposed townhouses. He reported that the design was similar to that of other buildings on Main Street. He noted that the garages are internal to the site and would not be visible from Main Street; the end units of each building will have a two-car garage. Commissioner Botelho asked if the end units were larger than the other units. Mr. Kemper said that they were the same size and the roof of the two-car garage double as a porch for the unit.

Mrs. Purtil asked if there is living space on the first floor. Mr. Kemper reported that there is a room on the first floor that could be used as living space if the owner wanted to use it as such. Mrs. Purtil expressed concern that added living space would result in the need for more parking spaces.

Attorney Jaconetta stated that the proposed project is in alignment with the goals of the Town Center Zone and the Plan of Conservation and Development as it promotes walkability in the downtown area. Mr. Jaconetta added that he intended to preserve the existing structure by moving it off-site. Mrs. Purtil expressed concern about: the height of the proposed development; that it is not mixed-use; and that the existing structure would not remain in Glastonbury. Commissioner Botelho echoed Mrs. Purtil's concern regarding the height of the proposed structures. Mrs. Purtil then advised the applicant that they would need to return to the Plans Review Subcommittee and at that meeting they should have the landscaping and lighting on the next iteration of plans. Mr. Mullen reported that the Health Department would require lead and asbestos testing prior to demolition of the existing structure.

Meeting adjourned at 9:33 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner