

MEMORANDUM

OFFICE OF COMMUNITY DEVELOPMENT

SECTION 12.9 MINOR CHANGE TO A SPECIAL PERMIT
CHANGE OF USE FROM RETAIL TO RESTAURANT
2520 MAIN STREET
MEETING DATE : JULY 20, 2021

REGULAR MEETING ITEM # 3
07-20-2021 AGENDA

EXECUTIVE SUMMARY

To:
Town Plan and Zoning
Commission

From:
Office of Community
Development Staff

Memo Date:
July 16, 2021

Zoning District:
Town Center (TC) Zone

Applicant/Owner:
S2510, LLC

- The applicant is proposing a change of use from retail to restaurant in the southernmost tenant space at 2520 Main Street.
- The building was originally approved as a retail building with restaurant use not to exceed 38 seats. The applicant is requesting to increase the amount of seats to 56 (44 indoor and 12 patio seats).
- The applicant also proposes to locate the patio in a parking space at the southeast corner of the building.
- The applicant is also requesting to modify the approved sign package to have a tenant sign on the south wall of the building.
- The Plans Review Subcommittee reviewed the proposal at their June 23, 2021 meeting where they had no issues.



View of 2520 Main Street from intersection of Main Street and Welles Street looking east



View of 2520 Main Street looking west from Grove Street

REVIEW

Included for Commission review are the following:

- Site plan
- Elevation drawings
- Floor plans
- Architectural renderings
- Minutes from the June 23, 2021 Plans Review Subcommittee meeting

SITE DESCRIPTION

The subject site is a 1.5 acre parcel which is improved by a multi-tenant retail building on the eastern side of the property and a bank building along the west side of the property.

ADJACENT USES

North— Veterinary hospital

East— Retail and office plaza

South— Multi-tenant retail

West— A vacant lot (former gas station)

PROPOSAL [See plan set sheet entitled “Site Plan Modification—Change of Use # 2520 Main Street” & plan set sheets 2.0 and 3.0 entitled “Chopt Creative Salad Co.”]

The applicant is proposing a change of use from retail to restaurant for the southern tenant space at 2520 Main Street. The original approval of the building limited the seat count for any restaurant in the building to 38 seats. The applicant is requesting to increase the seat count to 56 seats (44 indoor and 12 patio seats). The applicant is also requesting to use the parking space at the southwest corner of the building in combination with approximately 38 square feet of the adjacent landscaped island for the patio area. The patio area will have a white brick wall on the south and east sides and black metal fencing on the north and west sides. The entrance will be located at the northwest corner of the patio area. The applicant is also requesting to modify the approved sign package for the building to allow for a tenant sign on the south face of the building, facing Welles Street.

PARKING [See plan set sheet entitled “Site Plan Modification—Change of Use # 2520 Main Street”]

The applicant has done a parking analysis that shows despite the increase in the number of restaurant seats and the loss of one space, that the existing 73 parking spaces to remain meet requirements for the bank, medical office and proposed restaurant uses on the site.

SIGNAGE [See plan set sheets 2.0 and 3.0 entitled “Chopt Creative Salad Co.”]

The applicant is proposing to replace the existing address numeral sign with a tenant sign. The proposed tenant sign for the south wall is 46.84 square feet. By comparison the existing address sign is approximately 56 square feet in area. If compared to what would be permitted by Section 10.3.c of the Building-Zone Regulations, the proposed sign is approximately 13 square feet larger than the maximum allowable sign for a tenant space. Section 10.3 c. of the Building-Zone Regulations, with regard to tenant signage for multi-tenant buildings, states “The Town Plan and Zoning Commission, as part of the approval of a Section 12 Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs.”

ZONING ANALYSIS & CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

Restaurants are a permitted use in the Town Center Zone. The applicant’s parking analysis shows that the site has adequate parking to accommodate the uses on site. Section 10.3 c. of the Building-Zone Regulations, with regard to tenant signage for multi-tenant buildings states “The Town Plan and Zoning Commission, as part of the approval of a Section 12 Special Permit with Design Review, may require modifications to the permitted size, location, height and number related to a sign or group of signs.”

ZONING ANALYSIS & CONSISTENCY WITH THE PLAN OF CONSERVATION AND DEVELOPMENT CONTINUED

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

- **Town-wide Policies:**
 - **Economic Development**
 - Continue efforts to enhance the streetscapes along Main Street and Hebron Avenue through landscaping and architectural improvements. Continue to support outdoor dining proposals where appropriate.

The Pertinent staff correspondence and draft motions are attached.

