

**Town of Glastonbury
Community Beautification Committee
Special Meeting Minutes of Thursday, August 12, 2021**

The meeting started at 7:08pm.

1. Roll Call

Present: Robert Shipman, Chairman
Jarrod Sansoucy, Secretary
Debra DeVries-Dalton
Napali Bridgelall
Jody Kretzmer
Kate Morgan

Excused: Candice Mark, Vice Chair

2. ACCEPTANCE OF MINUTES

Minutes of the Regular Meeting of June 9, 2021

Kate MOVED to accept the minutes as written. Jarrod SECONDED; all in favor.

3. 2610 MAIN STREET – proposed landscaping for two buildings with 10 townhomes – Town Center Zone – Thomas Graceffa, ASLA, PLA. - Megson, Heagle & Friend, C.E. & L.S., LLC – Attorney Joseph Jaconetta for Jays & Tee LLC, applicant

Bob said the home on the property is being eliminated and he asked why. Joe Jaconetta replied that it is being moved to another location. Bob decided to abstain from voting because he does not feel comfortable with the loss of an historic home on Main Street.

Jarrod said the arborvitae count is incorrect and techny can be hard to find.

Bob voiced an absent member's opinion that there should be more street trees and more street-scaping.

Greg would like the chance to look at the current trees on the snow shelf to see their condition.

Debra suggested incorporating the three trees along the back property line. Joe explained it was a continuation of the arborvitae hedge from the next door property to help screen the abutting condominiums. Debra suggested planting the arborvitae on a staggered pattern; Jodi agreed. Kate did as well, but suggested maybe something other than arborvitae.

Tom Gullotta of 221 Keeney Street, Town Council Chairman, but not speaking for the Council, just for himself and Kurt Cavanaugh, wondered how the Community Beautification Committee can vote on the project without a full set of plans. Also, with Bob abstaining, he questioned if there is a quorum to vote. Mr. Gullotta added that no amount of plans will make up for the loss of a beautiful, historic building. He said the Town Plan & Zoning Commission should be urged to insist the developer re-work the plan to keep the historic house while re-using the property. Mr. Gullotta said he had spoken with the owner about the architecture of the project and preserving the house; he does not want to lose the historical look of the town.

Robert Laughlin of the Historical Society of Glastonbury felt that Mr. Gullotta's speech was well said and he will speak to the Committee later on.

Bob Shipman said the Committee has choices at this point, including no recommendation until they see a plan with changes. Jody asked if the project was approved by the Town Plan & Zoning Commission, to which Bob replied no, the Community Beautification Committee is one of the first steps in the approval process. Bob added, as a town citizen, he would like to see the house from the 1700s kept; Jarrod agreed.

Mr. Gullotta reiterated that he feels the Community Beautification Committee should see a full set of plans.

Jarrod MOVED to have the applicant return with a full set of plans including elevations before a vote is taken. Debra SECONDED; all in favor.

Debra added that she agreed with Jody that the proposal was well-presented, but it would be nice to see a full set of plans and it pains her to see an old building and trees disappear.

4. 38 HUBBARD STREET – proposed landscaping for 31 residential condominiums – change from Residence A Zone to Adaptive Redevelopment Zone - Alter & Pearson, LLC - Robert C. Schechinger, Jr. ASLA - L.A.C. Group, LLC, owner - J S Advisors, LLC (Jonathan Sullivan, Member), applicant

Attorney Meghan Hope introduced the project. Biff Schechinger was also in attendance. The plan includes 71 trees in 7 different species, 210 shrubs in 15 different species, and a 6-foot tall white vinyl privacy fence.

Both Bob and Jarrod were concerned about moving the suggested maples on the west side 10 to 12-foot and using columnar trees such as sweet gum and hornbeam – keeping the same quantity.

Jody commented that vinyl fencing can easily be broken by snow storage. He also thinks the plan is over-planted, busy and a possible maintenance nightmare; Jarrod agreed with the over-planting. Candice (excused) emailed a concern about the plan being over-planted as well.

Jarrod questioned adding an irrigation system on the small site, but it could be a good investment. He was also concerned about rain gardens being hard to maintain, and they could become a weedy mess in the future.

Bob noted there are a lot of pieris – numerous varieties – which are susceptible to lace wing. He suggested substituting other plants.

Jody agreed with Jarrod that the plan should be toned down – the east side and rain gardens have a lot of plants; less is more. Kate and Debra agreed.

John and Betty Susat of 24 Hubbard Street were able to view the plans. In the last 7 to 8 years, the landscaping on their side has matured. They are happy that the applicant is sticking to the previous agreement regarding additional shrubs and trees. They are concerned that the grading, if it will cause damage/issues to existing trees on the property. They are also concerned about water coming onto the property.

Marshall Burden of Main Street is also interested in the project, but has no comments on the landscaping.

Lynne Powell of 1945 Main Street is concerned with the parking situation and the number of cars, and not the landscaping.

Robert Laughlin of the Historical Society of Glastonbury liked the presentation and appreciated that they are keeping the historical details.

Someone MOVED to have the landscape architect and applicant return with revised plans per the notes. Jody SECONDED; all in favor.

5. OTHER BUSINESS - NONE

The meeting was adjourned at 9:08pm.

Respectfully submitted,

Jarrold Sansoucy