APPLICANT/OWNER: S2510, LLC
C/O SCHWARTZ REALTY
P.O. BOX 773
GLASTONBURY, CT 06033

FOR: 2520 MAIN STREET

MOVED, that the Town Plan and Zoning Commission approve the application of S2510, LLC for a Section 12.9 Minor Change to a Special Permit –the change of use from retail (PetValu) to restaurant, with an increase in seating from 38 to 56 seats (maximum allowed for the 3-tenant building), a 200 square foot patio, and modification to the approved sign package–2520 Main Street – in accordance with the information on file with the Office of Community Development, and in compliance with the following conditions:

And

1. In accordance with standards contained in a report from the Fire Marshal, File #21-029, plans reviewed 7-12-21.
2. Adherence to:
 - a. The Assistant Town Engineer’s memorandum dated July 15, 2021
 - b. The Health Department Director’s memorandum dated July 14, 2021
 - c. The Police Chief’s memorandum dated July 15, 2021.
3. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended
 - b. The Connecticut Stormwater Quality Manual, as amended
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
4. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.
5. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP’s General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities (“construction general permit”) for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.

6. 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
JULY 20, 2021

ROBERT J. ZANLUNGO JR., CHAIRMAN

July 15, 2021

MEMORANDUM

To: Town Plan and Zoning Commission
Rebecca Augur, Director of Planning & Land Use Services

From: Stephen M. Braun P.E., Assistant Town Engineer



Re: 2520 Main Street
Change of Use to Include Proposed Restaurant

The Engineering Division has reviewed the plans for the proposed Chopt restaurant to be located in an existing mixed-use building at 2520 Main Street prepared by Megson, Heagle and Friend Civil Engineers and Land Surveyors LLC last revised June 21, 2021 and offers the following comments:

1. The proposed restaurant will require installation of grease management appurtenances in accordance with current WPCA Policy and the Connecticut Department of Energy and Environmental Protection Fats, Oils, & Greases (FOG) General Permit if it is classified as a Class 3 or Class 4 establishment by the Health Department.



Town of Glastonbury
Health Department

Memo

July 14, 2021

To: Jonathan E. Mullen, AICP
Planner

Fr: Wendy S. Mis, MPH, RS
Director of Health

Re: 2520 Main Street
Proposed food service establishment

This office has received the application package for the above-referenced site, including a plan by Megson, Heagle and Friend dated 6/8/21, revised 6/21/21.

The proposed restaurant will have a total of 56 seats, 12 of which will be located in an outside eating area. The property is served by public water and sewer.

A detailed floor plan and equipment schedule for the kitchen will be required for Health Department review prior to approval for interior buildout. Inspection and licensure through the Health Department are required.

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



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

PROJECT: **Chopt Restaurant & Patio** LOCATION: **2520 Main Street**

 x NEW CONSTRUCTION CHANGE OF USE SUBDIVISION x COMMERCIAL

OCCUPANCY CLASSIFICATION: **Group B** FILE # **21-029**

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

ENGINEER'S PLAN: **6-15-1PA2** INITIAL PLAN REVISED PLAN **6-21-21**

ENGINEER: **Megson, Heagle & Friend**

ADDRESS: **81 Rankin Road** PHONE: **860-659-0587**

DATE PLANS RECEIVED: **7-12-21** DATE PLANS REVIEWED: **07-12-21**

COMMENTS: **Recommend impact protection bollards on the north side of the proposed patio**

REVIEWED BY

Deputy Chief Chris Siwy –Fire Marshal

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cc: Applicant
 File



GLASTONBURY POLICE DEPARTMENT
2108 MAIN STREET, GLASTONBURY, CT 06033-0535/ (860)633-8301/FAX (860)652-4290

MEMORANDUM

To: Town Planning and Zoning Commission

From: Marshall S. Porter, Chief of Police

Date: July 15, 2021

Subject: 2520 Main Street- Change of use w/signage and conversion of one parking space to a patio.

Members of the Police Department have reviewed the site development plan as submitted for a change of use from retail to food service with signage and conversion of one parking space to a patio at 2520 Main Street.

The police department has no objection to this proposal provided that appropriate safety barriers are implemented to protect patrons from vehicles.



Marshall S Porter
Chief of Police

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
Portion of MINUTES OF JUNE 23, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM via Zoom video conferencing.

Present: Subcommittee Members Robert Zanolungo and Sharon Purtil (arrived at 8:13 am);
Rebecca Augur, AICP, Director of Planning and Land Use Services and Jonathan
E. Mullen, AICP, Planner

2520 MAIN STREET – proposal for change of use from retail (former PetValu space) to restaurant with construction of a 200 square foot patio - Town Center Zone – Jonathan Sczurek, P.E., Megson, Heagle & Friend, C.E. & L.S., LLC – Evan Schwartz, S2510, LLC, applicant

Jonathan Sczurek of Megson, Heagle & Friend stated that the proposal was for a change of use from retail to restaurant with construction of a 200-square foot patio. He reported the existing conditions and parking count for the site. Mr. Sczurek said that the original approval for the building from 2015 limited the number of restaurant seats to 38. He then stated that the proposed restaurant would have 44 indoor seats and 12 patio seats. Mr. Sczurek added one parking space would be removed to accommodate the proposed patio. Mr. Sczurek said that despite the increase in seating and the loss of one space, the site has enough parking to meet the requirements for all the uses.
